



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, November 8, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Meeting Procedures Statement

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

Due to the current statewide mandate, those in attendance at Village Board & Commission meetings are required to wear a mask. Masks are available at all meeting locations.

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

- 1) Open:

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

In lieu of participating in the live meeting, the public may also complete a public comment form, which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment.

- E. Presentation**

- 1) President Tim McGrath and Executive Director Deanna Filkins will provide an update regarding the Glen Ellyn Youth & Family Counseling Service.
- 2) Sheriff Mendrick will provide information regarding the JUST program.

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 \$1,641,193.58. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Gould)

- 1) Total Expenditures (Payroll and Vouchers) - \$1,641,193.58
- 2) Ordinance No. 6911-VC, An Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) to Increase the Number of Permitted Class B-1 Liquor Licenses (Village Attorney Mathews)
- 3) Pursuant to Section 1-10-2(B) of the Village Code, Approve Payment of an Annual Maintenance Fee, a Sole Source Purchase, with Tyler Technologies, Inc. of Plano, Texas, for MUNIS Software Support and Licensing in the Amount of \$95,382.67, to be Expensed to the General and Water & Sewer Funds (IT Director Chiappetta)
- 4) Approve and Amend the Memorandum of Understanding Between the Village of Glen Ellyn and the Glen Ellyn Park District Related to a Winter Pop-up Plaza and Synthetic Ice Rink (Village Manager Franz)
- 5) Resolution No. 21-13, A Resolution Directing Staff to Work with Commuter Rail Division of the Regional Transportation Authority, (METRA), to Develop an Intergovernmental Agreement Concerning the Train Station (Village Attorney Mathews)
- 6) Ordinance No. 6912, An Ordinance to Approve a Landmark Designation for the Property Located at 615 Riford Road (Community Development Director Springer)
- 7) Motion to Approve the Conversion of a Previously Approved Four-Year Lease to Obtain 95 Golf Cars From Harris Golf Cars of Sugar Grove, IL to a Cash Purchase, in the Amount of \$213,750, to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)

G. Apex 400 Deviation (Presented by Community Development Director Springer) (Trustee Thompson)

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

H. 2022 Permit Parking Rates (Presented by Finance Director Coyle) (Trustee Kalinich)

- 1) Ordinance No. 6910-VC, An Ordinance to Amend Section 9-2-12(E) Regarding Fees for Municipal Permit Parking Lots

I. Public Hearing and First Reading of the Proposed Fiscal Year 2022 Budget (Presented by Finance Director Coyle) (Trustee Payne)

- 1) Motion to open a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$71,989,023 for the fiscal year beginning January 1, 2022 and ending December 31, 2022
- 2) Motion to close a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$71,989,023 for the fiscal

year beginning January 1, 2022 and ending December 31, 2022

- 3) Motion to approve on first reading of an Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$71,989,023, including the compensation plan, for the fiscal year beginning January 1, 2022 and ending December 31, 2022.

J. Public Hearing and First Reading of the Proposed 2021 Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library (Presented by Finance Director Coyle) (Trustee Payne)

- 1) Motion to open the public hearing to receive comment on the proposed 2021 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library
- 2) Motion to close a public hearing to receive comment on the proposed 2021 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library
- 3) Motion to approve the first reading of an Ordinance for the levy and assessment of taxes in the amount of \$15,201,558 for the fiscal year beginning January 1, 2022 and ending December 31, 2022, of the Village of Glen Ellyn and the Glen Ellyn Public Library.

K. Reminders

- 1) A Special Village Board Workshop is scheduled for Monday, November 15, 2021 at 7:00 p.m.
- 2) A Special Village Board Meeting is scheduled for Monday, December 6, 2021 at 7:00 p.m.
- 3) A Regular Village Board Meeting is scheduled for Monday, December 13, 2021 at 7:00 p.m.

L. Other Business

M. Adjourn



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

Meeting 11/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Christina Coyle

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

DOC ID: 2021-991

Total Expenditures (Payroll and Vouchers) - \$1,641,193.58

Statement of the Issue:

Please see the attached voucher report.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please approve the attached vouchers.

Attachments:

1. Village Board Recap 2021-11-08

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

EXPENDITURES:

Accounts Payable Warrant 1021-3	\$487,548.06		
Accounts Payable Warrant 1021-4	\$518,026.74		
Accounts Payable Warrant 1021-5	\$58,467.91		
Sub-Total	\$1,064,042.71	Warrant Total	<u>\$1,064,042.71</u>

PAYROLL EXPENDITURES

October 22, 2021

Net Employee Payroll Checks	\$363,212.01		
<u>Employee & Employer Payroll Deductions:</u>			
Employee Deductions*	\$161,060.87		
IMRF - Employer contribution	\$24,616.84		
Social Security/Medicare Tax Withheld - Employer portion	\$28,261.15		
Total Payroll	<u>\$577,150.87</u>	<u>\$0.00</u>	<u>\$577,150.87</u>
		GRAND TOTAL	<u>\$1,641,193.58</u>

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

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2 3M COMPANY												
9412368881		08/12/2021		1021-3	246634	599.32		599.32	10/22/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/22/2021												
10884 3SI SECURITY SYSTEMS, INC												
INV945082		10/06/2021		1021-4	246734	57.00		57.00	10/19/2021	INV	PD	TRACKING SERVICES
CHECK DATE: 10/29/2021												
2021 A-RELIABLE PRINTING												
24135		10/08/2021		1021-3	246635	122.50		122.50	10/22/2021	INV	PD	BUSINESS CARDS - PACZE
CHECK DATE: 10/22/2021												
24138		10/07/2021		1021-3	246635	204.00		204.00	10/22/2021	INV	PD	PRINTING FOR PARKWAY T
CHECK DATE: 10/22/2021												
						326.50						
12710 AEP ENERGY												
3017258047 1021		10/05/2021		1021-3	246636	157.92		157.92	10/22/2021	INV	PD	3017258047
CHECK DATE: 10/22/2021												
3017258070 1021		10/13/2021		1021-4	246735	7,708.70		7,708.70	10/29/2021	INV	PD	3017258070 1021
CHECK DATE: 10/29/2021												
3017258025 1021		10/13/2021		1021-4	246735	52.14		52.14	10/29/2021	INV	PD	3017258025 1021
CHECK DATE: 10/29/2021												
3017258003 1021		10/13/2021		1021-4	246735	27.82		27.82	10/29/2021	INV	PD	3017258003 1021
CHECK DATE: 10/29/2021												
3017258058 1021		10/08/2021		1021-4	246735	58.60		58.60	10/29/2021	INV	PD	3017258058 1021
CHECK DATE: 10/29/2021												
3017257990 1021		10/08/2021		1021-4	246735	229.32		229.32	10/29/2021	INV	PD	3017257990 1021
CHECK DATE: 10/29/2021												
3017257989 1021		10/08/2021		1021-4	246735	411.31		411.31	10/29/2021	INV	PD	3017257989 1021
CHECK DATE: 10/29/2021												
3017258014 1021		10/08/2021		1021-4	246735	395.26		395.26	10/29/2021	INV	PD	3017258014 1021
CHECK DATE: 10/29/2021												
3017258036 1021		10/08/2021		1021-4	246735	203.45		203.45	10/29/2021	INV	PD	3017258036 1021
CHECK DATE: 10/29/2021												
3017258069 1021		10/13/2021		1021-4	246736	42.38		42.38	10/29/2021	INV	PD	3017258069 1021
CHECK DATE: 10/29/2021												
3017258081 1021		10/13/2021		1021-4	246737	276.44		276.44	10/29/2021	INV	PD	3017258081 1021
CHECK DATE: 10/29/2021												
						9,563.34						
6381 AFFILIATED CUSTOMER SERVICE, INC												
S168618		10/13/2021		1021-3	246637	591.00		591.00	10/22/2021	INV	PD	RELOCATED FIRE ALARM
CHECK DATE: 10/22/2021												
R75890		01/04/2021		1021-4	246738	625.00		625.00	10/29/2021	INV	PD	ANNUAL FIRE ALARM SYST
CHECK DATE: 10/29/2021												
						1,216.00						
12567 AMAZON.COM SALES, INC.												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
149T-WCQ4-XNXR CHECK DATE: 10/22/2021	10/22/2021	10/08/2021		1021-3	246638	200.00		200.00	10/22/2021	INV	PD	UPS REPLACEMENTS
1YDX-K6PL-DVGD CHECK DATE: 10/22/2021	10/22/2021	10/11/2021		1021-3	246638	285.18		285.18	10/22/2021	INV	PD	CD BURNER ENCLOSURES
1QX9-43HD-QTQ7 CHECK DATE: 10/22/2021	10/22/2021	10/10/2021		1021-3	246638	387.89		387.89	10/22/2021	INV	PD	HEADSET FOR CD
1RPX-3XFT-DJ1J CHECK DATE: 10/29/2021	10/29/2021	10/21/2021		1021-4	246739	49.98		49.98	10/29/2021	INV	PD	WIRELESS MIC
1MFV-K6QQ-HDJL CHECK DATE: 10/29/2021	10/29/2021	10/21/2021		1021-4	246739	221.89		221.89	10/29/2021	INV	PD	LINKS TONER
51 ANCEL, GLINK, P.C.						1,144.94						
3146324 1021 CHECK DATE: 10/29/2021		10/12/2021		1021-4	246740	3,023.23		3,023.23	10/29/2021	INV	PD	18.0010 APEX - GEN'L C
8698 AQUA BACKFLOW, INC												
2021-1700 CHECK DATE: 10/22/2021		10/08/2021		1021-3	246639	10.00		10.00	10/22/2021	INV	PD	BACKFLOW T3 NOTICE
65 AT&T												
152796430 1021 CHECK DATE: 10/29/2021		10/04/2021		1021-4	246741	109.47		109.47	10/29/2021	INV	PD	PW SCADA LINE
12790 ATRIN KODADADI FARD												
120978 CHECK DATE: 10/22/2021		10/18/2021		1021-3	246640	788.32		788.32	10/22/2021	INV	PD	APA CONFERENCE REIMBUR
71 AUTO TRUCK , INC.												
1812942 CHECK DATE: 10/22/2021		09/22/2021		1021-3	246641	592.73		592.73	10/22/2021	INV	PD	GWA # 644 AIR COMPRESS
12786 BAIRD, RON - C/O TITLEMAX												
410050 CHECK DATE: 10/29/2021		10/19/2021		1021-4	246742	107.55		107.55	10/19/2021	INV	PD	UB WATER REFUND - 315
6832 POWER UP BATTERIES LLC												
P43373696 CHECK DATE: 10/22/2021		09/05/2021		1021-3	246642	10.95		10.95	10/20/2021	INV	PD	OPERATING SUPPLIES
P44392444 CHECK DATE: 10/29/2021		10/06/2021		1021-4	246743	150.12		150.12	10/29/2021	INV	PD	OPERATING SUPPLIES
12485 BEARY LANDSCAPE MANAGEMENT, INC.						161.07						
206119 CHECK DATE: 10/22/2021	20210020	09/30/2021		1021-3	246643	6,540.00		6,540.00	10/22/2021	INV	PD	LANDSCAPE MAINTENANCE

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
82 BELL FUELS, INC.												
358108		10/20/2021		1021-4	246744	1,397.78	1,397.78	10/27/2021	INV	PD		GASOLINE FOR CARTS & M
CHECK DATE:	10/29/2021											
358107		10/20/2021		1021-4	246744	786.71	786.71	10/27/2021	INV	PD		DIESEL FUEL
CHECK DATE:	10/29/2021											
						2,184.49						
12746 BIG TENT EVENTS, INC												
74846		10/03/2021		1021-3	246644	5,000.00	5,000.00	10/13/2021	INV	PD		TENT RENTAL FEES
CHECK DATE:	10/22/2021											
10610 BLUESTEM ECOLOGICAL SERVICES, INC												
2704		09/29/2021		1021-3	246645	650.00	650.00	10/22/2021	INV	PD		STEWARDSHIP (1 OF 2)
CHECK DATE:	10/22/2021											
2705		09/29/2021		1021-3	246645	424.00	424.00	10/22/2021	INV	PD		STEWARDSHIP (4 OF 5)
CHECK DATE:	10/22/2021											
						1,074.00						
12791 BOTTS WELDING & TRUCK SERVICE, INC.												
676626		09/29/2021		1021-4	246745	2,709.02	2,709.02	10/29/2021	INV	PD		PW #516 REPLACE TRAILER
CHECK DATE:	10/29/2021											
12778 KYLE BOWMAN												
27882-27883		10/14/2021		1021-3	246646	60.00	60.00	10/22/2021	INV	PD		REIMBURSEMENT FOR LATE
CHECK DATE:	10/22/2021											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
341417352		10/14/2021		1021-3	246647	1,094.24	1,094.24	11/15/2021	INV	PD		BEVERAGE FOR RESALE
CHECK DATE:	10/22/2021											
341505361		10/21/2021		1021-4	246746	367.15	367.15	10/22/2021	INV	PD		BEVERAGE FOR RESALE
CHECK DATE:	10/29/2021											
						1,461.39						
2197 BOJO TURF SUPPLY INC												
65870		10/26/2021		1021-4	246747	950.00	950.00	10/27/2021	INV	PD		CIVITAS
CHECK DATE:	10/29/2021											
5354 UNITED COMMUNICATION SYSTEMS												
455865		10/15/2021		1021-3	246648	4,993.67	4,993.67	10/22/2021	INV	PD		1209860 10/15/21-11/14
CHECK DATE:	10/22/2021											
120 CANON SOLUTIONS AMERICA, INC												
147497927		09/30/2021		1021-3	246649	355.00	355.00	10/22/2021	INV	PD		OFFICE SUPPLIES
CHECK DATE:	10/22/2021											
27488393		10/12/2021		1021-4	246748	179.96	179.96	10/29/2021	INV	PD		PD ADMIN COPIER
CHECK DATE:	10/29/2021											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
128 CARQUEST AUTO PARTS						534.96						
15517-59868		09/13/2021		1021-3	246650	9.37	9.37	10/22/2021	INV	PD		PD #001 REAR WIPERS
CHECK DATE: 10/22/2021												
15517-60207		09/14/2021		1021-3	246650	15.54	15.54	10/22/2021	INV	PD		PW #99-023 - OIL, SPAR
CHECK DATE: 10/22/2021												
15517-60517		09/15/2021		1021-3	246650	37.43	37.43	10/22/2021	INV	PD		PD #20-019 TPMS SENSOR
CHECK DATE: 10/22/2021												
15517-60730		09/16/2021		1021-3	246650	187.84	187.84	10/22/2021	INV	PD		GWA # 644 HYD. BOOSTER
CHECK DATE: 10/22/2021												
15517-61758		09/22/2021		1021-3	246650	-65.00	-65.00	10/22/2021	CRM	PD		CORE CREDIT
CHECK DATE: 10/22/2021												
15517-61741		09/22/2021		1021-3	246650	187.84	187.84	10/22/2021	INV	PD		OPERATING SUPPLIES
CHECK DATE: 10/22/2021												
15517-62828		09/27/2021		1021-3	246650	23.38	23.38	10/22/2021	INV	PD		FAC MAINT #003
CHECK DATE: 10/22/2021												
15517-63089		09/28/2021		1021-3	246650	416.59	416.59	10/22/2021	INV	PD		PW #226 BRAKES AND ROT
CHECK DATE: 10/22/2021												
15517-63368		09/29/2021		1021-3	246650	17.68	17.68	10/22/2021	INV	PD		FAC MAINT #227
CHECK DATE: 10/22/2021												
15517-63582		09/30/2021		1021-3	246650	10.37	10.37	10/22/2021	INV	PD		FAC MAINT #007
CHECK DATE: 10/22/2021												
15517-62069		09/23/2021		1021-3	246650	-65.00	-65.00	10/22/2021	CRM	PD		CORE CREDIT
CHECK DATE: 10/22/2021												
15517-62035		09/23/2021		1021-3	246650	14.06	14.06	10/22/2021	INV	PD		PD #20-019 BUSHING KIT
CHECK DATE: 10/22/2021												
15517-62321		09/24/2021		1021-3	246650	5.50	5.50	10/22/2021	INV	PD		PW #516 PARTS
CHECK DATE: 10/22/2021												
132 CASEY EQUIPMENT COMPANY, INC						795.60						
P03920		09/23/2021		1021-3	246651	218.20	218.20	10/22/2021	INV	PD		PW #210 AM/FR RADIO
CHECK DATE: 10/22/2021												
11084 CHASE BANK NA												
BROP-115		10/05/2021		1021-5	28660	250.00	250.00	10/19/2021	DIR	PD		ILLINOIS GOV'T F1 - PA
CHECK DATE: 10/19/2021												
BROP-116		10/05/2021		1021-5	28661	250.00	250.00	10/19/2021	DIR	PD		ILLINOIS GOV'T F1 - ST
CHECK DATE: 10/19/2021												
BROP-117		10/05/2021		1021-5	28662	18.51	18.51	10/19/2021	DIR	PD		AMAZON - OFFICE SUPPLI
CHECK DATE: 10/19/2021												
BROP-118		10/05/2021		1021-5	28663	350.00	350.00	10/19/2021	DIR	PD		ICPA'S CAREER CENTER -
CHECK DATE: 10/19/2021												
BROP-119		10/05/2021		1021-5	28664	325.00	325.00	10/19/2021	DIR	PD		APWA - CREW LEADER 1 -
CHECK DATE: 10/19/2021												
BROP-120		10/05/2021		1021-5	28665	299.00	299.00	10/19/2021	DIR	PD		IL SOCIETY OF PRO ENGI
CHECK DATE: 10/19/2021												
BROP-121		10/05/2021		1021-5	28666	299.00	299.00	10/19/2021	DIR	PD		INTERNATIONAL CODE COU
CHECK DATE: 10/19/2021												
BROP-122		10/05/2021		1021-5	28667	325.00	325.00	10/19/2021	DIR	PD		APWA - SR CIVIL ENGINE
CHECK DATE: 10/19/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
BROP-123 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28668	370.00		370.00	10/19/2021	DIR	PD	INDEED - VARIOUS JOB A
BBAL-109 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28669	68.11		68.11	10/19/2021	DIR	PD	AMAZON - STALL LOCKS F
BBAL-110 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28670	196.00		196.00	10/19/2021	DIR	PD	AMAZON - DIMMABLE LED
BBAL-111 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28671	1,216.99		1,216.99	10/19/2021	DIR	PD	AIR DELIGHTS - PLUMBIN
BBAL-112 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28672	164.85		164.85	10/19/2021	DIR	PD	AMAZON - DISPOSABLE MA
LIB-102021 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28673	14,876.44		14,876.44	10/19/2021	DIR	PD	DUE FROM LIBRARY
GWA-102021 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28674	3,005.10		3,005.10	10/19/2021	DIR	PD	DUE FROM GWA
KAML-373 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28678	36.89		36.89	10/19/2021	DIR	PD	AMAZON - ADMIN OFFICE
KAML-374 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28679	54.99		54.99	10/19/2021	DIR	PD	THE GREEN BRANCH - FLO
KAML-375 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28680	36.01		36.01	10/19/2021	DIR	PD	AMAZON - ADMIN OFFICE
KAML-376 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28681	-9.97		-9.97	10/19/2021	CRM	PD	FUNERAL FLOWERS REFUND
KAML-377 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28682	10.49		10.49	10/19/2021	DIR	PD	USPS - LEGAL DEPARTMEN
KAML-378 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28683	239.05		239.05	10/19/2021	DIR	PD	POTBELLY - MCKEE HOUSE
FOTT-256 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28684	98.00		98.00	10/19/2021	DIR	PD	AMAZON - VEGETABLE PEE
FOTT-257 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28685	99.70		99.70	10/19/2021	DIR	PD	AMAZON - COCKTAIL PICK
FOTT-258 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28686	49.98		49.98	10/19/2021	DIR	PD	AMAZON - SERRATED KNIV
FOTT-259 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28687	55.50		55.50	10/19/2021	DIR	PD	AMAZON - MOP WRINGER
FOTT-260 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28688	69.30		69.30	10/19/2021	DIR	PD	AMAZON - CORDLESS DRIL
FOTT-261 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28689	496.00		496.00	10/19/2021	DIR	PD	ZIP RECRUITER - JOB PO
FOTT-262 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28690	59.00		59.00	10/19/2021	DIR	PD	AMAZON - MOP BUCKET
FOTT-263 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28691	17.94		17.94	10/19/2021	DIR	PD	JEWEL - FOOD RESALE
FOTT-264 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28692	77.97		77.97	10/19/2021	DIR	PD	AMAZON - BUTANE TORCH
CAMM-94 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28693	14.99		14.99	10/19/2021	DIR	PD	ZOOM - MEETING SOFTWARE
CAMM-95 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28694	181.91		181.91	10/19/2021	DIR	PD	HOME DEPOT - SHELVING/
ALLN-141 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28695	99.90		99.90	10/19/2021	DIR	PD	GARVEY'S - COVID SUPPI
ALLN-142 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28696	104.97		104.97	10/19/2021	DIR	PD	GARVEY'S - COPY PAPER
ALLN-143 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28697	186.00		186.00	10/19/2021	DIR	PD	SIGN IDENTITY- SIGNS FO
ALLN-144		10/05/2021		1021-5	28698	174.96		174.96	10/19/2021	DIR	PD	IT SUPPLIES - PAPER FO

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/19/2021												
ALLN-145		10/05/2021		1021-5	28699	2,080.00	2,080.00	10/19/2021	DIR	PD		HARRIS GOLF - RENTAL O
CHECK DATE: 10/19/2021												
ALLN-146		10/05/2021		1021-5	28700	175.00	175.00	10/19/2021	DIR	PD		HARRIS GOLF - RENTAL O
CHECK DATE: 10/19/2021												
CROA-190		10/05/2021		1021-5	28701	224.46	224.46	10/19/2021	DIR	PD		AMAZON - GARBAGE BAGS,
CHECK DATE: 10/19/2021												
CROA-191		10/05/2021		1021-5	28702	67.94	67.94	10/19/2021	DIR	PD		AMAZON - 50 AMP SLOW B
CHECK DATE: 10/19/2021												
CROA-192		10/05/2021		1021-5	28703	157.67	157.67	10/19/2021	DIR	PD		ZORO - SAFETY SWITCH F
CHECK DATE: 10/19/2021												
CROA-193		10/05/2021		1021-5	28704	111.94	111.94	10/19/2021	DIR	PD		AMAZON - COFFEE & FILT
CHECK DATE: 10/19/2021												
CROA-194		10/05/2021		1021-5	28705	41.99	41.99	10/19/2021	DIR	PD		AMAZON - LIGHT KIT FOR
CHECK DATE: 10/19/2021												
CROA-195		10/05/2021		1021-5	28706	20.00	20.00	10/19/2021	DIR	PD		IL TOLLWAY - TOLL RELO
CHECK DATE: 10/19/2021												
LUDM-608		10/05/2021		1021-5	28707	149.95	149.95	10/19/2021	DIR	PD		COMCAST - SHOP INTERNE
CHECK DATE: 10/19/2021												
LUDM-609		10/05/2021		1021-5	28708	52.02	52.02	10/19/2021	DIR	PD		MENARDS - ELECTRICAL S
CHECK DATE: 10/19/2021												
LUDM-610		10/05/2021		1021-5	28709	49.00	49.00	10/19/2021	DIR	PD		ALL PARTITIONS PARTS -
CHECK DATE: 10/19/2021												
LUDM-611		10/05/2021		1021-5	28710	89.95	89.95	10/19/2021	DIR	PD		INTERSTATE BATTERIES -
CHECK DATE: 10/19/2021												
LUDM-612		10/05/2021		1021-5	28711	242.70	242.70	10/19/2021	DIR	PD		SERVICE SANITATION - P
CHECK DATE: 10/19/2021												
LUDM-613		10/05/2021		1021-5	28712	344.91	344.91	10/19/2021	DIR	PD		MENARDS - LIGHTING
CHECK DATE: 10/19/2021												
LUDM-614		10/05/2021		1021-5	28713	385.44	385.44	10/19/2021	DIR	PD		EZGO - BRAKE DRUMS
CHECK DATE: 10/19/2021												
LUDM-615		10/05/2021		1021-5	28714	11.03	11.03	10/19/2021	DIR	PD		CARQUEST - AUTO SUPPLI
CHECK DATE: 10/19/2021												
LUDM-616		10/05/2021		1021-5	28715	114.56	114.56	10/19/2021	DIR	PD		BAKER GOLF CART - GOLF
CHECK DATE: 10/19/2021												
RUSJ-98		10/05/2021		1021-5	28716	119.99	119.99	10/19/2021	DIR	PD		CANVA - SUBSCRIPTION C
CHECK DATE: 10/19/2021												
RUSJ-99		10/05/2021		1021-5	28717	176.83	176.83	10/19/2021	DIR	PD		GOOGLE ADS - BANQUETS
CHECK DATE: 10/19/2021												
VESJ-246		10/05/2021		1021-5	28718	200.00	200.00	10/19/2021	DIR	PD		BUDGET BLINDS - REPAIR
CHECK DATE: 10/19/2021												
VESJ-247		10/05/2021		1021-5	28719	99.47	99.47	10/19/2021	DIR	PD		AT&T - U-VERSE FOR CLU
CHECK DATE: 10/19/2021												
VESJ-248		10/05/2021		1021-5	28720	14.97	14.97	10/19/2021	DIR	PD		RESTAURANTOWNER.COM- S
CHECK DATE: 10/19/2021												
HORK-204		10/05/2021		1021-5	28721	30.26	30.26	10/19/2021	DIR	PD		JEWEL - SUPPLIES FOR E
CHECK DATE: 10/19/2021												
PLAM-179		10/05/2021		1021-5	28722	425.00	425.00	10/19/2021	DIR	PD		POINT EMBLEMS - VILLAG
CHECK DATE: 10/19/2021												
PLAM-180		10/05/2021		1021-5	28723	59.00	59.00	10/19/2021	DIR	PD		SPROUT SOCIAL - MONTHL
CHECK DATE: 10/19/2021												
PLAM-181		10/05/2021		1021-5	28724	95.00	95.00	10/19/2021	DIR	PD		CONSTANT CONTACT - MON
CHECK DATE: 10/19/2021												
PLAM-182		10/05/2021		1021-5	28725	12.95	12.95	10/19/2021	DIR	PD		CANVA - MONTHLY SUBSCR
CHECK DATE: 10/19/2021												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
HEFJ-105 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28726	13.00		13.00	10/19/2021	DIR	PD	USPS.COM - STAMPS
HEFJ-106 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28727	14.99		14.99	10/19/2021	DIR	PD	ZOOM - SUBSCRIPTION
CHIJ-168 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28728	3,660.90		3,660.90	10/19/2021	DIR	PD	DELL - OFFICE 365 SUBS
CHIJ-169 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28729	21.17		21.17	10/19/2021	DIR	PD	GODADDY - GLENELLYNIFO
CHIJ-170 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28730	125.00		125.00	10/19/2021	DIR	PD	GMIS - GMIS IL CONFERE
CHIJ-171 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28731	18.57		18.57	10/19/2021	DIR	PD	AMAZON - WIRELESS MOUS
CHIJ-172 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28732	240.00		240.00	10/19/2021	DIR	PD	ZOOM - ZOOM SERVICE
FRAF-227 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28733	800.00		800.00	10/19/2021	DIR	PD	HELM-FORD - DIAG. SOFT
FRAF-228 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28734	291.09		291.09	10/19/2021	DIR	PD	ACCURIDE INTERNAT'L -
FRAF-229 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28735	-245.98		-245.98	10/19/2021	CRM	PD	JMAC SUPPLY - CREDIT F
FRAF-230 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28736	286.54		286.54	10/19/2021	DIR	PD	123 SECURITYPRODUCTS.C
FRAF-231 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28737	949.00		949.00	10/19/2021	DIR	PD	TRUDOR PHOENIX - RENO
FRAF2-232 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28738	1,330.49		1,330.49	10/19/2021	DIR	PD	HYDROTEX - PARTNERSHIP
HANM-56 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28752	17.95		17.95	10/19/2021	DIR	PD	CLOUD COVER MUSIC - MU
HANM-57 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28753	16.50		16.50	10/19/2021	DIR	PD	VENTRA - ITIA CONFEREN
HANM-58 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28754	27.01		27.01	10/19/2021	DIR	PD	TRADER JOE'S - FLOWERS
DAUR-22 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28756	12.63		12.63	10/19/2021	DIR	PD	UPS STORE - MAILING IE
HUBJ-107 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28757	357.23		357.23	10/19/2021	DIR	PD	AMAZON - BRITA PITCHER
HUBJ-108 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28758	344.55		344.55	10/19/2021	DIR	PD	GE LIBRARY - PW EQUIP.
HUBJ-109 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28759	21.57		21.57	10/19/2021	DIR	PD	ORIENTAL TRADING COMPA
RODE-21 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28760	300.00		300.00	10/19/2021	DIR	PD	CGIREULTS - ASSESSMEN
RODE-22 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28761	18.59		18.59	10/19/2021	DIR	PD	TARGET - ED RECYCLING
RODE-23 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28762	26.95		26.95	10/19/2021	DIR	PD	FEDEX - HR LETTER
RODE-24 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28763	48.59		48.59	10/19/2021	DIR	PD	JEWEL - EC RECYCLING E
RODE-25 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28764	229.79		229.79	10/19/2021	DIR	PD	EAGLE RIDGE RESORT - I
RODE-26 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28765	229.79		229.79	10/19/2021	DIR	PD	EAGLE RIDGE RESORT - I
RODE-27 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28766	55.82		55.82	10/19/2021	DIR	PD	GLEN OAK CAFE - MONTHL
RODE-28		10/05/2021		1021-5	28767	3.30		3.30	10/19/2021	DIR	PD	BLACKBERRY MKT - MONT

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/19/2021												
RODE-29		10/05/2021		1021-5	28768	65.00		65.00	10/19/2021	DIR	PD	STARBUCKS - EC RECYCLI
CHECK DATE: 10/19/2021												
RODE-30		10/05/2021		1021-5	28769	-18.59		-18.59	10/19/2021	CRM	PD	TARGET - CREDIT FOR RE
CHECK DATE: 10/19/2021												
BUCD-153		10/05/2021		1021-5	28770	45.00		45.00	10/19/2021	DIR	PD	EVENTBRIGHT - EDUCATIO
CHECK DATE: 10/19/2021												
BUCD-157		10/05/2021		1021-5	28771	599.00		599.00	10/19/2021	DIR	PD	VILLA PARK OFFICE - OF
CHECK DATE: 10/19/2021												
BUCD-158		10/05/2021		1021-5	28772	266.48		266.48	10/19/2021	DIR	PD	SARIS - IPP BIKE STATI
CHECK DATE: 10/19/2021												
BUCD-159		10/05/2021		1021-5	28773	91.00		91.00	10/19/2021	DIR	PD	DTN - WEATHER SERVICE
CHECK DATE: 10/19/2021												
BUCD-160		10/05/2021		1021-5	28774	91.00		91.00	10/19/2021	DIR	PD	DTN - WEATHER SERVICE
CHECK DATE: 10/19/2021												
BUCD-161		10/05/2021		1021-5	28775	108.00		108.00	10/19/2021	DIR	PD	ELLYN'S TAP - LUNCH PW
CHECK DATE: 10/19/2021												
MILC-462		10/05/2021		1021-5	28776	84.37		84.37	10/19/2021	DIR	PD	AMAZON - PRINTER TONER
CHECK DATE: 10/19/2021												
MILC-463		10/05/2021		1021-5	28777	248.25		248.25	10/19/2021	DIR	PD	AMAZON - 5 BOXES OF DV
CHECK DATE: 10/19/2021												
MILC-464		10/05/2021		1021-5	28778	54.99		54.99	10/19/2021	DIR	PD	WSJ - MONTHLY SUBSCRIP
CHECK DATE: 10/19/2021												
MILC-465		10/05/2021		1021-5	28779	71.30		71.30	10/19/2021	DIR	PD	AMAZON - COFFEE
CHECK DATE: 10/19/2021												
MILC-466		10/05/2021		1021-5	28780	71.11		71.11	10/19/2021	DIR	PD	AMAZON - COFFEE
CHECK DATE: 10/19/2021												
MILC-467		10/05/2021		1021-5	28781	99.53		99.53	10/19/2021	DIR	PD	AMAZON - COFFEE
CHECK DATE: 10/19/2021												
MILC-468		10/05/2021		1021-5	28782	99.67		99.67	10/19/2021	DIR	PD	AMAZON - COFFEE
CHECK DATE: 10/19/2021												
MILC-469		10/05/2021		1021-5	28783	575.00		575.00	10/19/2021	DIR	PD	IL FIRE & POLICE SEMIN
CHECK DATE: 10/19/2021												
MILC-470		10/05/2021		1021-5	28784	575.00		575.00	10/19/2021	DIR	PD	IL FIRE & POLICE - IFP
CHECK DATE: 10/19/2021												
MILC-471		10/05/2021		1021-5	28785	63.96		63.96	10/19/2021	DIR	PD	AMAZON - 24 BLACK MOUS
CHECK DATE: 10/19/2021												
MILC-472		10/05/2021		1021-5	28786	38.73		38.73	10/19/2021	DIR	PD	ZOLL MEDICAL CORP - US
CHECK DATE: 10/19/2021												
MILC-473		10/05/2021		1021-5	28787	39.95		39.95	10/19/2021	DIR	PD	US FLEET TRACKING - MO
CHECK DATE: 10/19/2021												
MILC-474		10/05/2021		1021-5	28788	375.00		375.00	10/19/2021	DIR	PD	IL FIRE & POLICE COMM
CHECK DATE: 10/19/2021												
MILC-475		10/05/2021		1021-5	28789	575.00		575.00	10/19/2021	DIR	PD	IL FIRE & POLICE - IFP
CHECK DATE: 10/19/2021												
MILC-476		10/05/2021		1021-5	28790	14.99		14.99	10/19/2021	DIR	PD	ZOOM - MONTHLY SUBSCRI
CHECK DATE: 10/19/2021												
MILC-477		10/05/2021		1021-5	28791	124.39		124.39	10/19/2021	DIR	PD	PORTILLO'S - SERGEANT
CHECK DATE: 10/19/2021												
MILC-478		10/05/2021		1021-5	28792	-10.79		-10.79	10/19/2021	CRM	PD	PORTILLO'S - TAX CREDI
CHECK DATE: 10/19/2021												
MILC-479		10/05/2021		1021-5	28793	52.47		52.47	10/19/2021	DIR	PD	EINSTEINS - COFFEE WIT
CHECK DATE: 10/19/2021												
SPRS-157		10/05/2021		1021-5	28794	9.47		9.47	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
CHECK DATE: 10/19/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
SPRS-158 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28795	75.60		75.60	10/19/2021	DIR	PD	STAPLES - COPIES OF AP
SPRS-159 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28796	30.61		30.61	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
SPRS-160 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28797	12.98		12.98	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
SPRS-161 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28798	56.82		56.82	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
SPRS-162 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28799	69.99		69.99	10/19/2021	DIR	PD	SURBURBAN LIFE ONLINE
SPRS-163 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28800	295.00		295.00	10/19/2021	DIR	PD	TRAINHR- TRAINING FOR
SPRS-164 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28801	77.53		77.53	10/19/2021	DIR	PD	STAPLES - FONTANA TRAI
SPRS-165 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28802	28.68		28.68	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
VAVK-72 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28803	252.44		252.44	10/19/2021	DIR	PD	BATTERIES PLUS - CAR B
VAVK-73 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28804	81.65		81.65	10/19/2021	DIR	PD	CHIPOTLE - FOOD FOR SE
VAVK-74 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28805	177.05		177.05	10/19/2021	DIR	PD	GIORDANOS - FOOD FOR S
VAVK-75 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28806	95.90		95.90	10/19/2021	DIR	PD	MICHAEL'S - BASKETS FO
WEBN-27 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28807	62.81		62.81	10/19/2021	DIR	PD	CIRCLE K - GAS FOR WIU
DETA-411 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28808	105.00		105.00	10/19/2021	DIR	PD	SHERLOCK SQUEEGY - WIN
DETA-412 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28809	188.30		188.30	10/19/2021	DIR	PD	CITY FOOD EQPT - CUPS
DETA-413 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28810	143.96		143.96	10/19/2021	DIR	PD	AMAZON - PEDESTALS
DETA-414 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28811	165.38		165.38	10/19/2021	DIR	PD	TRIPLESEAT - EVENT PLA
DETA-415 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28812	61.52		61.52	10/19/2021	DIR	PD	AMAZON - FOOD RESALE
DETA-416 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28813	49.79		49.79	10/19/2021	DIR	PD	AMAZON - ANTENNA
DETA-417 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28814	12.75		12.75	10/19/2021	DIR	PD	UPS - RETURN SHIPPING
DETA-418 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28815	18.04		18.04	10/19/2021	DIR	PD	AMAZON - ANTENNA
DETA-419 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28816	1,315.85		1,315.85	10/19/2021	DIR	PD	WEBSTAURANT - SILVERWA
DETA-420 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28817	244.45		244.45	10/19/2021	DIR	PD	AMAZON - PAPER PLATES
DETA-421 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28818	83.36		83.36	10/19/2021	DIR	PD	AMAZON - PAPER PLATES
DETA-422 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28819	1,120.00		1,120.00	10/19/2021	DIR	PD	SHANNON'S DELI - BOXED
DETA-423 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28820	1,620.00		1,620.00	10/19/2021	DIR	PD	SHANNON'S DELI - BOXED
DETA-424 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28821	105.00		105.00	10/19/2021	DIR	PD	NOTHING BUNDT CAKES -
CHAB-446		10/05/2021		1021-5	28822	76.65		76.65	10/19/2021	DIR	PD	WEBSTAURANT - PASTA BO

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/19/2021												
CHAB-447		10/05/2021		1021-5	28823	221.40	221.40	10/19/2021	DIR	PD		OAK MILL BAKERY - WEDD
CHECK DATE: 10/19/2021												
CHAB-448		10/05/2021		1021-5	28824	67.75	67.75	10/19/2021	DIR	PD		WEBSTAIRANT - SALAD BO
CHECK DATE: 10/19/2021												
CHAB-449		10/05/2021		1021-5	28825	51.87	51.87	10/19/2021	DIR	PD		JEWEL - BAGELS
CHECK DATE: 10/19/2021												
CHAB-450		10/05/2021		1021-5	28826	64.95	64.95	10/19/2021	DIR	PD		JEWEL - FOOD RESALE
CHECK DATE: 10/19/2021												
CHAB-451		10/05/2021		1021-5	28827	93.96	93.96	10/19/2021	DIR	PD		RESTAURANT DEPOT - FOO
CHECK DATE: 10/19/2021												
CHAB-452		10/05/2021		1021-5	28828	111.64	111.64	10/19/2021	DIR	PD		RESTAURANT DEPOT - WIN
CHECK DATE: 10/19/2021												
CHAB-453		10/05/2021		1021-5	28829	426.99	426.99	10/19/2021	DIR	PD		WEBSTAIRANT - HOT DOG
CHECK DATE: 10/19/2021												
CHAB-454		10/05/2021		1021-5	28830	190.61	190.61	10/19/2021	DIR	PD		WEBSTAIRANT - BREAD PL
CHECK DATE: 10/19/2021												
CHAB-455		10/05/2021		1021-5	28831	78.24	78.24	10/19/2021	DIR	PD		RESTAURANT DEPOT - BEV
CHECK DATE: 10/19/2021												
CHAB-456		10/05/2021		1021-5	28832	38.50	38.50	10/19/2021	DIR	PD		JEWEL - BEVERAGE RESAL
CHECK DATE: 10/19/2021												
CHAB-457		10/05/2021		1021-5	28833	131.96	131.96	10/19/2021	DIR	PD		BINNY'S - BEVERAGE RES
CHECK DATE: 10/19/2021												
CHAB-458		10/05/2021		1021-5	28834	954.11	954.11	10/19/2021	DIR	PD		WEBSTAIRANT - FORKS
CHECK DATE: 10/19/2021												
CHAB-459		10/05/2021		1021-5	28835	944.58	944.58	10/19/2021	DIR	PD		WEBSTAIRANT - DINNER K
CHECK DATE: 10/19/2021												
CHAB-460		10/05/2021		1021-5	28836	848.66	848.66	10/19/2021	DIR	PD		WEBSTAIRANT - SPOONS
CHECK DATE: 10/19/2021												
CHAB-461		10/05/2021		1021-5	28837	15.99	15.99	10/19/2021	DIR	PD		SPOTIFY - MUSIC SERVIC
CHECK DATE: 10/19/2021												
CHAB-462		10/05/2021		1021-5	28838	148.34	148.34	10/19/2021	DIR	PD		COMCAST - TV AND INTER
CHECK DATE: 10/19/2021												
CHAB-463		10/05/2021		1021-5	28839	345.11	345.11	10/19/2021	DIR	PD		COMCAST - TV AND INTER
CHECK DATE: 10/19/2021												
CHAB-464		10/05/2021		1021-5	28840	119.90	119.90	10/19/2021	DIR	PD		RESTAURANT DEPOT - BEV
CHECK DATE: 10/19/2021												
CHAB-465		10/05/2021		1021-5	28841	51.68	51.68	10/19/2021	DIR	PD		RESTAURANT DEPOT - OPE
CHECK DATE: 10/19/2021												
CHAB-466		10/05/2021		1021-5	28842	217.98	217.98	10/19/2021	DIR	PD		AMAZON - ROOM DIVIDER
CHECK DATE: 10/19/2021												
CHAB-467		10/05/2021		1021-5	28843	9.99	9.99	10/19/2021	DIR	PD		AMAZON - CHARGING CORD
CHECK DATE: 10/19/2021												
CHAB-468		10/05/2021		1021-5	28844	108.99	108.99	10/19/2021	DIR	PD		AMAZON - ROOM DIVIDER
CHECK DATE: 10/19/2021												
CHAB-469		10/05/2021		1021-5	28845	30.64	30.64	10/19/2021	DIR	PD		AMAZON - CHARGING PORT
CHECK DATE: 10/19/2021												
CHAB-470		10/05/2021		1021-5	28846	30.00	30.00	10/19/2021	DIR	PD		AMAZON - BAGEL SLICER
CHECK DATE: 10/19/2021												
CHAB-471		10/05/2021		1021-5	28847	108.99	108.99	10/19/2021	DIR	PD		AMAZON - ROOM DIVIDER
CHECK DATE: 10/19/2021												
CHAB-472		10/05/2021		1021-5	28848	84.00	84.00	10/19/2021	DIR	PD		NOTHING BUNDT CAKE - F
CHECK DATE: 10/19/2021												
CHAB-473		10/05/2021		1021-5	28849	252.00	252.00	10/19/2021	DIR	PD		NOTHING BUNDT CAKE - F
CHECK DATE: 10/19/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
FRAM-264 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28850	45.00		45.00	10/19/2021	DIR	PD	CONSTANT CONTACT - ECO
FRAM-265 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28851	461.25		461.25	10/19/2021	DIR	PD	IL CITY COUNTY - ILCMA
FRAM-266 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28852	100.00		100.00	10/19/2021	DIR	PD	MAIZE & MASH - LUNCH W
FRAM-267 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28853	37.40		37.40	10/19/2021	DIR	PD	BLACKBERRY MARKET - BR
FRAM-268 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28854	74.76		74.76	10/19/2021	DIR	PD	SUSHI UKAI - LUNCH -HA
FRAM-269 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28855	27.84		27.84	10/19/2021	DIR	PD	BLACKBERRY MKT - LUNCH
FRAM-270 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28856	31.01		31.01	10/19/2021	DIR	PD	GLEN OAK - BREAKFAST W
MONM-221 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28857	41.95		41.95	10/19/2021	DIR	PD	MENARDS - BULBS
MONM-222 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28858	23.84		23.84	10/19/2021	DIR	PD	THE HOME DEPOT - FLOOR
MONM-223 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28859	89.12		89.12	10/19/2021	DIR	PD	MENARDS - CABLE RUN
DOWA-31 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28860	200.00		200.00	10/19/2021	DIR	PD	IL DIV OF INTERNAT'L A
DOWA-32 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28861	200.00		200.00	10/19/2021	DIR	PD	IL DIV OF INTERNAT'L A
DOWA-33 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28862	200.00		200.00	10/19/2021	DIR	PD	IL DIV OF INTERNAT'L A
DOWA-34 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28863	200.00		200.00	10/19/2021	DIR	PD	IL DIV OF INTERNAT'L A
DOWA-35 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28864	200.00		200.00	10/19/2021	DIR	PD	IL DIV OF INTERNAT'L A
DAUR-23 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28865	51.43		51.43	10/19/2021	DIR	PD	SANTA FE RESTAURANT -
BRAP-3 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28866	95.00		95.00	10/19/2021	DIR	PD	IGFOA - PAYROLL SEMINA
COYC-143 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28867	30.00		30.00	10/19/2021	DIR	PD	PAYPAL - MUNIS ONLINE
COYC-144 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28868	10.99		10.99	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
COYC-145 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28869	15.99		15.99	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
COYC-146 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28870	500.00		500.00	10/19/2021	DIR	PD	WOODRIDGE ROTARY- TORN
COYC-147 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28871	17.99		17.99	10/19/2021	DIR	PD	AMAZON - OFFICE SUPPLI
COYC-148 CHECK DATE: 10/19/2021		10/05/2021		1021-5	28872	94.47		94.47	10/19/2021	DIR	PD	JIMMY JOHNS - LUNCH EM
						58,467.91						
12424 CHASTAIN & ASSOCIATES LLC												
0000003F CHECK DATE: 10/22/2021	20210040	10/15/2021		1021-3	246652	26,717.09		26,717.09	10/22/2021	INV	PD	2021 STREETS IMPROVEME
12268 CHEM-WISE PEST MANAGEMENT												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
990776		10/07/2021		1021-3	246653	95.00		95.00	10/22/2021	INV	PD	PEST CONTROL - 492 OAK
CHECK DATE: 10/22/2021												
990920		10/08/2021		1021-3	246653	95.00		95.00	10/22/2021	INV	PD	PEST CONTROL - 1046 DE
CHECK DATE: 10/22/2021												
10865 CHICAGO FIRE & BURGLAR DETECTION INC						190.00						
R 56290		10/15/2021		1021-3	246654	89.85		89.85	10/22/2021	INV	PD	QUARTERLY BURGLAR ALAR
CHECK DATE: 10/22/2021												
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.												
IN00370790		10/16/2021		1021-4	246749	228.75		228.75	10/29/2021	INV	PD	F/A RADIO USE/MAINT 10
CHECK DATE: 10/29/2021												
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP												
14543		09/30/2021		1021-3	246655	1,608.75		1,608.75	10/22/2021	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
8032 PRO-SHOPKEEPER COMPUTER SOFTWARE CO, INC												
492109170014		09/17/2021		1021-3	246656	683.05		683.05	10/20/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/22/2021												
12770 MIKE COLBY												
20211959		09/28/2021		1021-3	246657	1,000.00		1,000.00	10/22/2021	INV	PD	RESTORE DEP - 318 GRAN
CHECK DATE: 10/22/2021												
172 COLLEGE OF DUPAGE												
MAC2022005		10/19/2021		1021-4	246750	12,000.00		12,000.00	10/29/2021	INV	PD	DUPAGE PUBLIC ARTS PRO
CHECK DATE: 10/29/2021												
175 COMMONWEALTH EDISON COMPANY												
4145057007 1021		10/13/2021		1021-3	246658	583.50		583.50	10/22/2021	INV	PD	4145057007 1021
CHECK DATE: 10/22/2021												
101221		10/12/2021		1021-3	246659	7,814.15		7,814.15	10/20/2021	INV	PD	UTILITIES - ELECTRICIT
CHECK DATE: 10/22/2021												
2493106006 1021		10/05/2021		1021-4	246751	73.51		73.51	10/29/2021	INV	PD	2493106006 1021
CHECK DATE: 10/29/2021												
0213156104 1021		10/08/2021		1021-4	246752	93.84		93.84	10/29/2021	INV	PD	0213156104 1021
CHECK DATE: 10/29/2021												
4593032014 1021		10/08/2021		1021-4	246753	38.05		38.05	10/29/2021	INV	PD	4593032014 1021
CHECK DATE: 10/29/2021												
3965055040 1021		10/07/2021		1021-4	246754	114.33		114.33	10/29/2021	INV	PD	3965055040 1021
CHECK DATE: 10/29/2021												
1773149091 1021		10/08/2021		1021-4	246755	24.98		24.98	10/29/2021	INV	PD	1773149091 1021
CHECK DATE: 10/29/2021												
0018071031 1021		10/08/2021		1021-4	246756	1,207.42		1,207.42	10/29/2021	INV	PD	0018071031 1021
CHECK DATE: 10/29/2021												
5373072000 1021		10/07/2021		1021-4	246757	1,297.34		1,297.34	10/29/2021	INV	PD	5373072000 1021

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/29/2021												
2215042016 1021		10/08/2021		1021-4	246758	28.95		28.95	10/29/2021	INV	PD	2215042016 1021
CHECK DATE: 10/29/2021												
175026025 10210		10/13/2021		1021-4	246759	56.79		56.79	10/29/2021	INV	PD	175026025 10210
CHECK DATE: 10/29/2021												
5897103011 1021		10/08/2021		1021-4	246760	119.50		119.50	10/29/2021	INV	PD	5897103011 1021
CHECK DATE: 10/29/2021												
						11,452.36						
6610 COMCAST CABLE COMMUNICATIONS, LLC												
0008266 1021		10/12/2021		1021-4	246761	10.49		10.49	10/29/2021	INV	PD	VILLAGE COMCAST ACCT.
CHECK DATE: 10/29/2021												
12794 COMPASS GROUP USA												
1170155		10/01/2021		1021-4	246762	500.00		500.00	10/27/2021	INV	PD	MEMBERSHIP FEE
CHECK DATE: 10/29/2021												
2699 COMPASS MINERALS AMERICA INC												
865576	20210044	10/09/2021		1021-4	246763	1,895.40		1,895.40	10/29/2021	INV	PD	EARLY BUY BULK ROCK SA
CHECK DATE: 10/29/2021												
864662	20210044	10/06/2021		1021-4	246763	1,776.25		1,776.25	10/29/2021	INV	PD	EARLY BUY BULK ROCK SA
CHECK DATE: 10/29/2021												
863988	20210044	10/05/2021		1021-4	246763	13,535.04		13,535.04	10/29/2021	INV	PD	EARLY BUY BULK ROCK SA
CHECK DATE: 10/29/2021												
						17,206.69						
12779 AMY COMPTON												
P0060-003657		10/14/2021		1021-3	246660	35.00		35.00	10/22/2021	INV	PD	REIMBURSEMENT FOR DOUB
CHECK DATE: 10/22/2021												
12782 CONNOLLY, EILEEN												
213090		10/19/2021		1021-3	246661	204.70		204.70	10/19/2021	INV	PD	UB WATER REFUND - 721
CHECK DATE: 10/22/2021												
12783 CONSTANTINE, ROBERT												
216170		10/19/2021		1021-3	246662	3.42		3.42	10/19/2021	INV	PD	UB WATER REFUND - 401
CHECK DATE: 10/22/2021												
10952 CONSUMERS PACKING COMPANY												
378047		10/11/2021		1021-3	246663	853.15		853.15	10/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
378125		10/14/2021		1021-3	246663	1,513.99		1,513.99	10/19/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
378441		10/21/2021		1021-4	246764	788.74		788.74	10/21/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
378468		10/21/2021		1021-4	246764	1,108.96		1,108.96	10/21/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
378548		10/25/2021		1021-4	246764	608.63		608.63	10/25/2021	INV	PD	FOOD - RESALE

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/29/2021						4,873.47						
2023 CAM, LLC												
21095N	20210057	10/01/2021		1021-3	246664	40,440.68	40,440.68	10/22/2021	INV	PD		2021 ASPHALT SURFACE R
CHECK DATE: 10/22/2021												
3037 COZZINI BROS INC.												
C9993023		09/28/2021		1021-3	246665	144.30	144.30	10/15/2021	INV	PD		SUPPLIES
CHECK DATE: 10/22/2021												
C10051141		10/19/2021		1021-3	246665	55.00	55.00	10/19/2021	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
C10022759		10/12/2021		1021-3	246665	29.00	29.00	10/12/2021	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
C10082493		10/26/2021		1021-4	246765	29.00	29.00	10/26/2021	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 10/29/2021						257.30						
10946 DARIN RYAN												
5347	20210042	09/23/2021		1021-4	246766	21,500.00	21,500.00	10/15/2021	INV	PD		YEAR 3 BRUSH REMOVAL
CHECK DATE: 10/29/2021												
204 DAILY HERALD												
295435 2021		10/12/2021		1021-3	246666	182.00	182.00	10/22/2021	INV	PD		SUBSCRIPTION 8/31/21-8
CHECK DATE: 10/22/2021												
194122		10/10/2021		1021-4	246767	89.70	89.70	10/29/2021	INV	PD		PUBLIC NOTICE
CHECK DATE: 10/29/2021						271.70						
11715 DAY ROBERT & MORRISON, PC												
32983		09/30/2021		1021-3	246667	64.50	64.50	10/22/2021	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
12784 DEMOS, LISA												
222440		10/19/2021		1021-3	246668	30.49	30.49	10/19/2021	INV	PD		UB WATER REFUND - 436
CHECK DATE: 10/22/2021												
241 DU-COMM												
17803		10/01/2021		1021-3	246669	38,286.00	38,286.00	10/15/2021	INV	PD		QUARTERLY SHARES NOV 1
CHECK DATE: 10/22/2021												
9303 EMERGENT SAFETY SUPPLY LLC												
1902739519		10/12/2021		1021-4	246768	303.37	303.37	10/29/2021	INV	PD		SEWER GLOVES
CHECK DATE: 10/29/2021												
1078 EQUIFAX INFORMATION SVCS LLC												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6545873		10/18/2021		1021-4	246769	25.00		25.00	10/21/2021	INV	PD	MONTHLY SERVICES
CHECK DATE: 10/29/2021												
291 EUCLID BEVERAGE, LLC												
W-2778803		10/14/2021		1021-3	246631	561.50		561.50	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
W-2709050		06/17/2021		1021-3	246631	3,936.45		3,936.45	10/20/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
W-2738070		08/05/2021		1021-3	246631	2,435.90		2,435.90	10/20/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
W-2750351		08/26/2021		1021-3	246631	1,608.10		1,608.10	10/20/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
W-2782763		10/21/2021		1021-4	246770	2,075.10		2,075.10	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
						10,617.05						
11334 EURO USA MIDWEST LLC												
613913-00		10/15/2021		1021-3	246670	706.11		706.11	10/19/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
615017-00		10/21/2021		1021-4	246771	40.27		40.27	10/21/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
614997-00		10/21/2021		1021-4	246771	985.92		985.92	10/21/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
						1,732.30						
2017 ELLIOTT AUTO SUPPLY COMPANY, INC												
61-534948		09/27/2021		1021-3	246671	-32.00		-32.00	09/27/2021	CRM	PD	CREDIT FOR BATTERY COR
CHECK DATE: 10/22/2021												
50-3567120		10/13/2021		1021-3	246671	120.99		120.99	10/22/2021	INV	PD	SHOP SUPPLIES
CHECK DATE: 10/22/2021												
						88.99						
12224 TIM FARRELL												
452110070003		10/07/2021		1021-4	246772	500.00		500.00	10/15/2021	INV	PD	PREPAID GREEN FEES REF
CHECK DATE: 10/29/2021												
299 FAULKS BROS. CONSTRUCTION, INC.												
359530		09/29/2021		1021-4	246773	1,632.15		1,632.15	10/27/2021	INV	PD	24 TON 2340 TOPDRESSIN
CHECK DATE: 10/29/2021												
12695 FILTERSHINE CHICAGO INC.												
10661666		10/07/2021		1021-3	246672	200.00		200.00	10/11/2021	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
10728857		10/18/2021		1021-3	246672	90.00		90.00	10/18/2021	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
						290.00						
12775 CITIZENPRIME, LLC												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
39812		09/28/2021		1021-3	246673	332.00		332.00	10/22/2021	INV	PD	INVENTORY - SHORELINE
CHECK DATE: 10/22/2021												
1726 BRIDGESTONE RETAIL OPERATIONS, LLC												
290938		10/12/2021		1021-3	246674	531.16		531.16	10/22/2021	INV	PD	PW#300 - 4 TIRES
CHECK DATE: 10/22/2021												
11884 FIRST COMMUNICATIONS, LLC												
122463468		10/06/2021		1021-3	246675	527.65		527.65	10/22/2021	INV	PD	PD PRI
CHECK DATE: 10/22/2021												
12595 FOX SWIBEL LEVIN & CARROLL LLP												
104609		09/30/2021		1021-3	246676	1,683.00		1,683.00	10/22/2021	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 10/22/2021												
5947 GLEN ELLYN BANK & TRUST												
GEBT-101921		10/19/2021		1021-4	28880	3,603.41		3,603.41	10/29/2021	DIR	PD	BANK ANALYSIS FEE
CHECK DATE: 10/29/2021												
355 GLEN ELLYN PUBLIC LIBRARY												
PPRT-156		10/26/2021		1021-4	28882	14,071.23		14,071.23	10/29/2021	DIR	PD	PPRT TO LIBRARY
CHECK DATE: 10/29/2021												
922 VILLAGE OF GLEN ELLYN												
F&B-31		10/26/2021		1021-4	28877	4,298.64		4,298.64	10/29/2021	DIR	PD	FOOD & BEVERAGE TAX
CHECK DATE: 10/29/2021												
360 GLENBARD W. W. TREATMENT PLT.												
FY21-21		10/26/2021		1021-4	28879	297,388.58		297,388.58	10/29/2021	DIR	PD	MONTHLY FLOW BILL
CHECK DATE: 10/29/2021												
9692 LOUIS GLUNZ BEER, INC												
471911		10/08/2021		1021-3	246677	334.25		334.25	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/22/2021												
475476		10/22/2021		1021-4	246774	364.25		364.25	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
10033 G & B SERVICE AND RECOVERY												
79494		10/14/2021		1021-4	246775	313.00		313.00	10/19/2021	INV	PD	2019 VOLVO XC90
CHECK DATE: 10/29/2021												
7395 GREEN GRASS INC												
20211121		10/18/2021		1021-3	246678	1,000.00		1,000.00	10/22/2021	INV	PD	RESTORE. DEP. - 246 VA
CHECK DATE: 10/22/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2081 HAMPTON, LENZINI AND RENWICK, INC.												
20211842	20210067	09/08/2021		1021-4	246776	10,150.00	10,150.00	10/29/2021	INV	PD		CIVIL ENGINEERING SERV
CHECK DATE:		10/29/2021										
20211568	20210067	09/09/2021		1021-4	246776	9,595.00	9,595.00	10/29/2021	INV	PD		CIVIL ENGINEERING SERV
CHECK DATE:		10/29/2021										
						19,745.00						
12583 JOSH HANKINS												
120976		10/18/2021		1021-3	246679	647.28	647.28	10/22/2021	INV	PD		APA CONFERENCE REIMBUR
CHECK DATE:		10/22/2021										
9766 HEARTLAND												
HEARTLAND-72		10/01/2021		1021-4	28874	2,877.17	2,877.17	10/29/2021	DIR	PD		CREDIT CARD FEES - VIL
CHECK DATE:		10/29/2021										
HEARTLAND PARKING20		10/01/2021		1021-4	28875	229.31	229.31	10/29/2021	DIR	PD		PARKING KIOSK
CHECK DATE:		10/29/2021										
HEARTLANDLINKS-33		09/30/2021		1021-4	28883	10,000.55	10,000.55	10/29/2021	DIR	PD		LINKS CREDIT CARD FEES
CHECK DATE:		10/29/2021										
HEARTLAND R2226		09/30/2021		1021-4	28884	7,831.94	7,831.94	10/29/2021	DIR	PD		LINKS CREDIT CARD FEES
CHECK DATE:		10/29/2021										
HEARTLANDLINKS-34		09/30/2021		1021-4	28885	343.08	343.08	10/29/2021	DIR	PD		LINKS R22 & GOLF ADDIT
CHECK DATE:		10/29/2021										
						21,282.05						
8086 HUFF & HUFF, INC												
0823095	20200031	10/11/2021		1021-4	246777	947.50	947.50	10/22/2021	INV	PD		ENVIRONMENTAL ENGEERIN
CHECK DATE:		10/29/2021										
5048 ILLINI POWER PRODUCTS												
PSO005777-1		10/05/2021		1021-4	246778	559.68	559.68	10/29/2021	INV	PD		REPLACEMENT PARTS FOR
CHECK DATE:		10/29/2021										
SWO031781-1		10/05/2021		1021-4	246778	211.06	211.06	10/29/2021	INV	PD		NEWTON GENERATOR REPAI
CHECK DATE:		10/29/2021										
						770.74						
414 ILLINOIS DEPT. OF REVENUE												
ST-1-194		10/26/2021		1021-4	28878	25,781.00	25,781.00	10/29/2021	DIR	PD		LINKS SALES TAX
CHECK DATE:		10/29/2021										
5872 ILLINOIS ARBORIST ASSOCIATION												
2246		10/07/2021		1021-3	246680	265.00	265.00	10/22/2021	INV	PD		ANNUAL CONF. REGISTRAT
CHECK DATE:		10/22/2021										
10456 IMPACT NETWORKING, LLC												
2296653		10/12/2021		1021-4	246779	165.00	165.00	10/19/2021	INV	PD		4 BOXES OF PAPER
CHECK DATE:		10/29/2021										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
444 INTERSTATE BATTERY SYS OF SW CHICAGO												
10074032		10/12/2021		1021-3	246681	219.90		219.90	10/22/2021	INV	PD	INVENTORY - BATTERIES
CHECK DATE: 10/22/2021												
11499 J&K COMMUNICATIONS, INC												
111786		09/22/2021		1021-4	246780	88.38		88.38	10/29/2021	INV	PD	SPARE PARTS FOR SCADA
CHECK DATE: 10/29/2021												
12473 J.A. JOHNSON PAVING CO												
5751	20210015	10/14/2021		1021-3	246682	9,461.59		9,461.59	10/22/2021	INV	PD	2021 PARKING LOT RESUR
CHECK DATE: 10/22/2021												
1127 JAMES J BENES AND ASSOCIATES, INC.												
1115.081	0521	05/31/2021		1021-4	246781	134.37		134.37	10/29/2021	INV	PD	20.0016 982-992 HILL A
CHECK DATE: 10/29/2021												
1115.083	0521	05/31/2021		1021-4	246781	1,261.24		1,261.24	10/29/2021	INV	PD	21.0002 21W451 HILL AV
CHECK DATE: 10/29/2021												
						1,395.61						
481 JERRY HAGGERTY CHEVROLET INC												
22111		10/15/2021		1021-3	246683	4,889.82		4,889.82	10/22/2021	INV	PD	PD#005-ACCIDENT REPAIR
CHECK DATE: 10/22/2021												
9078 TYCO FIRE & SECURITY MANAGEMENT, INC												
36491621		10/09/2021		1021-4	246782	138.00		138.00	10/19/2021	INV	PD	4TH QUARTER SERVICES
CHECK DATE: 10/29/2021												
6470 JOHN S NEENAN												
84959		10/01/2021		1021-3	246684	331.20		331.20	10/22/2021	INV	PD	MARKING PAINT
CHECK DATE: 10/22/2021												
8140 KANE, MCKENNA AND ASSOCIATES, INC												
18159		09/30/2021		1021-4	246783	2,768.75		2,768.75	10/29/2021	INV	PD	US BANK FINANCIAL ANAL
CHECK DATE: 10/29/2021												
12701 KARLY DANIELLE SINISE												
2021-8		10/19/2021		1021-4	246784	150.00		150.00	10/29/2021	INV	PD	PORTRAIT MINI SESSION
CHECK DATE: 10/29/2021												
3428 MIKE KEHNAST												
452110070002		10/07/2021		1021-4	246785	450.00		450.00	10/15/2021	INV	PD	PREPAID GREEN FEES REF
CHECK DATE: 10/29/2021												
12788 KENNETH ALLEN COMPANY												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
20210578 CHECK DATE: 10/22/2021		10/18/2021		1021-3	246685	2,000.00	2,000.00	10/22/2021	INV	PD		RESTORE DEP. - 274 SHE
516 GREAT LAKES CONCRETE, LLC												
244406 CHECK DATE: 10/22/2021		10/04/2021		1021-3	246686	332.72	332.72	10/22/2021	INV	PD		OPERATING SUPPLIES
612 KONICA MINOLTA BUSINESS SOLUTIONS INC												
9008120022 CHECK DATE: 10/29/2021		10/14/2021		1021-4	246786	230.00	230.00	10/29/2021	INV	PD		PD COPIER RECORDS
6828 KPRG AND ASSOCIATES, INC												
13695 CHECK DATE: 10/22/2021		10/07/2021		1021-3	246687	734.89	734.89	10/22/2021	INV	PD		PROFESSIONAL SERVICES
526 KRAMER TREE SPECIALISTS INC												
104425 CHECK DATE: 10/29/2021		09/01/2021		1021-4	246787	305.00	305.00	10/29/2021	INV	PD		ORGANIC FERTILIZATION
546 LEN'S ACE HARDWARE, INC.												
101973/3 CHECK DATE: 10/22/2021		10/04/2021		1021-3	246688	2.69	2.69	10/22/2021	INV	PD		REPAIR ON HYDRANT DIFF
102127/3 CHECK DATE: 10/22/2021		10/16/2021		1021-3	246688	14.39	14.39	10/22/2021	INV	PD		CARPET CLEANER
102075/3 CHECK DATE: 10/22/2021		10/12/2021		1021-3	246688	8.08	8.08	10/22/2021	INV	PD		SHOP SUPPLIES
102098/3 CHECK DATE: 10/22/2021		10/13/2021		1021-3	246688	-4.49	-4.49	10/22/2021	CRM	PD		PARTS RETURN
102077/3 CHECK DATE: 10/22/2021		10/12/2021		1021-3	246688	4.49	4.49	10/22/2021	INV	PD		SHOP TOOLS
102076/3 CHECK DATE: 10/22/2021		10/12/2021		1021-3	246688	-4.49	-4.49	10/22/2021	CRM	PD		CREDIT FOR PARTS RETUR
102097/3 CHECK DATE: 10/22/2021		10/13/2021		1021-3	246688	-1.79	-1.79	10/22/2021	CRM	PD		PART RETURN
102157/3 CHECK DATE: 10/22/2021		10/18/2021		1021-3	246688	5.39	5.39	10/22/2021	INV	PD		OPERATING SUPPLIES
101903/3 CHECK DATE: 10/29/2021		09/29/2021		1021-4	246788	2.86	2.86	10/29/2021	INV	PD		OPERATING SUPPLIES
101904/3 CHECK DATE: 10/29/2021		09/29/2021		1021-4	246788	64.53	64.53	10/29/2021	INV	PD		OPERATING SUPPLIES
102216/3 CHECK DATE: 10/29/2021		10/21/2021		1021-4	246788	115.27	115.27	10/27/2021	INV	PD		MISC HARDWARE & NEW TR
102169/3 CHECK DATE: 10/29/2021		10/19/2021		1021-4	246788	61.18	61.18	10/27/2021	INV	PD		ELECTRICAL OUTLETS AND
					268.11							
644 NETTOYER, INC.												
7640		09/30/2021		1021-3	246689	179.75	179.75	10/22/2021	INV	PD		CAR WASHES - SEPT 2021

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/22/2021												
12780 VILLAGE OF LISLE												
36000000419		09/21/2021		1021-3	246690	1,005.00	1,005.00	10/22/2021	INV	PD		TRAINING - FORD HYBRID
CHECK DATE: 10/22/2021												
12781 JANICE LYONS												
20211081		10/19/2021		1021-3	246691	530.00	530.00	10/22/2021	INV	PD		REFUND FOR OVERPYMT OF
CHECK DATE: 10/22/2021												
11079 MATRIX PAYMENT SYSTEMS												
MATRIX-42		10/05/2021		1021-4	28886	51.34	51.34	10/29/2021	DIR	PD		CC PROCESSOR VEHICLE S
CHECK DATE: 10/29/2021												
3537 MCKEOWN CLASSIC HOMES												
20201608		10/18/2021		1021-3	246692	6,548.00	6,548.00	10/22/2021	INV	PD		RESTORE DEP. - 920 MAY
CHECK DATE: 10/22/2021												
966 WM. F. MEYER CO.												
S4087068.001		10/11/2021		1021-3	246693	472.77	472.77	10/22/2021	INV	PD		BALL VALVES FOR METER
CHECK DATE: 10/22/2021												
599 MICHAEL'S UNIFORM CO.												
94603		10/12/2021		1021-3	246694	548.45	548.45	10/22/2021	INV	PD		VOGE SHIRTS
CHECK DATE: 10/22/2021												
12469 MOLON LAVE LLC												
134934		10/12/2021		1021-3	246695	224.00	224.00	10/19/2021	INV	PD		NA BEV.
CHECK DATE: 10/22/2021												
6295 PAULA MORITZ												
120823		10/12/2021		1021-3	246696	145.00	145.00	10/22/2021	INV	PD		REIMBURSEMENT FOR ICC
CHECK DATE: 10/22/2021												
625 MUNICIPAL MARKING DIST., INC.												
S32816		10/04/2021		1021-3	246697	192.00	192.00	10/22/2021	INV	PD		MARKING FLAGS
CHECK DATE: 10/22/2021												
10966 MUNICIPAL CODE CORPORATION												
00364889		10/11/2021		1021-3	246698	431.25	431.25	10/22/2021	INV	PD		REPRINTED SUPPLEMENT P
CHECK DATE: 10/22/2021												
1212 MURPHY & MILLER, INC												
SVC00034565		09/30/2021		1021-4	246789	387.50	387.50	10/29/2021	INV	PD		SERVICE CALL FOR A/C

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/29/2021												
SVC00034683		09/30/2021		1021-4	246789	355.00		355.00	10/29/2021	INV	PD	ASSISTED IT AFTER NEW
CHECK DATE: 10/29/2021												
SVC00034449		09/22/2021		1021-4	246789	4,326.00		4,326.00	10/29/2021	INV	PD	COMPRESSOR REPLACEMENT
CHECK DATE: 10/29/2021												
						5,068.50						
680 PATRICK J MURPHY BUILDERS INC												
HMR101221		10/15/2021		1021-3	246699	100.00		100.00	10/22/2021	INV	PD	HYDRANT METER REFUND -
CHECK DATE: 10/22/2021												
12773 TIMOTHY MURPHY												
452110070001		10/07/2021		1021-4	246790	500.00		500.00	10/15/2021	INV	PD	PREPAID GREEN FEES REF
CHECK DATE: 10/29/2021												
5841 GENUINE PARTS CO-NAPA												
0701-615805		09/01/2021		1021-3	246700	29.40		29.40	10/22/2021	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 10/22/2021												
0701-616414		09/07/2021		1021-3	246700	9.63		9.63	10/22/2021	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 10/22/2021												
0701-616799		09/09/2021		1021-3	246700	80.81		80.81	10/22/2021	INV	PD	INVENTORY - FILTERS
CHECK DATE: 10/22/2021												
0701-617311		09/13/2021		1021-3	246700	18.72		18.72	10/22/2021	INV	PD	PW #517 AIR FILTERS
CHECK DATE: 10/22/2021												
0701-617532		09/14/2021		1021-3	246700	55.44		55.44	10/22/2021	INV	PD	SHOP SUPPLIES - GASKET
CHECK DATE: 10/22/2021												
0701-618712		09/22/2021		1021-3	246700	21.98		21.98	10/22/2021	INV	PD	PW #10-227 HYD FLUID
CHECK DATE: 10/22/2021												
0701-619337		09/27/2021		1021-3	246700	99.71		99.71	10/22/2021	INV	PD	INVENTORY - FILTERS &
CHECK DATE: 10/22/2021												
0701-619345		09/27/2021		1021-3	246700	14.54		14.54	10/22/2021	INV	PD	PW #221 AIR FILTERS
CHECK DATE: 10/22/2021												
						330.23						
4283 JOSEPH NEMCHOCK												
9-21-2021		10/13/2021		1021-4	246791	20.00		20.00	10/19/2021	INV	PD	J NEMCHOCK - 1 BREAKFA
CHECK DATE: 10/29/2021												
3471 NFC CO. INC.												
146157		10/21/2021		1021-4	246792	260.00		260.00	10/22/2021	INV	PD	CO2 AND NITROGEN
CHECK DATE: 10/29/2021												
651 NORTHERN ILLINOIS GAS COMPANY												
44-87-05-0078 0 1021		10/06/2021		1021-3	246701	164.27		164.27	10/22/2021	INV	PD	44-87-05-0078 0 1021
CHECK DATE: 10/22/2021												
34-56-52-1000 1 1021		10/07/2021		1021-3	246702	149.81		149.81	10/22/2021	INV	PD	34-56-52-1000 1 1021
CHECK DATE: 10/22/2021												
54-31-40-1000 7 1021		10/06/2021		1021-3	246703	152.25		152.25	10/22/2021	INV	PD	54-31-40-1000 7 1021
CHECK DATE: 10/22/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
65-16-52-1000 9	1021	10/07/2021		1021-3	246704	41.64		41.64	10/22/2021	INV	PD	65-16-52-1000 9 1021
CHECK DATE: 10/22/2021												
33-46-52-1000 4	1021	10/07/2021		1021-3	246705	270.49		270.49	10/22/2021	INV	PD	33-46-52-1000 4 1021
CHECK DATE: 10/22/2021												
59-47-62-1000 6	1021	10/14/2021		1021-4	246793	319.60		319.60	10/29/2021	INV	PD	59-47-62-1000 6 1021
CHECK DATE: 10/29/2021												
86-07-35-9064 7	1021	10/14/2021		1021-4	246794	20.98		20.98	10/29/2021	INV	PD	86-07-35-9064 7 1021
CHECK DATE: 10/29/2021												
73-43-95-0223 5	1021	10/14/2021		1021-4	246795	47.04		47.04	10/29/2021	INV	PD	73-43-95-0223 5 1021
CHECK DATE: 10/29/2021												
14-78-54-4533 0	1021	10/15/2021		1021-4	246796	42.29		42.29	10/29/2021	INV	PD	14-78-54-4533 0 1021
CHECK DATE: 10/29/2021												
28-61-60-1000 6	1021	10/14/2021		1021-4	246797	41.51		41.51	10/29/2021	INV	PD	28-61-60-1000 6 1021
CHECK DATE: 10/29/2021												
						1,249.88						
654 NORTHEAST MULTI-REG. TRAINING												
292551		10/12/2021		1021-4	246798	4,000.00		4,000.00	10/19/2021	INV	PD	TERRANOVA - STAFF AND
CHECK DATE: 10/29/2021												
12796 NUESTRO CONSTRUCTION DEV. CORP.												
20210202		10/21/2021		1021-4	246799	1,500.00		1,500.00	10/29/2021	INV	PD	RESTORE DEPOSIT 720 FA
CHECK DATE: 10/29/2021												
12793 OATH CHICAGO LLC												
INV-0144		10/22/2021		1021-4	246800	198.00		198.00	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
1458 OFFICE DEPOT, INC												
200011208001		10/08/2021		1021-3	246706	50.37		50.37	10/22/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 10/22/2021												
676 PACKEY WEBB FORD, INC.												
C91939		10/01/2021		1021-3	246707	300.89		300.89	10/22/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/22/2021												
158044		10/13/2021		1021-3	246707	-18.90		-18.90	10/22/2021	CRM	PD	PD #003 RETURN FOR UN-
CHECK DATE: 10/22/2021												
C92150		10/13/2021		1021-3	246707	1,898.47		1,898.47	10/22/2021	INV	PD	FD # 1B62 - REPLACE TU
CHECK DATE: 10/22/2021												
						2,180.46						
7749 PAYMENT SERVICE NETWORK, INC												
PSN-107		10/04/2021		1021-4	28873	441.95		441.95	10/29/2021	DIR	PD	CUST ONLINE BANKING FE
CHECK DATE: 10/29/2021												
700 THE PITNEY BOWES BANK INC												
36423689 1021		10/26/2021		1021-4	28881	2,000.00		2,000.00	10/29/2021	DIR	PD	POSTAGE METER REPLENIS
CHECK DATE: 10/29/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8479 POINT EMBLEMS												
12185		10/14/2021		1021-4	246801	350.00		350.00	10/21/2021	INV	PD	9-11 LAPEL PIN
CHECK DATE: 10/29/2021												
6025 PROTANIC, INC.												
69170		10/14/2021		1021-3	246708	1,235.00		1,235.00	10/22/2021	INV	PD	ANNUAL UST TESTING
CHECK DATE: 10/22/2021												
9408 KELLY PURVIS												
120824		10/11/2021		1021-3	246709	219.00		219.00	10/22/2021	INV	PD	REIMBURSEMENT FOR APA
CHECK DATE: 10/22/2021												
120975		10/18/2021		1021-3	246709	1,167.02		1,167.02	10/22/2021	INV	PD	APA CONFERENCE REIMBUR
CHECK DATE: 10/22/2021												
						1,386.02						
9750 RAPID TRANSPORT TOWING, INC												
3660		10/18/2021		1021-4	246802	165.00		165.00	10/19/2021	INV	PD	2001 HONDA ACCORD
CHECK DATE: 10/29/2021												
1254 REINDERS, INC.												
1902756-00		10/08/2021		1021-4	246803	33.01		33.01	10/27/2021	INV	PD	OEM OIL FILTER FOR TOR
CHECK DATE: 10/29/2021												
1903769-00		10/18/2021		1021-4	246803	50.58		50.58	10/27/2021	INV	PD	SPACERS FOR 3100D
CHECK DATE: 10/29/2021												
						83.59						
12316 ROAR POSTAL SUPPLIES												
2021-2074		10/14/2021		1021-3	246710	108.90		108.90	10/22/2021	INV	PD	POSTAL SUPPLIES
CHECK DATE: 10/22/2021												
764 ROTARY CLUB OF GLEN ELLYN												
307		09/01/2021		1021-3	246711	147.00		147.00	10/22/2021	INV	PD	MONTHLY DUES
CHECK DATE: 10/22/2021												
7416 SAC WIRELESS LLC												
20200241		10/21/2021		1021-4	246804	2,000.00		2,000.00	10/29/2021	INV	PD	RESTORE DEPOSIT - 945
CHECK DATE: 10/29/2021												
10377 JANET M SCHAUB												
120935		10/12/2021		1021-3	246712	2,906.75		2,906.75	10/22/2021	INV	PD	COMPENSATION FOR REPAI
CHECK DATE: 10/22/2021												
5044 SCHROEDER & SCHROEDER, INC.												
7010	20210038	09/30/2021		1021-3	246713	220,300.92		220,300.92	10/22/2021	INV	PD	2021 SIDEWALK STREET R

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/22/2021												
9718 SEBIS DIRECT INC												
35751		10/13/2021		1021-4	246805	872.32		872.32	10/22/2021	INV	PD	VOGE UB SEPT 2021
CHECK DATE: 10/29/2021												
11562 SHIFT4 PAYMENTS												
SHIFT4-33		10/26/2021		1021-4	28876	1,393.60		1,393.60	10/29/2021	DIR	PD	LINKS CREDIT CARD FEES
CHECK DATE: 10/29/2021												
799 SNAP-ON TOOLS												
1011211696		10/11/2021		1021-3	246714	56.45		56.45	10/22/2021	INV	PD	SHOP TOOLS
CHECK DATE: 10/22/2021												
12512 SOUTHEAST LINEN ASSOCIATES, INC.												
1229053		10/14/2021		1021-3	246715	673.42		673.42	10/14/2021	INV	PD	LINEN RENTAL
CHECK DATE: 10/22/2021												
1229850		10/22/2021		1021-4	246806	578.02		578.02	10/22/2021	INV	PD	LINEN RENTAL
CHECK DATE: 10/29/2021												
						1,251.44						
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
3888878		10/14/2021		1021-3	246632	1,612.42		1,612.42	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
3888879		10/14/2021		1021-3	246632	277.80		277.80	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/20/2021												
3899948		10/21/2021		1021-4	246807	1,450.80		1,450.80	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
						3,341.02						
12787 SPENCE, JOSHUA												
234820		10/19/2021		1021-3	246716	19.08		19.08	10/19/2021	INV	PD	UB WATER REFUND - 373
CHECK DATE: 10/22/2021												
806 STANDARD EQUIPMENT COMPANY												
P32035		09/28/2021		1021-3	246717	1,871.09		1,871.09	10/22/2021	INV	PD	REPAIR OF SEWER CAMERA
CHECK DATE: 10/22/2021												
P32014		09/27/2021		1021-3	246717	-46.48		-46.48	10/22/2021	CRM	PD	CREDIT FOR PARTS RETUR
CHECK DATE: 10/22/2021												
P32156		10/04/2021		1021-3	246717	430.41		430.41	10/22/2021	INV	PD	INVENTORY - MAIN BROOM
CHECK DATE: 10/22/2021												
						2,255.02						
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
3487801292		09/22/2021		1021-4	246808	66.03		66.03	10/29/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/29/2021												
3487801293		09/22/2021		1021-4	246808	50.94		50.94	10/29/2021	INV	PD	OPERATING SUPPLIES

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/29/2021												
3487801294		09/22/2021		1021-4	246808	272.47		272.47	10/29/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/29/2021												
3489396644		10/06/2021		1021-4	246808	95.48		95.48	10/29/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/29/2021												
7600 STUEVER & SONS, INC						484.92						
0348579		10/05/2021		1021-3	246718	108.00		108.00	10/14/2021	INV	PD	BEER LINE CLEANING
CHECK DATE: 10/22/2021												
835 SUPERIOR BEVERAGE CO.												
407524		10/22/2021		1021-4	246809	397.10		397.10	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
402629		10/01/2021		1021-4	246809	385.75		385.75	10/22/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/29/2021												
10104 SUPREME LOBSTER CO						782.85						
7201938		10/09/2021		1021-3	246719	88.83		88.83	10/09/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
12789 TAYLOR GENDEL												
120977		10/18/2021		1021-3	246720	183.02		183.02	10/22/2021	INV	PD	APA CONFERENCE REIMBUR
CHECK DATE: 10/22/2021												
121201		10/19/2021		1021-4	246810	99.00		99.00	10/29/2021	INV	PD	REIMBURSEMENT FOR APA
CHECK DATE: 10/29/2021												
854 TERRACE SUPPLY COMPANY						282.02						
01028386		09/30/2021		1021-3	246721	26.40		26.40	10/22/2021	INV	PD	OXYGEN & ACETYLENE TAN
CHECK DATE: 10/22/2021												
10558 TESTA PRODUCE, INC												
05136898		10/04/2021		1021-3	246722	403.45		403.45	10/04/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05141629		10/09/2021		1021-3	246722	532.15		532.15	10/09/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05141655		10/09/2021		1021-3	246722	12.75		12.75	10/09/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05142271		10/11/2021		1021-3	246722	402.95		402.95	10/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05142282		10/11/2021		1021-3	246722	66.25		66.25	10/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05146022		10/16/2021		1021-3	246722	29.40		29.40	10/19/2021	INV	PD	FOOD - RESSALE
CHECK DATE: 10/22/2021												
05144994		10/15/2021		1021-3	246722	265.00		265.00	10/19/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
05145009		10/15/2021		1021-3	246722	52.85		52.85	10/19/2021	INV	PD	FOOD - RESALE

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/22/2021												
05145013		10/15/2021		1021-3	246722	20.50	20.50	10/19/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
05146577		10/18/2021		1021-3	246722	289.05	289.05	10/19/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
05142272		10/12/2021		1021-3	246722	456.85	456.85	10/12/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
05144995		10/16/2021		1021-3	246722	25.85	25.85	10/19/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
05146004		10/16/2021		1021-3	246722	220.15	220.15	10/19/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
05149641		10/22/2021		1021-4	246811	455.35	455.35	10/22/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05149706		10/22/2021		1021-4	246811	10.25	10.25	10/22/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05148625		10/21/2021		1021-4	246811	420.70	420.70	10/21/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05148626		10/22/2021		1021-4	246811	133.35	133.35	10/22/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05151049		10/25/2021		1021-4	246811	42.40	42.40	10/25/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05150410		10/23/2021		1021-4	246811	355.40	355.40	10/26/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
05150988		10/25/2021		1021-4	246811	297.75	297.75	10/25/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/29/2021												
865 ACUSHNET COMPANY						4,492.40						
912020800												
		10/18/2021		1021-4	246812	205.80	205.80	10/27/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 10/29/2021												
911973797		10/10/2021		1021-4	246812	159.39	159.39	10/27/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 10/29/2021												
911931395		10/04/2021		1021-4	246812	32.08	32.08	10/27/2021	INV	PD		UNIFORM FOR R22 BRAD C
CHECK DATE: 10/29/2021												
912056763		10/25/2021		1021-4	246812	164.39	164.39	10/27/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 10/29/2021												
912067065		10/26/2021		1021-4	246812	63.98	63.98	10/27/2021	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 10/29/2021												
						625.64						
10477 TPI BUILDING CODE CONSULTANTS, INC												
202108												
		10/14/2021		1021-3	246723	23,985.80	23,985.80	10/22/2021	INV	PD		PLAN REVIEWS
CHECK DATE: 10/22/2021												
202109		10/14/2021		1021-3	246723	13,320.60	13,320.60	10/22/2021	INV	PD		PLAN REVIEWS SEPT 2021
CHECK DATE: 10/22/2021												
						37,306.40						
10577 CAMPAGNA-TURANO BAKERY, INC												
676042638												
		10/08/2021		1021-3	246724	35.02	35.02	10/09/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												
676046326		10/09/2021		1021-3	246724	115.30	115.30	10/11/2021	INV	PD		FOOD - RESALE
CHECK DATE: 10/22/2021												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
676023142		10/01/2021		1021-3	246724	85.86		85.86	10/01/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
676053583		10/12/2021		1021-3	246724	147.76		147.76	10/12/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
676061936		10/15/2021		1021-3	246724	135.50		135.50	10/15/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
676065658		10/16/2021		1021-3	246724	107.37		107.37	10/18/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
800467681		10/18/2021		1021-3	246724	59.23		59.23	10/18/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
676073037		10/19/2021		1021-3	246724	147.54		147.54	10/19/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
800467282		10/11/2021		1021-3	246724	92.53		92.53	10/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
T03007443		10/11/2021		1021-3	246724	-3.55		-3.55	10/11/2021	CRM	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
676077500		10/21/2021		1021-4	246813	26.08		26.08	10/22/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
676081434		10/22/2021		1021-4	246813	38.24		38.24	10/22/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
1007 TYLER TECHNOLOGIES, INC.						986.88						
62720		09/21/2021		1021-3	246725	236.60		236.60	10/15/2021	INV	PD	YEAR END TAX FORMS
CHECK DATE: 10/22/2021												
63058		10/01/2021		1021-3	246725	261.42		261.42	10/22/2021	INV	PD	1099 NEC FORMS
CHECK DATE: 10/22/2021												
9216 ULINE, INC						498.02						
139694345		10/07/2021		1021-4	246814	643.14		643.14	10/29/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 10/29/2021												
1278 UNION PACIFIC RAILROAD COMPANY												
315867218		10/01/2021		1021-3	246726	3,055.00		3,055.00	10/22/2021	INV	PD	APPLICATION FOR UPRR C
CHECK DATE: 10/22/2021												
898 UNITED STATES POSTMASTER												
121099		10/21/2021		1021-3	246633	3,983.19		3,983.19	10/21/2021	INV	PD	POSTAGE FOR 2021 FALL/
CHECK DATE: 10/21/2021												
884 U.S. FOODSERVICE, INC.												
1051960		10/08/2021		1021-3	246727	187.80		187.80	10/09/2021	INV	PD	DRY GOODS
CHECK DATE: 10/22/2021												
1051961		10/08/2021		1021-3	246727	2,847.10		2,847.10	10/09/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/22/2021												
1051959		10/08/2021		1021-3	246727	196.71		196.71	10/09/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/22/2021												
1051958		10/08/2021		1021-3	246727	223.14		223.14	10/09/2021	INV	PD	NA BEV.
CHECK DATE: 10/22/2021												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1082917		10/09/2021		1021-3	246727	45.94		45.94	10/11/2021	INV	PD	SUPPLIES
CHECK DATE: 10/22/2021												
1250683		10/14/2021		1021-3	246727	139.96		139.96	10/14/2021	INV	PD	SUPPLIES
CHECK DATE: 10/22/2021												
1269922		10/15/2021		1021-3	246727	2,278.38		2,278.38	10/15/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/22/2021												
1269920		10/15/2021		1021-3	246727	79.41		79.41	10/15/2021	INV	PD	SUPPLIES
CHECK DATE: 10/22/2021												
1304928		10/16/2021		1021-3	246727	22.55		22.55	10/18/2021	INV	PD	SUPPLIES
CHECK DATE: 10/22/2021												
1326147		10/18/2021		1021-3	246727	2,966.07		2,966.07	10/19/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/22/2021												
1103999		10/11/2021		1021-3	246727	4,131.48		4,131.48	10/11/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/22/2021												
1103998		10/11/2021		1021-3	246727	95.95		95.95	10/12/2021	INV	PD	SUPPLIES
CHECK DATE: 10/22/2021												
1474406		10/21/2021		1021-4	246815	232.82		232.82	10/22/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
1503297		10/22/2021		1021-4	246815	3,708.88		3,708.88	10/22/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/29/2021												
1569111		10/25/2021		1021-4	246815	2,555.69		2,555.69	10/25/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/29/2021												
2727734		08/30/2021		1021-4	246815	3,380.55		3,380.55	08/30/2021	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 10/29/2021												
1521425		10/22/2021		1021-4	246815	58.26		58.26	10/22/2021	INV	PD	FOOD - RESALE
CHECK DATE: 10/29/2021												
4492 KURT VAVRA						23,150.69						
10-19-2021		10/19/2021		1021-4	246816	129.07		129.07	10/21/2021	INV	PD	LUNCH FOR DEPT
CHECK DATE: 10/29/2021												
11926 VELAN SOLUTIONS LLC												
360		10/12/2021		1021-4	246817	1,368.00		1,368.00	10/22/2021	INV	PD	POLICE PEER SUPPORT NE
CHECK DATE: 10/29/2021												
915 VERIZON WIRELESS SERVICES LLC												
9889700364		10/01/2021		1021-4	246818	1,102.98		1,102.98	10/29/2021	INV	PD	887125807-00001
CHECK DATE: 10/29/2021												
1220 VERMEER ILLINOIS, INC												
PG9877		10/05/2021		1021-3	246728	721.67		721.67	10/22/2021	INV	PD	PW #247 OPERATING SUPP
CHECK DATE: 10/22/2021												
11077 WINEBOW, INC												
IL0793921		10/15/2021		1021-3	246729	474.00		474.00	11/15/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/22/2021												
3995 WAREHOUSE DIRECT OFFICE PRODUCTS												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5073149-0		10/11/2021		1021-3	246730	46.95		46.95	10/22/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 10/22/2021												
11937 STEVEN WARNER												
121214		10/12/2021		1021-4	246819	56.35		56.35	10/29/2021	INV	PD	IL PUBLIC SERVICE INST
CHECK DATE: 10/29/2021												
948 WEST PUBLISHING CORPORATION												
845091763		10/01/2021		1021-3	246731	455.00		455.00	10/22/2021	INV	PD	ONLINE SOFTWARE SUBSCR
CHECK DATE: 10/22/2021												
7711 WINDY CITY DISTRIBUTION COMPANY												
206102		10/08/2021		1021-3	246732	534.55		534.55	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/22/2021												
209257		10/14/2021		1021-3	246732	748.34		748.34	10/14/2021	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 10/22/2021												
213268		10/21/2021		1021-4	246820	855.96		855.96	10/22/2021	INV	PD	BEVERAG FOR RESALE
CHECK DATE: 10/29/2021												
						2,138.85						
8565 WIDEOPENWEST FINANCE LLC												
014635006 1021		10/03/2021		1021-4	246821	66.75		66.75	10/19/2021	INV	PD	OCTOBER SERVICES
CHECK DATE: 10/29/2021												
018107794 1021		10/09/2021		1021-4	246821	1,271.68		1,271.68	10/29/2021	INV	PD	VILLAGE DARK FIBER
CHECK DATE: 10/29/2021												
						1,338.43						
12785 ZHANG, HUQIU												
431330		10/19/2021		1021-4	246822	92.40		92.40	10/19/2021	INV	PD	UB WATER REFUND - 858
CHECK DATE: 10/29/2021												
975 ZIEBELL WATER SERVICE PRODUCTS INC												
255412-000		09/27/2021		1021-3	246733	159.00		159.00	10/22/2021	INV	PD	B-BOX LIDS
CHECK DATE: 10/22/2021												
						159.00						
525 INVOICES						1,064,042.71						

** END OF REPORT - Generated by Patrick Brankin **



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

Meeting 11/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Ordinance
Prepared By:

AGENDA ITEM (ID # 2021-
1636)

DOC ID: 2021-1636

Ordinance No. 6911-VC, An Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) to Increase the Number of Permitted Class B-1 Liquor Licenses (Village Attorney Mathews)

Statement of the Issue:

The Village of Glen Ellyn received a liquor license application for King Crab, which is located at 462 N. Park Boulevard, Suite 120. King Crab requested a Class B-1 liquor license.

Under the Glen Ellyn Liquor Code, Section 3-19-11 (B), a Class B-1 license shall authorize the retail sale, on the specified premises, of alcoholic liquor in restaurants having the seating capacities stated herein below, only at times when food service is available in the restaurant, and for consumption only on the premises where sold. The restaurant must offer and have available during all times that alcoholic liquor is available a menu which includes food more substantial than bar snacks such as nuts, pretzels, chips or the like. Examples of acceptable food service include but are not limited to hot or cold sandwiches, full salads, hot dogs, hamburgers and pizzas. To qualify for a Class B-1 license, a restaurant must seat not less than 50 nor more than 300 persons at tables at times when food service is available and may not include a holding area accommodating more than one person for every 12 restaurant seats. A Class B-1 license shall not authorize the sale of alcoholic liquor at times when live entertainment is available unless the live entertainment is of a type that is incidental to the restaurant service, as opposed to the sale of alcoholic liquor, and unless the licensee has been issued an entertainment endorsement after furnishing a description of both the type of entertainment to be offered and the location of the entertainment on the licensed premises.

Each request is reviewed independently and processed accordingly. Any additions or reductions in the number of liquor licenses in the Village requires the Village Board to approve an Ordinance.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Approve an Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section

12 (Restriction on Number of Licenses) to Increase the Number of Permitted Class B-1 Liquor Licenses

Attachments:

1. Liquor License Ordinance B-1 Increase



Village of Glen Ellyn

Ordinance No. XXXX - VC

**An Ordinance to Amend the Liquor License Control Code
Chapter 19 of Title 3, Section 12 (Restriction on Number of
Licenses) to Increase the Number of Permitted Class B-1 Liquor
Licenses**

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

This _____ Day of _____, 20__.

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

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

Ordinance No. XXXX - VC

**An Ordinance to Amend the Liquor License Control Code
Chapter 19 of Title 3, Section 12 (Restriction on Number of
Licenses) to Increase the Number of Permitted Class B-1 Liquor
Licenses**

Whereas, the Village of Glen Ellyn is an Illinois home rule municipal corporation; and

Whereas, the Village, pursuant to the Illinois Liquor Control Act, 235 ILCS 5/1-1 et seq., and its home rule powers, has established various classes of liquor licenses for the retail sale of alcoholic liquor in the Village and the number of permitted licenses within each class, as set forth in Chapter 19 of Title 3 (Liquor Control Code) of the Village Code of the Village of Glen Ellyn; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn deem it to be in the best interest of the Village to periodically review and update the liquor control ordinance of the Village as well as to, when appropriate, change the number of permitted liquor licenses in various classifications; and

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village to increase by one the number of permitted Class B-1 liquor licenses for King Crab located at 462 N. Park Boulevard, Suite 120;

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 by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Chapter 19 of Title 3, Section 12 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended so that reference to Class B-1 within this Section shall henceforth read as follows:

Class B-1 No more than 18

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

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

Ayes		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				
Nays		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				
Absent		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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



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

Meeting 11/8/2021 7:00 PM
Department: Information Technology
Department Head: Justin Chiappetta
Category: Purchase
Prepared By: Justin Chiappetta

**AGENDA ITEM (ID
2021-1584)**

DOC ID: 2021-1584

Pursuant to Section 1-10-2(B) of the Village Code, Approve Payment of an Annual Maintenance Fee, a Sole Source Purchase, with Tyler Technologies, Inc. of Plano, Texas, for MUNIS Software Support and Licensing in the Amount of \$95,382.67, to be Expensed to the General and Water & Sewer Funds (IT Director Chiappetta)

Statement of the Issue:

Annually, the Village Board approves payment of the ERP Software Annual Maintenance Fee.

Analysis:

The Village has utilized MUNIS software as the Village's enterprise financial software system since 2003. MUNIS is a software solution that is specialized to the municipal customer by providing modules such as utility billing, permitting, and business licensing which are unique to a municipal client and would not be found in a general "off-the-shelf" system. In addition to these specialized modules, MUNIS also provides the traditional modules such as financials, payroll, accounts payable, etc. We contact MUNIS weekly as minor issues arise with processing, troubleshooting, or custom reporting. MUNIS requires annual maintenance costs for routine service, troubleshooting, and software updates of existing modules.

Tyler Technologies, Inc. is the sole source vendor for MUNIS support and licensing. Our MUNIS system requires an annual licensing and support agreement, which includes an annual fee, with Tyler Technologies, which covers all the modules utilized by village departments including general ledger, utility billing, accounts payable, purchase orders, payroll, human resources management, general billing, permits, and business licenses. Most modules reside on local hardware. The Citizen Self Service (the online bill payment interface) is hosted on MUNIS servers and is accessed through the internet. This cost is budgeted on an annual basis.

From a cost perspective, it is more advantageous to incur the costs to continue with our current software package than to switch to new software. The cost to implement new software would be a significant undertaking, requiring large amounts of staff and financial resources and would exceed any reasonable payback. Staff continues to work on utilizing MUNIS to update and automate our processes to create efficiencies.

Due to MUNIS technical support shortfalls, Staff was able to negotiate a discount of \$4,359.13 on the Tyler System Management Services line item. Tyler Technologies has agreed to let the Village

short pay the invoice by that amount and is reflected in the Action Requested.

Budget Impact:

This will be expensed to the General Fund (Information Technology), account 121400-520975 in the amount of \$82,945.27 and to the Water and Sewer Fund, account 50100- 520975 in the amount of \$6,218.70 and account 50200-520975 in the amount of \$6,218.70.

Action Requested:

Approve payment to Tyler Technologies for MUNIS software support and licensing in the amount of \$95,382.67. This is equal to the total invoice amount minus the discount previously mentioned (\$99,741.80 - \$4,359.13). This will be expensed to the General Fund - Information Technology, account 121400-520975 in the amount of \$82,945.27 and to the Water and Sewer Fund, account 50100- 520975 in the amount of \$6,218.70 and account 50200-520975 in the amount of \$6,218.70.

Attachments:

1. Tyler Technologies Munis Invoice 045-351430
2. Tyler Technologies Munis Invoice 045-354597



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-351430	09/01/2021	1 of 2

Questions:

Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

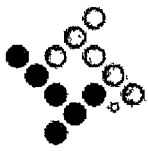


Bill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
4703-MAIN-MAIN	161200		USD	NET30	10/01/2021

Date	Description	Units	Rate	Extended Price
Contract No.: GLEN ELLYN, IL				
	TYLER SYSTEM MANAGEMENT SERVICES SUPPORT	1	17,042.63	17,042.63
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - ACCTG/GL/BUDGET/AP	1	19,179.08	19,179.08
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - ACCOUNTS RECEIVABLE	1	4,037.71	4,037.71
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - BUSINESS LICENSES	1	3,671.29	3,671.29
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - GENERAL BILLING	1	1,835.63	1,835.63
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - HUMAN RESOURCES MANAGEMENT	1	2,825.71	2,825.71
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - CRYSTAL REPORTS	1	4,768.77	4,768.77
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - MUNIS OFFICE	1	3,119.90	3,119.90
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - PAYROLL	1	4,257.92	4,257.92
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - PERMITS & CODE ENFORCEMENT	1	5,383.60	5,383.60
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - PROJECT ACCOUNTING	1	3,671.29	3,671.29
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	Purchase Orders - Subscription Fees	1	4,404.12	4,404.12
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	TYLER FORM PROCESSING SUPPORT	1	4,078.21	4,078.21
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - UTILITY BILLING INTERFACE	1	1,615.44	1,615.44
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	MUNIS GUI SITE LICENSE SUPPORT	1	2,700.00	2,700.00
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - UTILITY BILLING CIS	1	5,321.96	5,321.96
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - ROLE TAILORED DASHBOARD	1	1,952.72	1,952.72
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			
	SUPPORT & UPDATE LICENSING - TYLER CONTENT MANAGER SE	1	4,375.82	4,375.82
	Maintenance: Start: 25/Oct/2021, End: 24/Oct/2022			



tyler
technologies

Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-351430	09/01/2021	2 of 2

Questions:
Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Cust No.-Bill To-Ship To	Ord No	PO Number	Currency	Terms	Due Date
- 4703 - MAIN- MAIN-	--161200		USD	NET30	10/01/2021

Date	Description	Units	Rate	Extended Price
------	-------------	-------	------	----------------

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	94,241.80
Sales Tax	0.00
Invoice Total	94,241.80

**Remittance:**

Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-354597	10/01/2021	1 of 1

Questions:

Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	162427		USD	NET30	10/31/2021

Date	Description	Units	Rate	Extended Price
	MUNIS ONLINE - CITIZEN SELF SERVICE	1	5,500.00	5,500.00
Maintenance: Start: 02/Nov/2021, End: 01/Nov/2022				

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	5,500.00
Sales Tax	0.00
Invoice Total	5,500.00



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

Meeting 11/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Agreement
Prepared By:

**AGENDA ITEM (ID
2021-1635)**

DOC ID: 2021-1635

Approve and Amend the Memorandum of Understanding Between the Village of Glen Ellyn and the Glen Ellyn Park District Related to a Winter Pop-up Plaza and Synthetic Ice Rink (Village Manager Franz)

Statement of the Issue:

Over the last 18 months, the Village found creative ways to support businesses during the pandemic, such as outdoor dining, reducing or waiving fees, promoting and marketing and additional special events. The Winter Pop-Up Plaza on Crescent was another way that the Village tried to support downtown businesses by creating an activity generator in the Central Business District (CBD).

Through a partnership with the Park District, Chamber, and Alliance, the Polar Plaza was generally well received by downtown businesses and the community and therefore staff is preparing to install this again this year in the Crescent Parking lot from Thanksgiving to mid-February. However, the Park District and Village are looking to expand the attractions to including two curling rinks to attract other winter sports enthusiasts to take advantage of the Winter Olympic fever and hopefully generate more interest. In order to proceed, the Village and Park District have updated an Amending MOU to incorporate this latest concept.

Analysis:

Due to the pandemic surge last winter, the ice rink was not installed until late February, which was not ideal. However, the rink was still an attraction that should be utilized even more this year, during the optimum time of year. The Park District has agreed to continue to take the lead on installation, programing, storage, and future use of the ice rinks. In addition, they have agreed to staff the area on Thursday-Sunday nights, focusing on the renting of the Curling Stones. The Chamber and Alliance have agreed to lead the design and holiday decor as well as promoting this to the business community. The Village is coordinating the efforts and funding this venture. In addition to the short-term benefits, further evaluating if this area works as a plaza for the downtown can and will be evaluated. Continuing to support this pop-up plaza allows us to evaluate what works and does not work and incorporate some of these ideas into the final Streetscape Design and/or plan on making permanent improvements to this parking lot in the future.

Budget Impact:

The costs of these new amenities are below, but would be purchased by the Park District and reimbursed by the Village:

Materials & Costs:

- Pro 10meter (each). \$14,000 + ~\$1000 for plywood base
- Warming Shed for employees: \$1400 +\$200 electric heater
- Professional carpentry assistance with Rink Assembly ~\$2,500

This would be paid out of the CY21 budgeted ovid expenses in the General Fund as a business support initiative and is within this approved budget.

Action Requested:

Staff recommends that the Village Board approve the Amended MOU with the Park District

Attachments:

1. GEPD Village Amended MOU-Skating Rink-Final 2021-11-03

Amended Memorandum of Understanding Between the Village of Glen Ellyn and the Glen Ellyn Park District Related to a Winter Pop-up Plaza and Synthetic Ice Rink

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into this 22 day of January, 2021, and update on November, 2021 by and between the **Village of Glen Ellyn** (the "Village") and **Glen Ellyn Park District** (the "District"), for the purpose of creating and managing a Winter Pop-up Plaza and Synthetic Ice Rink.

WHEREAS, the Village is a municipal corporation organized under the laws of the State of Illinois; and

WHEREAS, the District is a body politic duly organized under the Illinois Park District Code 70 ILCS 1205/1-1, et. seq., and operating in DuPage County; and

WHEREAS, the Village and District are committed to collaborating on ways to provide recreational opportunities in the community and have researched ice rinks and developed a site plan to provide these amenities and activity in downtown Glen Ellyn for the benefit of Glen Ellyn residents and businesses;

NOW, THEREFORE, in consideration of the aforementioned objectives, and under the authority conferred by Article 7, § 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS 220/3 *et seq.*, the parties hereby agree to the following terms of understanding:

1. **Parameters:** The Village and District have agreed to provide a recreational ice skating activity in the downtown similar to other ice skating activates provided at other District locations. The Village, as Lessor, is responsible to provide a safe and secure site while the District, as Lessee, is responsible for providing the rink improvements. With the addition of the curling lanes both parties recognize that this site will be minimally staffed at the sole expense of the Park District. Also, there are times when the rink may not be available due to snow or other maintenance issues. The proposed hours to staff/oversee the rink and curling lanes while renting the curling stones, subject to change by mutual consent of the Village Manager and Park District Executive Director, are the following:
 - Thursday (4:00-9:00pm, last rental 8:30pm)
 - Friday (4:00-9:00pm, last rental at 8:30pm)
 - Saturday (noon-9:00pm, last rental at 8:30pm)
 - Sunday (noon-9:00pm, last rental at 8:30pm).

Both parties pledge to work together to construct and manage the site and rink and resolve any disputes in a collaborative way with the following understandings:

- a. The District will provide concept design sketches and material lists to the Village for approval prior to purchasing the synthetic ice rink, curling rinks, employee warming shed, decorative fencing, rubber flooring, and subflooring ("Improvements"). The District shall purchase the Improvements and the Village shall reimburse the District for the expense of the Improvements.

- b. The District, in coordination with the Village, will install the Improvements and coordinate the construction with an outside contractor as necessary. The District will contract for the services of any contractor needed and the Village shall reimburse the District for the reasonable expense of the Contract. The Village will review and, upon approval, issue any necessary permits at no charge to the District.
- c. The Village will, at Village expense, coordinate and perform the installation of barricades, lighting, decorations, site fencing, garbage cans, port-a-potties, music and all other site amenities (“Site Amenities”) as well as parking and traffic control device necessary to support the ice rink.
- d. Unless otherwise agreed by the Parties, the Improvements and Site Amenities will be installed for use by the public from mid-November through mid-February annually of the following year (“Installation Period”). At the conclusion of the Installation Period, the District will, at District expense, remove and store the synthetic ice rink, curling lanes, rubber flooring, fencing and subflooring at the Churchill Woods facility leased by the Village from the Forest Preserve District.
- e. The District will determine any and all formal programing opportunities at the District’s full discretion. Nothing in this MOU requires the District to program the use of the Improvements or provide supervision of the public’s use of the Improvements.
- f. The District will have access and ability to use the synthetic ice rink and curling rinks at other locations and for other opportunities throughout the year with the exception of November through February, at their sole expense, in the exercise of the District’s discretion; however the District will meet and confer with the Village to determine how best to utilize the rink for each Installation Period. The Village may also use these rinks, at their sole expense, during other times of the year in the exercise of the Village’s discretion. The Village and District will mutually agree on the location for each Installation Period.
- g. The responsibilities for maintenance of the Improvements and Site Amenities for the Installation Period only are as follows:
 - o The Village will pay for electricity, garbage removal, bathrooms, and coordinate any and all food and drink service through a partnership with the business community, coordinate music and decorations, and--with the sole exception of the ice rink surface--handle all snow removal service for the entire site.
 - o The District will maintain the ice rinks, fencing, rubber flooring and any necessary subflooring and coordinate the snow removal from the rubber flooring and synthetic ice rink itself to preserve and protect the surface of the ice rink. If snow removal is required, it will be performed within the normal hours of the District maintenance operations and consistent with the District’s overall snow removal procedures.
 - o The District will determine the life cycle of the ice rinks and dispose of the material as appropriate at which time this MOU is terminated.

2. **Location:** The location for a Winter Pop-up Plaza and Synthetic Ice Rink for 2021 and 2022 has been identified as the east end of the Crescent Boulevard parking lot as depicted in Exhibit A for year one of this MOU. Future locations are subject to approval of both Parties.

3. **Funding:** The Village will reimburse the District for costs subject to Section 1 above. All future maintenance costs of the synthetic ice will be the responsibility of the Park District for the life of the rink.

4. **Miscellaneous**

- a. Pursuant to this Memorandum of Understanding, and the District's and Village's power and authority to provide locations for recreational opportunities, this MOU authorizes the District to install the synthetic ice rinks on either Village or District property, said locations subject to the agreement of the parties, and provided that those locations, are in fact being used for recreational purposes, the District may install the synthetic ice rink.
- b. This MOU will continue in effect for the life of the synthetic ice rinks or the completion of the project by mutual consent of the parties and can be terminated by mutual consent of both parties.
- c. Whenever the concurrence or approval of the Village and the District is required, such concurrence or approval shall not be unreasonably withheld, conditioned or delayed by either party, and both parties agree to cooperate with each other to accomplish the terms and conditions of this MOU.
- d. Nothing contained in this MOU shall be construed to constitute the Village or the District as an agent, representative or employee of any of the other parties hereto. Nor shall anything contained in this MOU be construed in any manner to create any relationship between the Village and the District other than what is expressly specified herein, and the parties shall not be considered partners or co-ventures for any purpose on account of this MOU.
- e. Any notice required to be delivered shall be deemed to have been received when the notice has been sent by certified mail, return receipt, overnight carrier, or hand delivered with signed receipt to the following addresses:

To the Village: Mark Franz, Village Manager
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, Illinois 60137

To the District: Dave Harris, Executive Director
 Glen Ellyn Park District
 185 Spring Avenue
 Glen Ellyn, IL 60137

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have executed this Agreement on this date first written above.

VILLAGE OF GLEN ELLYN

By: _____

Title: _____

Date: _____

GLEN ELLYN PARK DISTRICT

By: _____

Title: _____

Date: _____



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

Meeting 11/8/2021 7:00 PM
Department: System Administrator
Department Head:
Category: Resolution
Prepared By:

AGENDA ITEM (ID # 2021-1609)

DOC ID: 2021-1609

Resolution No. 21-13, A Resolution Directing Staff to Work with Commuter Rail Division of the Regional Transportation Authority, (METRA), to Develop an Intergovernmental Agreement Concerning the Train Station (Village Attorney Mathews)

Statement of the Issue:

Staff have communicated and met with representatives of the Federal Highway Administration and Illinois Department of Transportation, as well as conducted ongoing discussions with Metra regarding the train station property.

At the Wednesday meeting, FHWA indicated it would send an email to IDOT to the effect that we can proceed with an Intergovernmental Agreement with Metra, if we choose to, without compromising the federal funding for the project. We await receipt of a copy of that written confirmation before acting.

On Thursday, November 4, 2021, we participated in a virtual meeting via Zoom with the Metropolitan Mayor's Caucus and Metra to discuss the status of the proposed IGA's with multiple municipalities and ask questions. It was clear that every municipality faces different issues in terms of ownership of train station properties and parking lots. Only Glen Ellyn and Elmhurst are in the middle of building new train stations.

Recall that the train station and lot adjacent to Park and Crescent is in a Conservation Recreation District. The District lists permitted uses and agriculture and incidental structures, and open space for public parks and recreation. Minimum yard and lot requirements include a 50 feet front yard and a 60 feet rear yard. The distance between Crescent Blvd. and the railroad tracks is roughly 55-60 feet along the length of the proposed purchase and development property. It is unlikely, if not impossible, that a developer can construct a viable building on the lot.

The risk to not entertaining an opportunity to purchase the train station property through Metra is that the developer/property owner may attempt to delay the Pedestrian Tunnel/Train Station project we have been working toward for years.

Attached is a Resolution for the Village Board to consider, directing staff to work on terms of an acceptable IGA with Metra which protects the Village from the costly demands of Union Pacific or developer. If authorized, we will also obtain an appraisal for the value of the property for the Board

to consider before any purchase is authorized. Given the latest information, staff is recommending that the Village Board pass a resolution that allows more time to negotiate an IGA with Metra and complete a feasibility study and risk assessment as necessary without committing to purchasing property under UP terms.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Approve a Resolution Directing Staff to Work with Commuter Rail Division of the Regional Transportation Authority, (METRA), to Develop an Intergovernmental Agreement Concerning the Train Station

Attachments:

1. Resolution final updated



Village of Glen Ellyn

Resolution No. _____

**A RESOLUTION DIRECTING STAFF TO WORK WITH
COMMUTER RAIL DIVISION OF THE REGIONAL
TRANSPORTATION AUTHORITY, (METRA), TO DEVELOP
AN INTERGOVERNMENTAL AGREEMENT CONCERNING
THE TRAIN STATION**

WHEREAS, following the construction of the Galena and Chicago Union Railroad in 1849, Dr. Lewey Quitterfield Newton donated land to provide to build a depot and water tank if the railroad would require trains to stop there; and

WHEREAS, a train station has been the focal point for downtown development and served the residents of Glen Ellyn ever since; and

WHEREAS, the Village Board has determined that it is in the best interest of the Village to protect the presence of a train station in the Village at or near the current site, and to work on an Intergovernmental Agreement with the Commuter Rail Division of the Regional Transportation Authority, (Metra) to allow the reconstruction of the Train Station and new Pedestrian Underpass; and

WHEREAS, Article VII, § 10, of the Constitution of the State of Illinois, and state statutes encourage and permit intergovernmental cooperation between units of local government.

WHEREAS, the Village is authorized to cooperate with Metra in the exercise of its powers pursuant to 65 ILCS 5/1-1-5 and 65 ILCS 5/11-122.2-1.

WHEREAS, Metra has received an offer from Union Pacific Railroad to purchase train station properties of various municipalities, including the Village of Glen Ellyn, and has requested assistance from the municipalities in purchasing the properties to continue commuter rail service to those municipalities.

WHEREAS, the Village Board deems it appropriate to direct staff to work with representatives of the Commuter Rail Division of The Regional Transportation Authority, (Metra), to agree on language for an Intergovernmental Agreement under which the Village will pay all costs and expenses associated with purchase of the train station property, to be approved by the Village Board.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

Section 1. That Village staff is directed to enter into discussions with representatives of the Commuter Rail Division of the Regional Transportation Authority, (Metra), to agree on language for an Intergovernmental Agreement to be presented for approval to the Village Board.

Passed by the Village Board of the Village of Glen Ellyn, Illinois this 8th day of November, 2021.

Ayes		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				
Nays		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				
Absent		Mark Senak		Anne Gould		Bill Payne
		Kelli Christiansen		Kelley Kalinich		Steve Thompson
		Gary Fasules				

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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



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

Meeting 11/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis, Taylor Gendel

**AGENDA ITEM (ID
2021-1612)**

DOC ID: 2021-1612

Ordinance No. 6912, An Ordinance to Approve a Landmark Designation for the Property Located at 615 Riford Road (Community Development Director Springer)

Statement of the Issue:

See attached memo.

Analysis:

See attached memo.

Budget Impact:

See attached memo.

Action Requested:

See attached memo.

Attachments:

1. VB Memo - Riford 615
2. 1. Draft Ordinance Riford 615
3. 2. Draft Minutes of the October 2021 HPC Meeting - Exhibit A
4. 3. 615 Riford Landmark Application
5. 4. 615 Riford Exterior Photo

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Director of Community Development
Kelly Purvis, Planning Manager
Taylor Gendel, Associate Planner

DATE: November 2, 2021

RE: 615 Riford Rd. – Glen Ellyn Local Landmark Designation to be considered at the November 8, 2021 Village Board meeting



Background:

Carol Zindler, owner of the property located at 615 Riford Road has requested that the Village Board consider the nomination of her home as a Glen Ellyn local landmark. In addition to the home being at least 50 years old, the petitioner has indicated the home meets the following criteria required for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

The property, located on the corner of Riford Rd. and Crescent Blvd., in the R2 Residential District, was built in 1937 in the French eclectic style. The petitioner provides that the home was originally a two-bedroom lake cottage in a classic Tudor style with French inspiration. Additional research found that the property underwent an exterior second story rear addition in 2007. However, these improvements have not affected the property's eligibility for landmark designation.

Historic Preservation Commission Recommendation. On October 21, 2021, the Historic Preservation Commission held a public hearing to consider the request. At the conclusion of the public hearing, by a vote of 4-0, the Commission unanimously approved a motion to recommend that the Village Board approve landmark designation for the home at 615 Riford Road, based on their findings that the house satisfies the abovementioned criteria.

Action Requested:

The Village Board should consider the recommendation of the Glen Ellyn Historic Preservation Commission to designate 615 Riford Rd. as a Glen Ellyn Local Landmark. An Ordinance approving this recommendation is attached for consideration at the November 8, 2021 Village Board meeting.

Attachments:

1. Draft Ordinance to approve
2. Draft Minutes from the October 21, 2021 HPC meeting – Exhibit “A”
3. Nomination Form
4. Exterior photo of property

cc: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Carol Zindler, Property Owner/Petitioner
Penn French, Historic Preservation Commission

X:\Plandev\PLANNING\HPC\4. LANDMARK APPLICATIONS\Riford 615\VB Memo - Riford 615.doc



Village of Glen Ellyn

Ordinance No. ____

An Ordinance Designating the House
at 615 Riford Road as a Local Landmark
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This ____ Day of ____, 2021.

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

PREPARED BY AND MAIL TO:

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

Ordinance No. ____

**An Ordinance Designating the House
at 615 Riford Road as a Local Landmark
Glen Ellyn, IL 60137**

Whereas, Carol Zindler, owner of the property commonly known as 615 Riford Road, Glen Ellyn, Illinois, and legally described as follows:

LOT 3 IN H.B. BARNES SUBDIVISION OF LOTS 8 AND 11 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE FIRST NAMED SUBDISION RECORDED JULY 31, 1927 AS DOCUMENT 242136, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-11-219-008

has submitted a written request for Village of Glen Ellyn Historic Landmark Designation of the house at 615 Riford Road in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation Commission conducted a public hearing on October 21, 2021, during which hearing evidence, testimony, and exhibits were presented in support of the owner's request for Landmark Designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the October 21, 2021 Historic Preservation Commission public hearing, by a vote of four (4) "yes" and zero (0) "no", the Commission recommended that the house at 615 Riford be officially designated as a historic and architectural landmark as set forth in its draft minutes dated October 21, 2021, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the aforementioned public hearing and the recommendation of the Glen Ellyn Historic Preservation Commission and find that the house is at least 50 years old and satisfies two or more of the criteria for designation as a Glen Ellyn landmark as provided for in Section 2-13-3(A) of the

Glen Ellyn Village Code.

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 recommendation of the Glen Ellyn Historic Preservation Commission is hereby accepted, and the findings and conclusions set forth at the October 21, 2021 Historic Preservation Commission public hearing, and in the preambles above are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the house located at 615 Riford Road in Glen Ellyn, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The house is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

1. Its integrity of location, design, materials, and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; and
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of the neighborhood, community or the Village.

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the October 21, 2021 Historic Preservation Commission public hearing, including the documents listed below, as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

A. Historic Landmark Nomination Form & Photos, received and stamped on August 25, 2021

Section Five: By virtue of its satisfying the criteria specified herein, the house at 615 Riford Road is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Village Clerk is authorized and directed to send a certified copy of this Ordinance to the owners within ten (10) days of the passage of this Ordinance.

Section Seven: The Village Clerk is authorized and directed to file a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

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

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

Ayes:

Nays:

Absent:

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

X:\Plandev\PLANNING\HPC\4. LANDMARK APPLICATIONS\Riford 615\Ordinance Riford 615.doc



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
October 21, 2021
7:00PM

Glen Ellyn Civic Center Galligan Board Room

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

Date: October 21, 2021
Called to Order: 7:12 p.m.
Adjourned: 8:11 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Phil Hartweg	Commissioner	Present
Ian Hood	Commissioner	Absent
Barb Lemme	Commissioner	Absent
Lisa Sallwasser	Commissioner	Absent

Also Present:

Kelly Purvis	Village Planning Manager – Staff Liaison	Present
Taylor Gendel	Associate Planner	Present
Karen Hall	Executive Director of the Historical Society	Absent
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present
Jane Blatchford	Student Member	Absent

Public Present:

Brendan Moriarty	369 N. Main Street	
Carol Zindler	615 Riford Road	

A. CALL TO ORDER

The **October 21, 2021** regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at **7:12 PM** at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM September 2, 2021 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 9/26/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Hartweg

E. NEW BUSINESS

1. *369 North Main Street – Application for Exterior Alteration of a Landmarked Property*- Staff Planning Manager Purvis reports the previous owners of 369 N. Main Street submitted a Landmark application in May of 2012 and were granted landmark designation in June of 2012.

The property was landmarked based on the following criteria:

1. the property is an example of Queen Anne bungalow style of architecture and was built in 1921
2. It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable roof with a low-pitched front roof, with a large covered front porch with massive stucco columns
3. The property is an outstanding and unique example of the Bungalow style of architecture
4. Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood.

In July of 2012, the Village Board approved Ordinance No. 6056 landmarking the property. In November the current homeowner, Brendan Moriarty submitted an application for exterior alteration to the landmarked property. The request was to replace one kitchen window, three dining room windows, and two bedroom windows facing Main Street, and one-bedroom window facing Phillips Avenue. The property owner was given approval for the replacement of the window along Phillips Avenue at the December 17, 2020 Historic Preservation Commission meeting, and was asked by Chairman Loftus to return to the Commission for

approval of replacement of the more decorative windows. At this time all windows have been replaced without prior approval by the commission. Staff reminded the homeowner that additional approval needs to be obtained by the commission. The homeowner has indicated that the window frames were rotted and needed to be replaced, and the flower boxes below the upper windows were removed because they were also damaged. The owner is requesting final approval of the window replacement for the windows on the Main Street side of the home from the Commission at this time. Chairman French asks the HPC if they have any questions.

Homeowner Moriarty adds we wanted to make the windows look exactly the same as they were before. We worked with a window manufacture to do that. I apologize for not getting prior approval for the rest of the windows.

Commissioner Darga adds the new windows look great. Darga asks was it difficult to find a window company to make the decorative windows. Moriarty replies no.

Chairman French adds there is so much character with your windows. We appreciate learning from your process.

Commissioner Hartweg motions to approve the request for final approval of the window replacements of landmarked home at 369 Main Street. Commissioner Day seconds the motion.

MOVE TO APPROVE THE REQUEST FOR FINAL APPROVAL OF WINDOW REPLACEMENTS OF LANDMARKED HOME AT 369 MAIN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Day

2. *615 Riford Road - Public Hearing to Consider an Application for Landmarking of Single Family Home.* Commissioner Day motions to open a public hearing of the proposed property at 615 Riford Road for landmarking. Commissioner Darga seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR THE PROPERTY AT 615 RIFORD ROAD FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Day

SECONDER: Commissioner Darga

Planning Manager Purvis and Associate Planner Gendel are sworn in. Associate Planner Gendel presents 615 Riford Road – The nominated home was built in 1937 in the French eclectic style. The petitioner provides that the home was originally a two bedroom lake cottage in a classic Tudor style with French

inspiration. According to the Architectural Resource Survey of this particular property, significant features include a steeply pitched roof with lower front gable bay and front gable entry bay; a round arch entry with stone quoin surround; a front end chimney with stone detailing; historic double hung wood windows and an attached north side garage (see attached photos). Based on the Landmarking Criteria Section 2-13-3(A) of the Village code, the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village. Landmark Planning and Historical Significance Report to the HPC (see attached report).

Homeowner Carol Zindler is sworn in. She states my daughter Maura had the idea to submit the application. We have lived in the home for 5 years. The home has some unique characteristics. It has a fireplace that is lined with metal; the stucco walls have shapes of leaves in them. There are 2 bedrooms on the main level and 2 bedrooms upstairs. The bathroom has the original tile. No one has modified this home.

Commissioner Darga thanks Zindler for the nomination and for preserving the home. He asks will the home need anything in the next few years such as windows. Zindler replies I don't see any changes that need to be made. I'd like to add some exterior lighting. We want this home to be protected and preserved.

Commissioner Hartweg motions to close the public hearing and Commissioner Day seconds the motion.

MOVE TO CLOSE THE PUBLIC HEARING FOR THE PROPERTY AT 615 RIFORD ROAD FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Daly

Commissioner Day motions to recommend to the village board approval of the landmark application of 615 Riford Road based on 5 criteria of Section 2-13-3(A) of the village code. Commissioner Darga seconds the motion.

MOVE TO RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE LAND MARK APPLICATION OF PROPERTY 615 RIFORD ROAD

RESULT: Motion Unanimously Carried

MOVER: Commissioner Daly

SECONDER: Commissioner Darga

AYES: 4

Planning Manager Purvis states the recommendation will go to the village board for review and they will decide whether to grant landmark status. If granted, an ordinance will be sent in the mail regarding landmark status and it will stay with the property.

F. OLD BUSINESS - None

G. HISTORICAL SOCIETY BUSINESS – No report

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports we've had 2 presentations on the U.S. Bank redevelopment site. The village board wants the EC and HPC to give feedback on the proposed redevelopment plans. The village is having a workshop on Monday to start the budget review process to approve the budget for next year.

On November 8 the village board will have a workshop to discuss 2 items that may be of interest to the HPC.

1. Update on the McKee House
2. A Recommendation to have an Architectural Review Board or Commission

J. STAFF REPORT – Planning Manager Purvis introduces new Associate Planner Taylor Gendel and states we are happy to have her with us.

K. ADJOURNMENT & NEXT MEETING DATE – A motion to adjourn the meeting was made by Commissioner Hartweg and Commissioner Darga seconded the motion. The meeting was adjourned at 8:11 p.m.

The next HPC meeting will on November 18, 2021 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

RECEIVED

AUG 25 2021

VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: _____

2. Address of Property: 615 Riford Rd Glen Ellyn IL3. Please indicated the year of construction: 1937

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque **No**

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

☐ Its location as a site of an important archaeological, significant historic, or natural event;

☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☐ It be one of the few remaining examples of a particular architectural style;

☒ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☒ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

The house was originally a 2 bedroom lake cottage in a classic tudor style with french inspiration. Its entrance way & fireplace are beautifully designed. The archways are stunning and the original stucco resembles a leaf pattern. The architectural uniqueness and quality of the home adds value to the neighborhood and is a beautiful example of historic Glen Ellyn architecture.

8. Name, address, telephone number and email of the property owner(s).

Name: Carol Zindler

Address: 615 Riford Rd Glen Ellyn

Phone Number: 630-621-2972

Email: carol.zindler@gmail.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: _____

Address: _____

Phone Number: _____


Signature

8/22/22
Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

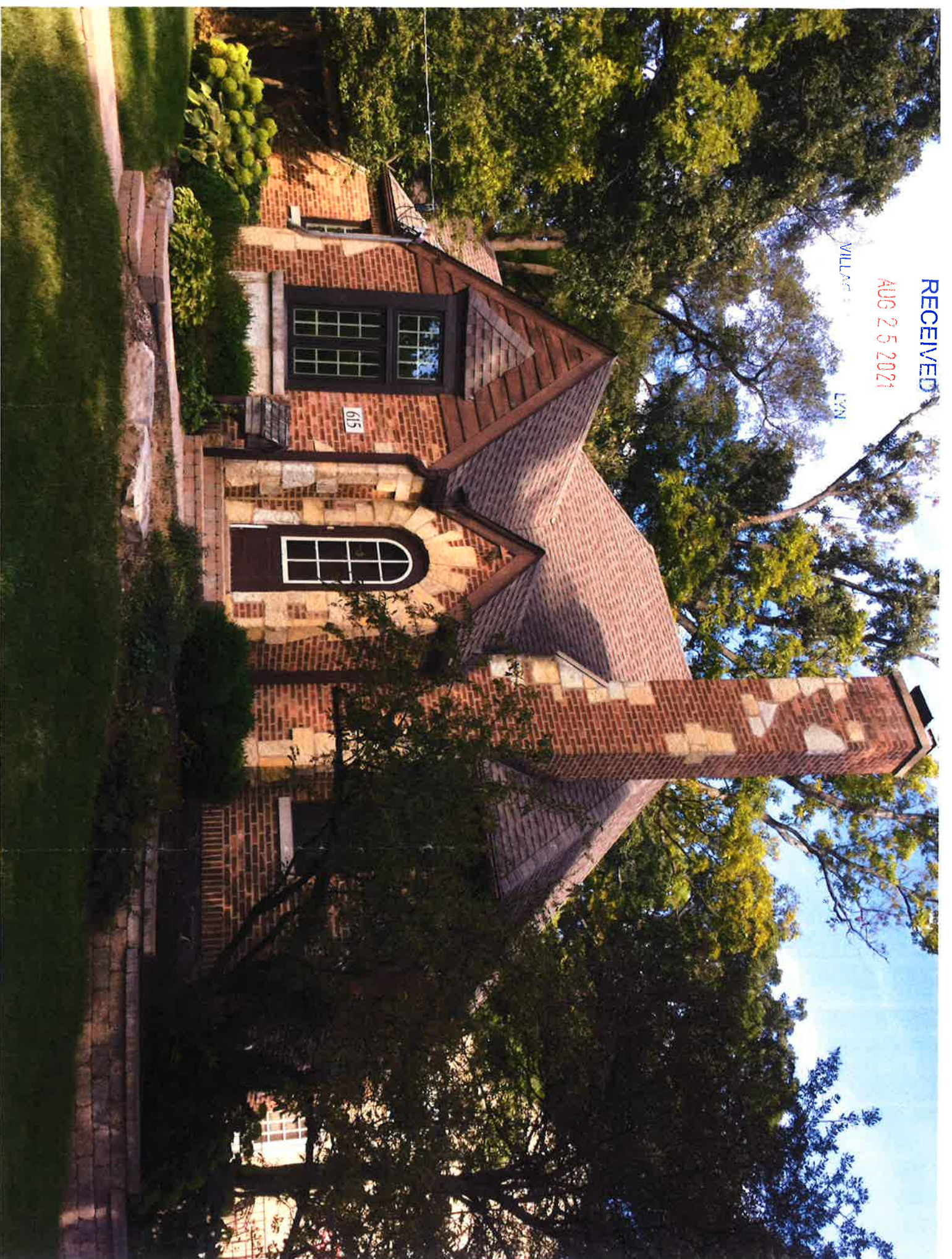
Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

RECEIVED

AUG 25 2021

VILLAGE

LYNN





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

Meeting 11/8/2021 7:00 PM
Department: Village Links
Department Head: Jeff Vesevick
Category: Purchase
Prepared By: Jeff Vesevick

**AGENDA ITEM (ID
2021-1608)**

DOC ID: 2021-1608

Motion to Approve the Conversion of a Previously Approved Four-Year Lease to Obtain 95 Golf Cars From Harris Golf Cars of Sugar Grove, IL to a Cash Purchase, in the Amount of \$213,750, to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)

Statement of the Issue:

Please see attached memo.

Analysis:

Please see attached memo.

Budget Impact:

Please see attached memo.

Action Requested:

Please see attached memo.

Attachments:

1. Golf Car Purchase Motion
2. Harris Golf Cars



Motion to approve the conversion of a previously approved 4-year lease to obtain 95 golf cars from Harris Golf Cars of Sugar Grove, Illinois to an agreement for a cash purchase, for a total price of \$213,750, to be expensed to the Village Links/Reserve 22 Fund.

Background

At the November 9, 2020 regular meeting of the Village Board, a motion to lease 95 golf cars from Harris Golf Cars was approved for delivery in CY21. Subsequently, manufacturer delays caused the delivery to be postponed until 2022. At the time of the approval, the financial position of the Village Links/Reserve 22 was such that spreading out the purchase over 4 years was the most prudent alternative, even though finance charges would be incurred.

Issue

An exceptionally profitable 2021 season has since moved Cash Reserves into a surplus position. Harris Golf Cars has agreed to honor the 2021 pricing, while delivering 2022 model golf cars. The Cash Purchase price in 2022 would be \$213,750 delivered, and would save the Village Links/Reserve 22 \$26,060 in finance charges over the life of the 4-year lease. Village Links/Reserve 22 is in a financial position to make the cash purchase, and avoid unnecessary finance charges.

Action Requested

Village Links/Reserve 22 staff recommends that the Village Board approve the conversion of the 4-year lease to a cash purchase of \$213,750 to be paid upon delivery in 2022. The Recreation Commission voted unanimously in support of the conversion at its October 29, 2021 regular meeting.



Iowa Location:
155 N. Crescent Ridge • Dubuque, IA 52003

Illinois Location:
549 Heartland Drive, Suite A • Sugar Grove, IL 60554

Nebraska Location:
1020 S. Highway 30 • Blair, NE 68008

Wisconsin Location:
14003 Leetsbir Road • Sturtevant, WI 53177

For:
Village Links of Glen Ellyn
Glen Ellyn, IL

10/4/21

QTY	MODEL	YEAR	4 YR Term	Per Car/Year	4 Year Fleet Cost
95	Drive ² QT EFI	2022	Conditional Sale	\$631.08	\$239,810.40
				2022-2025 -4 year term.	
			6 Skip Plan	\$9,992.10 -Monthly – (May – Oct)	
Accessories Included ClimaGuard Top Windshield/Hinged Fleet Numbers USB Power Ports Information Holder Insulated Cooler S & S Bottles (2) Club/Bag Cover-Beige Custom Club Logo Coil/Shock Suspension Sweater Basket Yamaha EFI Injection Wheel Covers			Color Choice	First payment due May, 2022.	
			CARBON METALLIC		
Trade Information		Mfg	Yr/Model	Quantity/Trade Value	Total Trade Value
EFI-QT Fleet Cars		Yam	2017 - YDRAQ	95 / \$3400	(\$323,000.00)

10/4/21 – Village Links Municipal Proposal

Prices quoted are those in effect at the time the quote is made and are guaranteed subject to acceptance within **30** days. All lease cars and trades must be in running condition and free of encumbrance. A fleet inspection will be done prior to pick up. All cars must have a sun top and electric cars have working charger.

Special Considerations:

Harris Golf Cars provides factory certified service technicians to manage repairs and insure warranty.
 Factory Warranty with Inspection Service included per attached.
 Delivery--Set-Up – Delivery Scheduled Spring, 2022.
 Village Links will own fleet at lease term
 Acceptance of this proposal will include three (3) Re-Conditioned ADV 2 Utility cars(returned to Harris at term)
 Harris Golf Cars will transfer current Yamatrack GPS system to new fleet
 Warranty on transferred YamaTrack System is valid until 2/1/22,

Village Links Golf Club

Accepted By:

Title: G.M.

Date: 10-1-21

Harris Golf Cars

Accepted By: _____

Title: _____

Date: _____

www.harrisgolfcars.com



For:

**VILLAGE LINKS OF GLEN ELLYN
GLEN ELLYN, IL.**



Iowa Location:
155 N. Crescent Ridge • Dubuque, IA 52003
Illinois Location:
549 Heartland Drive • Suite A • Sugar Grove, IL 60554
Nebraska Location:
1020 S. Highway 30 • Blair, NE 68008
Wisconsin Location:
14003 Leetsair Road • Sturtevant, WI 53177

QTY	MODEL	YEAR	TERMS	PER CAR	FLEET COST
95	Drive ² QT Gas	2022	Net of Invoice	\$5,750.00	\$546,250.00
				Trade-In Value	<\$332,500.00>
				Delivered Cost	\$213,750.00
Accessories Included		Color		Optional Accessories	
Clima-Gard Top		Carbon Metallic		N/A	
Windshield/Hinged					
Fleet # -Info Holder					
Wheel Covers					
Insulated Cooler					
S&S Bottles (2)					
Club/Bag Cover-Beige					
USB Power Ports					
Custom Club Logo					
Trade Information		Mfg	Yr/Model	Quantity/Trade Value	Total Trade Value
EFI-QT Fleet Cars		Yamaha	2017-YDRAQ	95/\$3500.00	<\$332,500.00>
				Applied to	reduce fleet cost

Special Considerations: Village Links Municipal Purchase. (Proposal Valid until 11/30/21).

- Harris Golf Cars provides factory certified service technicians to manage repairs and service.
- Monthly price includes "Warranty Inspection" Service per attached agreement.
- Delivery & Set-Up included in proposal. (No Tax Included)
- Village Links GC will own this fleet as a Purchase.
- **Acceptance of this proposal includes three (3) Re-Conditioned ADV2 Utility Cars (To Be Returned after 4 Years).**

Prices quoted are those in effect at the time the quote is made and are guaranteed subject to acceptance within 30 days. All lease cars and trades must be in running condition and free of encumbrance. A fleet inspection will be done prior to pick up. All cars must have a sun top and electric cars have working charger.

Village Links Golf Club

Harris Golf Cars

Accepted By: _____

Accepted By: _____

Title: _____

Title: _____

Date: _____

Date: _____

www.harrisgolfcars.com



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

Meeting 11/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

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

DOC ID: 2021-901

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

Statement of the Issue:

Please see attachments.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. VB Memo
2. Ordinance PUD Amendment
3. Draft Minutes from the October 7, 2021 Plan Commission Meeting - Exhibit A
4. Ordinance No. 6672 - Approving the Preliminary PUD, Deviations & Exterior Appearance
5. Ordinance No. 6690 - Approving the Final PUD
6. Plan Commission Meeting Minutes - January 28, 2021
7. Village Board Meeting Minutes - February 22, 2021
8. Village Board Meeting Minutes - March 8, 2021
9. Application for Preliminary & Final PUD Plan Approval
10. Supplemental Application Information
11. Petitioner's Narrative Statement dated 7-7-21
12. Building Elevations dated 12-21-20, Exhibit B
13. Roof Plan dated 12-21-20, Exhibit C
14. Site Context Aerial dated 12-21-20
15. Main Street Elevation Study dated 12-21-20
16. Street View Exhibit dated 12-11-20

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: November 2, 2021

FOR: November 8, 2021 Village Board Meeting

SUBJECT: Apex 400 Planned Unit Development Amendment

Request: Larry Debb of Apex 400, LLC, part owner of the properties located at 400, 418-424 N. Main Street, is requesting approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by Ordinances No. 6672 and No. 6690 (ordinances attached). The requests are being made to accommodate the installation of mechanical equipment on the rooftop of the development.

The petitioners are specifically requesting approval of the following:

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

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

Request History: The Plan Commission originally reviewed the requested PUD Amendment at their January 28, 2021 meeting. By a vote of 9 “yes” and 0 “no” the Commission recommended that the Village Board approve the request. The PUD Amendment was presented to the Village Board on February 22, 2021 and March 22, 2021. At each of the meetings, the Village Board deferred the vote on the request so that more information could be provided. Since several months have passed since the request was last presented to the Village Board, the application has expired and therefore the petitioner has reapplied for the PUD Amendment. Minutes from each of the abovementioned meetings are attached for the Village Board’s information. The plans have not changed from the

previous submittal reviewed by the Village Board in February and March. The petitioner on the applications has been revised, and the request is now coming directly from the property owner, rather than an interested tenant.

Project Summary: As previously noted, the petitioner is requesting the amendment to the Planned Unit Development Plans to allow the installation of 3 HVAC units and 2 black iron exhausts on the roof of the Apex 400 building which is currently under construction. The total height deviation needed to accommodate the petitioner's request is 64 feet from the average existing grade (3 feet more than was approved as part of the Preliminary and Final PUD Plans). The tallest piece of equipment would extend approximately 6 feet 6 inches from the top of the roof, and approximately 3 feet 6 inches above the top of the parapet (see attached building elevations).

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

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

Plan Commission Recommendation: On October 7, 2021, the Plan Commission considered the petitioner's request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans to allow the rooftop mechanical equipment to be installed on the building which is currently under construction. By a roll call vote of 3 "yes" and 2 "no", the Plan Commission recommended approval of the request subject to the following conditions:

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

Village Board Action: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of an amendment to the Preliminary and Final Planned Unit Development Plans previously granted for the mixed-use development by adoption of Ordinance

No. 6672 and Ordinance No. 6690. Staff has prepared a draft Ordinance approving this request for consideration at the November 8, 2021 Village Board meeting in accordance with the Plan Commission's recommendation.

Attachments:

- Draft Ordinance to Approve the Planned Unit Development Amendment
- Plan Commission draft meeting minutes from October 7, 2021 – Exhibit “A”
- Ordinance No. 6672 – Approving the Preliminary PUD Plans
- Ordinance No. 6690 – Approving the Final PUD Plans
- Plan Commission meeting minutes – January 28, 2021
- Village Board meeting minutes – February 22, 2021
- Village Board meeting minutes – March 8, 2021
- Application for Preliminary and Final Planned Unit Development Plan Approval (Amendment)
- Supplemental Application Information
- Petitioner's Narrative Statement dated 7-7-21
- Building Elevations dated 12-21-20
- Roof Plan dated 12-21-20
- Site Context Aerial dated 12-21-20
- Main Street Elevation Study dated 12-21-20
- Street View Exhibit dated 12-11-20

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 400, Apex 400 PUD
Amd\VB\VB Memo 11082021 PUD Amendment.doc



Village of Glen Ellyn

Ordinance No. _____

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

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

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

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

Ordinance No. ____

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

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

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

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

Whereas, Larry Debb of Apex 400, LLC, part owner of the properties located at 400, 418-424 N. Main Street, has petitioned the Village Board of Trustees for approval of an amendment to the Preliminary and Final Planned Unit Development Plans granted by Ordinance No. 6672 and Ordinance No. 6690 to allow mechanical equipment to be installed on the rooftop of the structure; and

Whereas, the petitioner is specifically requesting an amendment to a deviation from Section 10-4-17-1(E) to allow rooftop mechanical equipment and any necessary screening, to be installed on the building up to a height of 64 feet from the average existing grade, exceeding the

permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690;
and

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

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

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

400 N. MAIN STREET

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

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

418 - 424 N. MAIN STREET

PARCEL 1

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

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

PARCEL 2

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

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

PARCEL 3

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

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

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 7, 2021 at which hearing the petitioners presented evidence and testimony in support of the requests, and at which hearing, four (4) people spoke against the requests, and three (3) letters in opposition to the requests and one (1) letter in favor of the requests were read into the record; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a roll call vote of three (3) "yes" and two (2) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the October 7, 2021 draft minutes of the Plan Commission, a copy of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact in regarding to the requests;

1. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical

equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board hereby finds:

- a. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the rooftop mechanical equipment and fan assembly for the black iron duct will be installed in the middle of the roof and will not be seen from any building or ground locations near the building. It will be properly screened per industry standards and Village building codes. The equipment will allow a restaurant use in the mixed-use development, which is an appropriate and encouraged use for the district.
- b. The project will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the mechanical equipment and black iron duct fan assemblies will not change any of the essential character of the area around the property. The equipment will be in the middle of the roof and will have screening provided.
- c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the HVAC equipment and black iron duct fan assemblies will be placed in the middle of the roof and they will be screened. They will not be visible and therefore do not impact the existing or future neighborhood uses.
- d. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the HVAC equipment and black iron duct fan assemblies will not affect or have any impact on any of these public services or facilities.
- e. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed HVAC and black iron duct fan assemblies will not create any public expense and will be providing temperature control and proper ventilation for cooking equipment for a proposed restaurant tenant, which will contribute to the economic welfare of the Village.
- f. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed HVAC equipment and black iron duct assemblies will not impact traffic, will not produce excessive noise, fumes or odors, and will be screened from view.
- g. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public

streets or roads because the proposed HVAC equipment and black iron duct assemblies will not impact vehicular approaches or traffic on the surrounding streets. The equipment would be located in the middle of the roof.

- h. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed HVAC equipment and black iron duct assemblies will be placed on the building's roof on an existing impervious surface. The drainage design for the project will not be impacted by the proposed equipment.
 - i. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed HVAC and black iron duct assemblies will not be visible and will be appropriately screened.
- 2. In regard to the request for an amendment to the Preliminary and Final Planned Unit Development Plans to allow a building height deviation of 64 feet to allow mechanical equipment to be installed on the rooftop and in accordance with the criteria set forth in Section 10-7-7 of the Glen Ellyn Zoning Code, the Village Board hereby finds:
 - a. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the community as a whole because they will not alter the intensity of use of the building and these are common equipment included on surrounding buildings adjacent to the site. The equipment will not have any impact on traffic and will not produce excessive noise or odors. The equipment will allow a restaurant tenant to occupy the space. Restaurant uses are encouraged in the C5A zoning district.
 - b. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the neighborhood because, while they do add to the overall building height, their placement will be in the center of the building. They will not be visible from the street level and will be screened from view as required by the Village. The proposed rooftop equipment has no impact on the front, side and rear yard definitions and they will have no impact on the uses at the development's periphery.
 - c. That the proposed HVAC equipment and black iron duct assemblies will not impact the bulk of the development, due to their placement in the center of the building and on the roof top (the units will not be visible). The proposed equipment will not have an impact on the gross areas of the development, or the area ratios or the designation of land surfaces to which they apply. The equipment will not impact the building's spacing, common open areas and/or recreational facilities, width of streets in the development, building setbacks, or parking and loading facilities. None of these things will be altered due to the proposed equipment.
 - d. That the proposed HVAC equipment and black iron duct assemblies will not negatively affect the development procedure because construction of the building will continue to take place and the mechanical equipment proposed will be installed on the rooftop once the majority of the building has been constructed. The

proposed equipment is typical equipment installed on surrounding buildings in the area and should not have any impact on the construction schedule for a project of this size. Installation of the proposed equipment should not have any impact or effect on improvements being made by the Village including streets, lighting or parking.

Whereas, the President and Board of Trustees have determined that granting the requested amendment to the Preliminary and Final Planned Unit Development Plans is consistent with the goals of the Glen Ellyn Zoning Code and in the best interests of the Village of Glen Ellyn.

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

Section One: The Plan Commission draft meeting minutes, dated October 7, 2021, Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the petitioner's request for an amendment to the Preliminary and Final Planned Unit Development Plans as set forth in Section Three and Section Four below.

Section Three: Ordinance No. 6672 and Ordinance No. 6690 are hereby amended to grant approval of the requested height deviation of 64 feet from the average existing grade. A comprehensive and amended list of the deviations granted by Ordinance No. 6672 and Ordinance No. 6690 is blacklined below:

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

Section Four: Section Three, Subsection A.1. of Ordinance No. 6672 which lists the plans and materials with which the Apex 400 mixed-use development shall be constructed and maintained in accordance, is hereby amended to add a new subsection bb. which shall read as follows:

- bb. The following plans from the petitioner's application packet: Where there may be conflicts or discrepancies between the plans and materials listed below and those identified in subsection a.-aa. above, the plans and materials listed below shall supersede and take precedent over any such plans or materials identified elsewhere in this Ordinance.
- Application for Approval of Preliminary and Final Planned Unit Development Plans, dated 7/7/21
 - Petitioner's Narrative Statement, dated 7/7/21
 - Building Elevations (A2-02 through A2-03) prepared by FitzGerald Associates, last revised 12/21/20, attached hereto as Exhibit "B"
 - Roof Plan (A1-06) prepared by FitzGerald Associates, last revised on 12/21/20, attached hereto as Exhibit "C"
 - Site Context Aerial (PDR 15) prepared by FitzGerald Associates, last revised on 12/21/20
 - Street Elevation Study (PDR 17) prepared by FitzGerald Associates, last revised on 12/21/20
 - Street View Exhibit (PDR 22) prepared by FitzGerald Associates, dated 12/11/20

and these plans and documents shall be filed with and made part of the permanent records

of the Glen Ellyn Community Development Department.

Section Five: This grant of approval of an amendment to the Preliminary and Final Planned Unit Development Plans shall be subject to the following additional conditions of approval:

1. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.
2. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

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

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

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

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

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

Ayes:

Nays:

Absent:

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 400, Apex 400 PUD Amd\VB\Ordinance PUD Amendment.doc

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
October 7, 2021

Call to Order and Roll Call

The meeting was called to order at 7:04 p.m. by Chairperson Tim Loftus, who, in light of the COVID-19 pandemic requirements, asked all participants to wear masks for the duration of the meeting. He explained the Plan Commission's advisory role to the Village Board relative to Code relief, and went over the hearing format, including public input procedure. He introduced Village Board Trustee Liaison Steve Thompson, Community Development Director Staci Springer, and Recording Secretary Barbara Dutton-Thomas.

Roll was called. Present: Chairperson Loftus and Plan Commissioners Lloyd Berry, Angela Fanella, Peter Cooper and Jamie Vondruska. Absent: Commissioners Laura Brown, Matt Halkyard and Mohammed Saeed.

Public Comment Non-Agenda Items

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

Public Hearing 400 N. Main Street – Apex 400 PUD Amendment Request

A motion to open the Public Hearing made by Commissioner Vondruska and seconded by Commissioner Fanella was passed by voice vote.

Staff Introduction

Sworn in, Community Development Director Staci Springer introduced the Public Hearing's topic, and reviewed the activity to give notice of the meeting. The Petitioner, she explained, is seeking an amendment to their special use for a previously granted Planned Unit Development (PUD): an additional height deviation to allow rooftop mechanical equipment and any screening that might be needed, to be installed on the building, at a height up to 64 feet, when the maximum building height approved was 61 feet. She displayed an aerial image of the property and reviewed public appearance activity in the project's process. The preliminary PUD was approved January 28, 2019 and the final PUD plans were approved in April 2019, she related, adding that this amendment came before the Plan Commission in January 28, 2021. At that time, she continued, the Petitioner was the restaurateur who was going to locate in the space, but couldn't without the black iron ductwork located on the roof. While the Commission recommended approval of the request, she explained, the Village Board tabled the request twice for further discussion, and the now Village President asked for a copy of the restaurant lease, which failed to be provided. The tenant subsequently decided not to move into the space, Springer continued, explaining that the property owner then came forward as the Petitioner, as he would need the approval in order to put restaurants in the space. Since so much time has passed since the March 22nd agenda item before the Village Board, the application expired and the Petitioner had to reapply. The building's commercial area, she stated, comprises approximately 8,900SF of space and has drawn attention from parties that are interested in potentially opening a restaurant in the building. The project

is under construction, she stated, with completion expected in spring 2022. Director Springer introduced Petitioner Lawrence Debb and his partner Mr. Kosich, who are owners of the subject property, for which an extension to the height deviation is sought to place three HVAC units and two black iron exhaust fans can be installed on the roof. Director Springer showed illustrations of intended placement, which, she said, are all located towards the center of the building. She stated that she doesn't anticipate the items being visible from the right-of-way, and displayed imagery delineating sight lines. She outlined suggested conditions for approval of the PUD request, including requiring screening if the equipment is visible.

Commissioner Questions

Chairperson Loftus asked Director Springer to list the purposes of the various floors in the complex. She replied that the first is the public parking garage and the commercial square footage; the second is the resident parking area and dwelling units; the third and fourth and fifth are apartments (with the amenity deck on the third floor). The Chairperson then asked if additional units beyond those under discussion are anticipated; Director Springer stated that there none planned beyond these. Mr. Loftus asked if the rooftop location specified for the black iron exhaust is dictated by Glen Ellyn code since the ICC allows through-wall exhaust. Ms. Springer thought perhaps there was a local amendment to this effect, but the interpretation is it has to be on the roof. Chairperson Loftus observed that some units were 4 ft. 10" above the parapet line, and wondered at one point is considered visible from street level. Director Springer said the height still doesn't exceed 64 feet, and that the trigger for requiring screening would be visibility from the adjoining streets: Glenwood, Hillside, Duane or Main. Referencing PUD application language indicating rooftop equipment "would not be seen from any ground location near or far from the building," Mr. Loftus, listed intersections in the Village from which the rooftop can be seen, and asked for clarification on the point. Reiterating that Code specifies "the adjoining streets," Ms. Springer said that even if the units could be seen from Anthony they would be small and trees are in the way. Citing what he termed "contradicting" language about screening (i.e., "if the screening will be provided" vs. "will be provided"), Chairperson Loftus asked who makes the decision about screening, to which Director Springer replied that Staff would if the equipment is visible, and would specify a neutral color.

Commissioner Cooper asked the height of the black iron vent and the HVAC units, and wondered how Staff verifies if the site-line rendition is accurate. Director Springer said the height of the black iron ducts is about 2 feet, and that Staff doesn't verify drawing accuracy, hence the "just in case" condition, (which Commissioner Cooper reckoned is a "bandage" approach). Director Springer stated Staff relies on architect-certified plans submitted as part of the standard process. Commissioner Vondruska asked where the air-condition units are going in the existing plans, to which Director Springer replied they are specified as being on the third floor.

Petitioner's Presentation

Sworn in, Laurence Debb, 1111 Touhy, Des Plaines, Ill., asserted that, while Glen Ellyn is an attractive place for dining establishments, restaurant owners are reluctant to commit to space in the Apex building without an approved variance. Each restaurant would have one black iron duct, he stated, explaining that even though Code allowed outside placement, the developer opted for a more expensive, through-

building approach to prevent restaurant odors from disturbing tenants. The height extension request, he attributed to belatedly learning that the Village includes parapets in calculating height.

Chairperson Loftus asked if the Petitioner had prospects for the space, and Commissioner Fanella asked if the Commission had requested larger retail/restaurant space in the project's pre-app; Mr. Debb replied affirmatively to both questions. Chairperson Loftus pressed for details on the height the black iron duct. Mr. Debb explained that the fan sits on top of the duct, adding height, and stated that requirements for greater air velocity call for bigger fans. Chairperson Loftus asked what the A/C units on the lower-level roofline are to serve and if some of those desired for the rooftop could be put here. Mr. Debb said the units on the pool deck serve yoga, party and exercise rooms and offices, and that placement of the restaurant units would be physically challenging given the need for ductwork to conduct fresh air. Chairperson Loftus asked if particular elements shown in the plans are for one restaurant. Mr. Debb said, "No," and that two restaurants are envisioned: one on the south and one on the north, both with outside dining. To a query from the Chairperson regarding an earlier location of units on a lower floor, the Petitioner stated that the units were originally specified for the roof, but due to height restrictions discovered were put on the pool deck. Not knowing what type of commercial tenant might come in (but perceiving that the Village wanted restaurants), the Petitioner said the units were moved to the pool deck "to keep things going," and that if it turned out a restaurant was expected, the Petitioner would go back in front of the Commission. Chairperson Loftus asked if all of the units would be installed whether or not the Petitioner had a restaurant client for the spaces. Mr. Debb responded that the black-iron ducts were already installed, but fans of the type being discussed would not be added, though said two restaurants are ready to sign a contract. Commissioner Cooper asked if the Commission could agree to allow the black-iron ductwork on the roof but not the HVAC. Mr. Debb stated that he needed both to accommodate restaurants. Commissioner Fanella asked if the HVAC on the roof wouldn't benefit the community from a sound perspective, and make for better ventilation. Mr. Debb said that the rooftop is the proper location, and that it wouldn't be desirable to have exhaust from the black iron duct emitted out to the street.

Public Comment

Director Springer read into the record the following letters:

Zak Wilson, 716 Crescent Blvd., Glen Ellyn: *"The developer has been granted too many variances as it is.*

When do we say enough is enough?

The development was already given a height when the building was first proposed.

What are we saying to the next developer when they come before the Village for a height variance.

"Don't worry about it, we gave it to Apex, so all is good". We are setting a bad precedence for the Village's future . Please do not approve this variance."

Priscilla Anderson, 616 Davis Terrace, Glen Ellyn: *"Hello Plan Commission,*

Thank you for the time you generously give in service of GE!

Unfortunately I'll be out of town for this meeting. But I needed to express my concern about the Apex development needing MORE height on top of their already crazy huge building!

What concerns me greatly, and it must be considered carefully by the Plan Commission and the Village Board, is the precedent that we have set with the variances we've allowed for this building. And that they need another variance, however minor it may seem, is just salt on a gaping wound.

In order to dissuade developers from thinking of us as a Village that caves in to their demands, we should be known as a Village that is not UNfriendly to development, but one that holds firm to its vision and its unique aesthetic. Please seriously consider imposing a SIGNIFICANT fine on the Apex developers, if you decide you must allow this additional variance. A BIG fine would speak to our future resolve to stick to the Village's agreed upon limits of building height and volume.

I appreciate you reading this comment aloud.

Thank you."

Tracy Heming-Littwin, 350 Oak St., Glen Ellyn: *"I am in support of the Apex 400 PUD Amendment Request. I do not believe that where the rooftop equipment will be located will be able to be seen from the ground or surrounding properties. Therefore, it will not be an eyesore. I also believe by moving this equipment and installing the standpipe for a restaurant or restaurants now will give flexibility to the retail space on the first floor. Since the building is not going to go away anytime soon it's important that as much flexibility be given to ensure that the first floor provide flexibility to different types of businesses long term. Limiting what could be on the first floor to not include a restaurant could result in empty spaces. The retail market is in constant flux and the first floor of this building will bring much appreciated additional tax revenue to the village which would be welcomed by village residents. Finding new tax sources outside of property taxes has and continues to be one of the biggest complaints from village residents."*

Kathy Cornell, 678 Forest Avenue: *"I understand that the Apex 400 developer has asked for another variance, this time to permit a large air conditioning unit (one or more?) on the roof atop the already too-tall structure. This appears to be a bait and switch situation, again. This proposal should have been included in the original plans submitted to the commissions and the trustees. Already, the building imposes itself in and around the downtown - it is visible from every angle, and as has been stated many times, it is way too large and disproportionate to the rest of the downtown buildings. If allowed, the proposed unit(s) will be visible from all angles - with the possible exception of standing on the sidewalk next to the building and looking up. I urge the Plan Commission to insist on a solution that is in keeping with the best interests of our community - not just to benefit the developer, investors and small number of people who will reside at Apex 400. Thank you."*

Sworn in, Pam Albrecht, 587 Hillside, Glen Ellyn, lauded the Commission members for their service. Calling Apex 400 a "monstrously inappropriate building," she said the project's tentacles now seem to reach three blocks east from Hillside, past Park, as an enlarged gas main is being installed down the street, and 20 parkways and front yards have been dug up to accommodate this building. Citing 15 variances allowed (despite opposition), TIF money thrown at the development, what she called "the parking lot giveaway," and the Petitioner's rendition of locating the subject equipment, Ms. Albrecht expressed the hope that the Commission will "stand firm and stop this constant abuse." She advocated putting the equipment on the lower floor.

Sworn in, Christine Wilson, 537 Philips Ave., Glen Ellyn, declared that the Apex building has “devastated the character of Glen Ellyn,” and said that more variances were granted to the project than ever should have. She demanded no more be given, and said that such relief sets a precedent. She said she suspects that the current request was known in the beginning of the project that the height variance wouldn’t get passed, so determined to wait and bring it up later. Ordinances, rules and regulations should be adhered to, she said, urging the Commission not to grant this latest variance.

Sworn in, Eleanor Saliamonas, 626 Newton Ave., stated that the Petitioner refused to compromise in 2019 on a size and style of the Apex 400 building to conform to the historic village. She referenced a newspaper report about a catastrophic building project that listed “developer tactics” use to get their way. She asked the Commission to say “No” to the rooftop air-conditioner, which she said would add insult to injury.

Sworn in, Julie Spiller, 473 N. Main St., asserted that Mr. Debb told an untruth, and went on to cite testimony he gave at a previous Village meetings. She contended that the Petitioner knew the height for the HVAC was problematic before the permit went through, and suggested that he is now seeking to get the equipment placed where he originally wanted it. She complained about a pattern of multiple variances in the project, and expressed dissatisfaction with the type of brick being applied.

Motion to Close the Public Hearing

Commissioner Vondruska, seconded by Commissioner Fanella, moved to close the Public Hearing. The motion passed by voice vote.

Commissioner Discussion

Saying he tries to be fair and balanced in making decisions, Commissioner Vondruska pointed to evolving trends in building height as problematic. While saying he’s not sure how the situation at hand came to be, he asked whether economic viability should be limited over an additional three feet. He said he could support the variation with the caveat that Staff ensures that the first three performance clauses in the approval are met, and expects that the Board would determine the appropriate wording regarding the course to address screening. Commissioner Berry stated that he agrees with Commissioner Vondruska, noting that the building is largely built. Mr. Berry said that in his work he sees large buildings with lots of restaurants on the first floor, and said the black iron needs to exhaust to the roof. While he said he is not a fan of screening, he said he trusts Staff would determine if screening is appropriate. He voiced support for the variance.

Commissioner Cooper said he has concerns over exceeding the 61-ft. height cap, and again brought up the veracity of the sight-line rendering. He related that he’d spent “quite a few minutes” at the corner of Hillside and Glenwood and had difficulty not imagining one could not see the HVAC units 3-4 feet above the parapet. He said he perceives the black duct work to be a separate issue from the HVAC, seeing the latter as a cost and convenience consideration for the developer. He posited that the screening alternative anticipates that the placement won’t work, so effectively says, “Here will be the patch.” Calling the screening “an inadequate solution,” the Commissioner expressed the view that the equipment has to be removed if it can be seen from the ROWs adjoining the building.

Suggesting the issue be thought about in a different way, Commissioner Fanella said that the Village's tightly written Code forces developers to seek variances, giving the jurisdiction more control over what goes into the community. She advised removing consideration from emotion surrounding the development, and to seek the best possible situation for a building that is already constructed, particularly in light of the current economic reality. She stated that she doesn't think it's in the Village's best interest to "tie the hands" of the developer in attracting tenants. She will vote to grant the PUD amendment, confident that Staff will ensure screening is installed if it is necessary.

Chairperson Loftus countered by saying that the Code defines what is expected, rather than merely being a guideline. When taxpayer money is used to help fund development, he said, citizens should have input into what is built, and builders should follow the Code. He said he agrees with Commissioner Cooper on the point concerning the expectation of screening. While he can't see the Apex rooftop from Busy Bee Barbershop, he said, he would be able to see it from the Firehouse. Director Springer said only adjoining streets are of concern, which Commissioner Fanella said Code spells out. Mr. Loftus said he agrees with Commissioner Cooper that the roof exhaust would be acceptable but he would not support the HVAC units on the roof. Commissioner Vondruska ventured that placing these on the second and third floors would be disruptive to neighbors/residents. Chairperson Loftus commented that there will be two units up there already. Commissioner Cooper said there would be concerns from the top floor over noise from rooftop units, and suggested obtaining information about decibel levels in making a determination. Chairperson Loftus declared that he would vote "no" on the motion "as is."

Commissioner Cooper said he'd approve exhaust but not HVAC on the roof. Commissioner Vondruska said he'd support the motion to approve as written, and leave it to the Board to add conditions.

Commissioner Berry moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Lawrence Debb, of Apex 400 LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on October 7, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval of the requests with the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That updated building permit plans for the additional mechanical equipment be submitted to the Village for review and that an amended building permit be issued prior to work on the subject mechanical equipment taking place.

3. That should any of the roof top mechanical equipment, once installed, be visible from the public right-of-way, such equipment shall be appropriately screened from view. In such case, the developer will submit cut sheets for any screening to the Community Development Department for approval prior to installation.

Seconded by Commissioner Vondruska, the motion passed by roll call vote: Commissioners Berry, Vondruska and Fanella voted "yes;" Commissioner Cooper and Chairperson Loftus voted "no."

Trustee's Report

Trustee Thompson said that the Board is to begin discussing the budget, which is to be the topic of several meetings. He urged public interest.

Chairman's Report

Chairperson Loftus had nothing to report.

Staff Report

Director Springer reported that the applicant for the proposed US Bank property redevelopment wants to go back to the Village Board to discuss a TIF request. She indicated that the Leslie Car Wash property will be the subject of an upcoming meeting; the site, she said, has been purchased by Jet Brite Car Wash. Chairperson Loftus wondered if projects to be discussed can be scheduled two meetings out to encourage full Commission attendance. Director Springer reviewed the timeline to process applications leading to a Public Hearing.

Other Business

None.

Adjournment

Chairperson Loftus adjourned the meeting at 8:29 p.m. following a voice vote on a motion to adjourn by Commissioner Berry, seconded by Commissioner Vondruska.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



8 0 0 4 0 4 8 4
Tx:40023203

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

DOCUMENT # R2019-020930



Village of Glen Ellyn

Ordinance No. 6672

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

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

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of January, 2019.

PREPARED BY AND MAIL TO:

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

Ordinance No. 6672

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

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

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

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

Whereas, GSP Development, LLC, has petitioned the President and Board of Trustees of the
Village of Glen Ellyn for approval of the following:

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

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

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

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

400 N. MAIN STREET

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

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

418 - 424 N. MAIN STREET

PARCEL 1

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

ILLINOIS

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

PARCEL 2

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

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

PARCEL 3

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

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

ALLEY

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

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on January 7, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for a Preliminary Planned Unit Development with zoning deviations, at which hearing, seventeen (17) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building and the proposed exterior appearance of the building; and at which hearing, twelve (12) people

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

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

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

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

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary Planned Unit Development is consistent with the goals of the Glen Ellyn Zoning Code and approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

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

Section One: The Plan Commission meeting minutes, dated January 7, 2019 Exhibit “A” attached hereto, and the findings and recommendations set forth therein and in the preambles above are

hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission for the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the staff recommendation for the Exterior Appearance approval, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the Exterior Appearance to allow the mixed-use development of a five-story building to be called Apex 400, including first floor commercial, above ground floor apartment units, and a two-story parking garage on the properties commonly known as 400 N. Main Street and 418 - 424 N. Main Street.

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

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

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

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

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

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

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

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

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

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

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

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

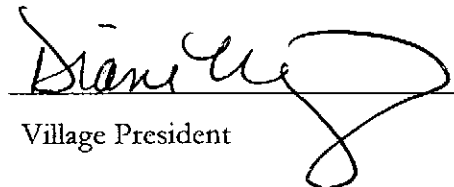
Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on GSP Development, LLC ("GSP"), on any and all of GSP's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the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

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

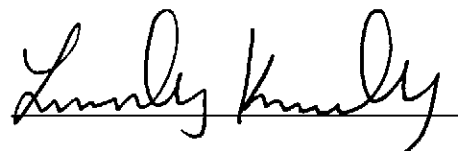
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.

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

Approved by the Village President of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.


Village President

Attest:



Deputy Village Clerk

AFFIX VILLAGE SEAL

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



8 0 0 5 5 3 7 4
Tx:40031798



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

DOCUMENT # R2019-032075

Village of Glen Ellyn

Ordinance No. 6690

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

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

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

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

Ordinance No. 6690

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

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

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

400 N. MAIN STREET

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

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

418 - 424 N. MAIN STREET

PARCEL 1

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

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

PARCEL 2

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

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

PARCEL 3

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

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

ALLEY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

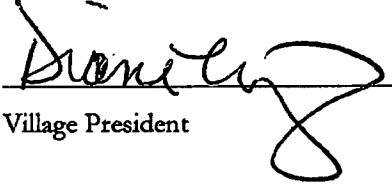
Petitioner and on any and all of the Petitioner's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. Failure of the Petitioner, its successors or assigns, or any successor legal beneficial owner of all or any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

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

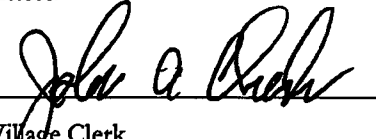
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 8 day of April 2019.

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

Approved by the Village President of the Village of Glen Ellyn, Illinois this 8 day of April 2019.


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

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

Exhibit "A"

DRAFT MINUTES REGULAR PLAN COMMISSION MEETING MARCH 28, 2019

Call to Order

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

Public Comment

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

Approval of Draft Minutes

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

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

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

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

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

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

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

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

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

Staff Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Questions from the Plan Commission

None

Petitioner's Presentation

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

Persons in Favor of or in Opposition to the Request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments from the Plan Commission

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

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

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

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

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

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

Motion

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

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

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

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

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

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

Trustee's Report

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

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

Chairperson's Report

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

Staff Report

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

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

Other Business

None

Adjournment

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

Respectfully Submitted,

Debbie Solomon
Recording Secretary

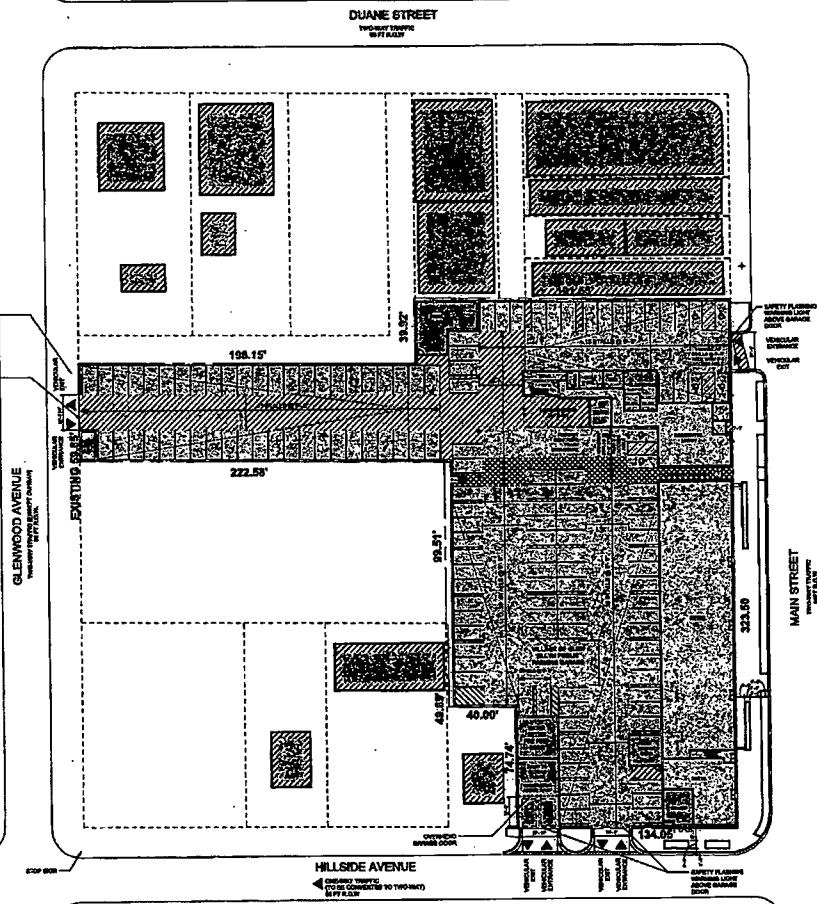
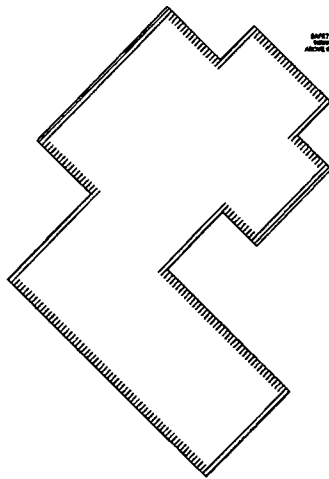
Reviewed by Planner Purvis

Exhibit "B"

BUILDING SUMMARY

[illegible]

PAID SUMMARY		
	PROPOSED	CURRENTLY EXISTING
VEHICLE/PUBLIC	SEE TOTAL SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TOTAL
WALK PLAC/RESIDENTIAL	SEE TOTAL SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS	SEE TOTAL



1 SITE PLAN

18024
APEX 400
400 Main Street

CLINIC
Debb Kotich
Management
1111 East Taylor, Suite 237
Des Plaines, IL 60018

MESSNER GROUP
One E Higgins Rd.
Des Plaines, IL 60018

1	Post-Test Agreement	99%
2	Post-Test Agreement	99%
3	Post-Test Agreement	99%
4	Post-Test Agreement	99%
5	Post-Test Agreement	99%
6	Post-Test Agreement	99%
7	Post-Test Agreement	99%
8	Post-Test Agreement	99%
9	Post-Test Agreement	99%
10	Post-Test Agreement	99%

**SITE PLAN
OPTION A**

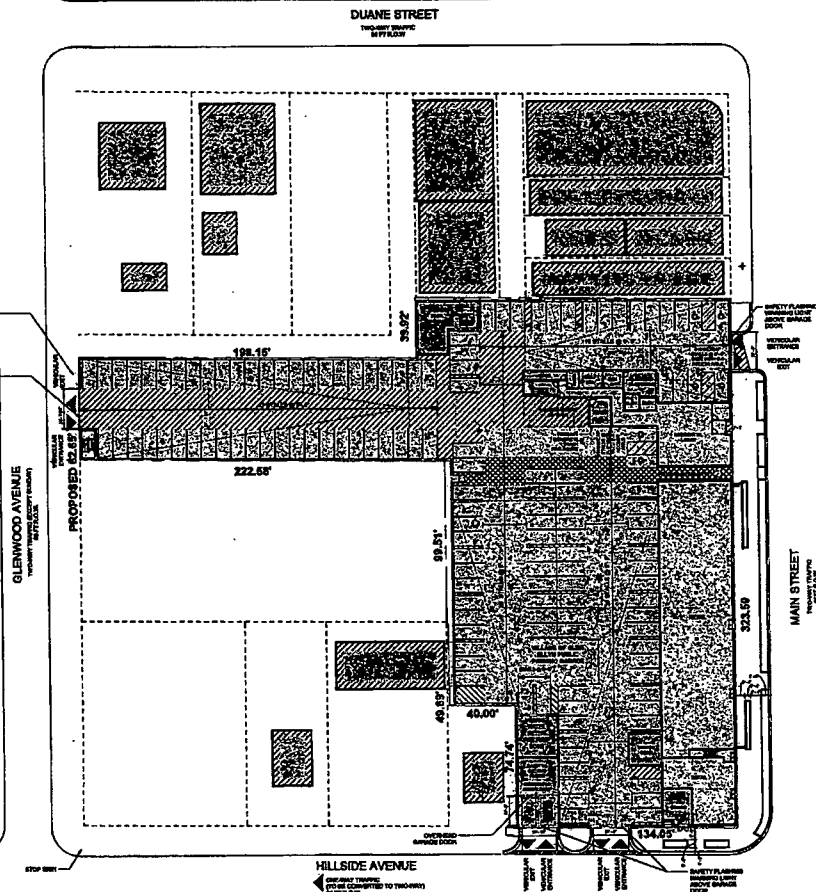
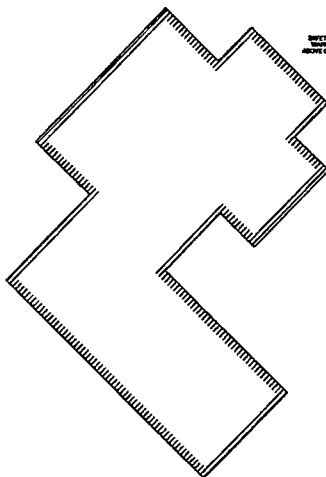
PDR-1

Exhibit "C"

BUILDING SUMMARY

[illegible]

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



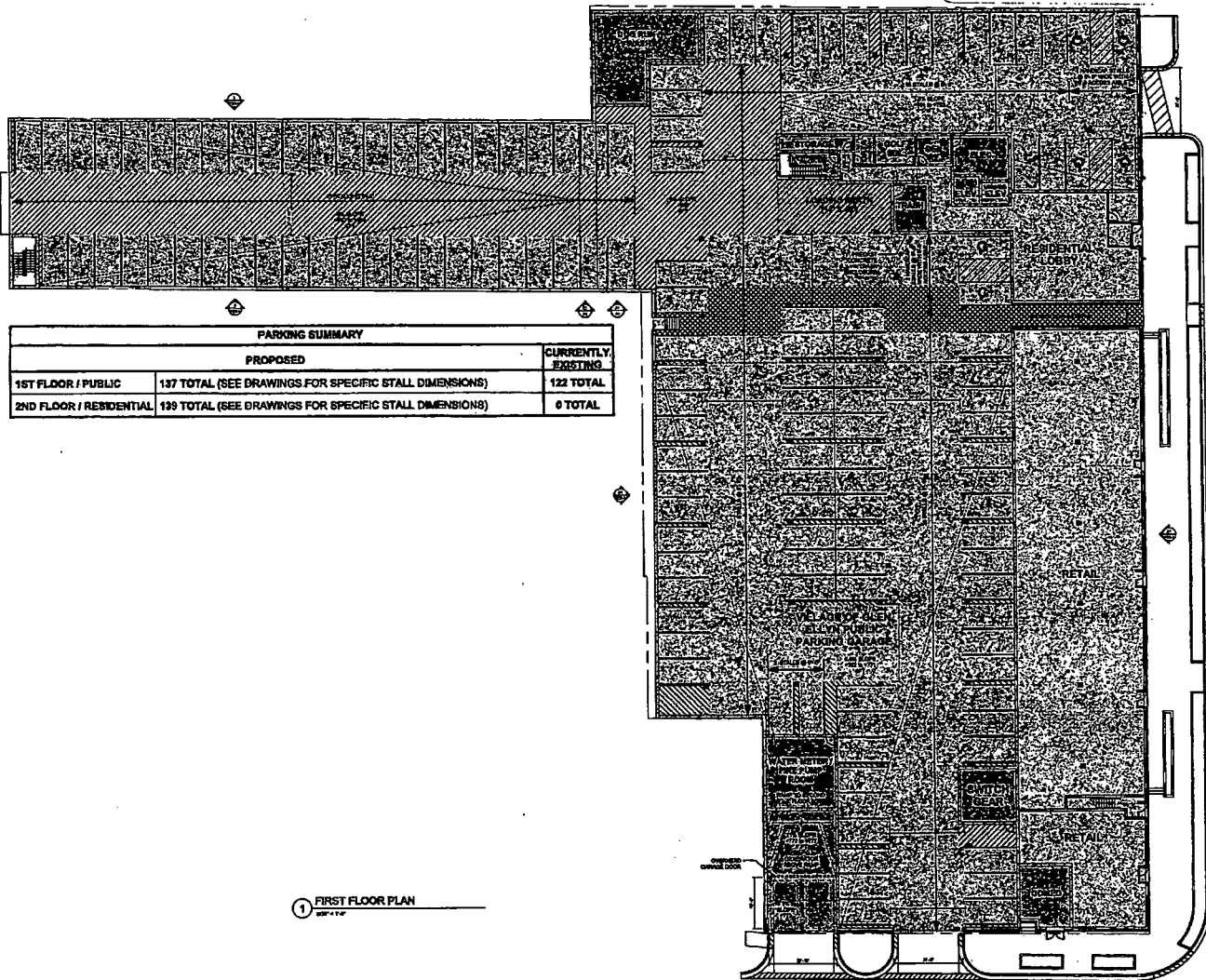
1 SITE PLAN

18024
APEX 400
400 Main Street
Durham
Debb Kosich
Management
1711 East Valley, Suite 225
Durham, N.C. 27705
MESSNER GROUP
1700 E. Maple Rd.
Durham, N.C. 27705

[illegible]**SITE PLAN
OPTION B**

PDR-1

Exhibit "D"



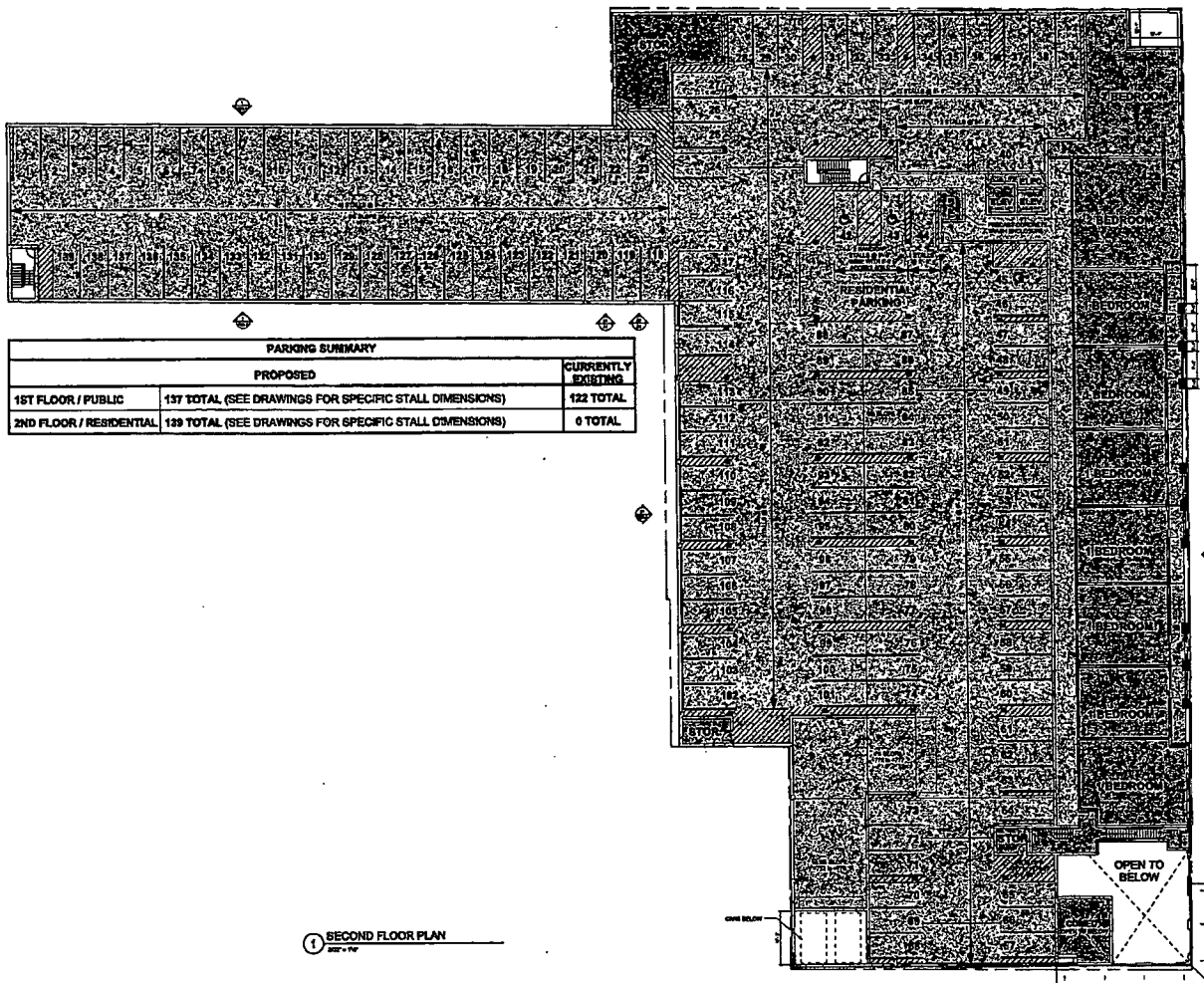
35034
APEX 400
400 Main Street
Greensboro, NC 27405
Dale Kozick
Management
7711 South Truist, Suite 210
Greensboro, NC 27405
BESSNER GROUP
1728 E. Maple Rd.
Greensboro, NC 27405

Steel Deck Approval	019
Steel Deck Approval	020
Steel Deck Approval	021
Steel Deck Approval	022
Steel Deck Approval	023
Steel Deck Approval	024
Steel Deck Approval	025
Steel Deck Approval	026
Steel Deck Approval	027
Steel Deck Approval	028
Steel Deck Approval	029
Steel Deck Approval	030
Steel Deck Approval	031
Steel Deck Approval	032
Steel Deck Approval	033
Steel Deck Approval	034
Steel Deck Approval	035
Steel Deck Approval	036
Steel Deck Approval	037
Steel Deck Approval	038
Steel Deck Approval	039
Steel Deck Approval	040
Steel Deck Approval	041
Steel Deck Approval	042
Steel Deck Approval	043
Steel Deck Approval	044
Steel Deck Approval	045
Steel Deck Approval	046
Steel Deck Approval	047
Steel Deck Approval	048
Steel Deck Approval	049
Steel Deck Approval	050
Steel Deck Approval	051
Steel Deck Approval	052
Steel Deck Approval	053
Steel Deck Approval	054
Steel Deck Approval	055
Steel Deck Approval	056
Steel Deck Approval	057
Steel Deck Approval	058
Steel Deck Approval	059
Steel Deck Approval	060
Steel Deck Approval	061
Steel Deck Approval	062
Steel Deck Approval	063
Steel Deck Approval	064
Steel Deck Approval	065
Steel Deck Approval	066
Steel Deck Approval	067
Steel Deck Approval	068
Steel Deck Approval	069
Steel Deck Approval	070
Steel Deck Approval	071
Steel Deck Approval	072
Steel Deck Approval	073
Steel Deck Approval	074
Steel Deck Approval	075
Steel Deck Approval	076
Steel Deck Approval	077
Steel Deck Approval	078
Steel Deck Approval	079
Steel Deck Approval	080
Steel Deck Approval	081
Steel Deck Approval	082
Steel Deck Approval	083
Steel Deck Approval	084
Steel Deck Approval	085
Steel Deck Approval	086
Steel Deck Approval	087
Steel Deck Approval	088
Steel Deck Approval	089
Steel Deck Approval	090
Steel Deck Approval	091
Steel Deck Approval	092
Steel Deck Approval	093
Steel Deck Approval	094
Steel Deck Approval	095
Steel Deck Approval	096
Steel Deck Approval	097
Steel Deck Approval	098
Steel Deck Approval	099
Steel Deck Approval	100

**FIRST FLOOR
PLAN - OPTION .**

PDR-2

Exhibit "E"



18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

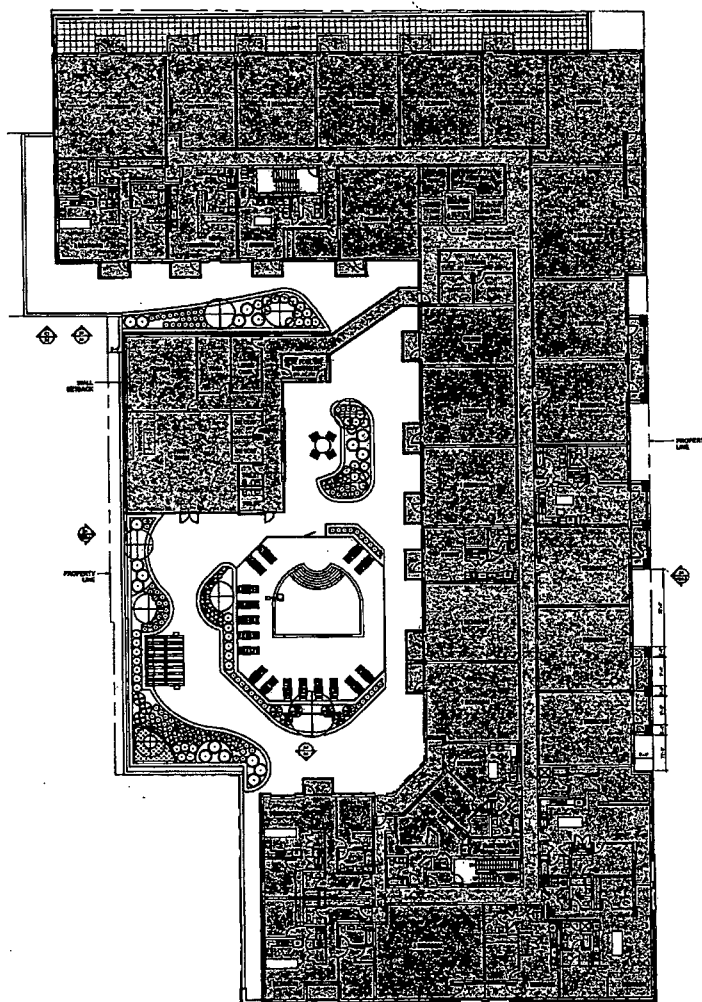
18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

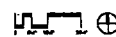
18024
APEX 400
400 Main Street

18024
APEX 400
400 Main Street

Exhibit "F"



1 THIRD FLOOR PLAN
1/8" = 1'-0"



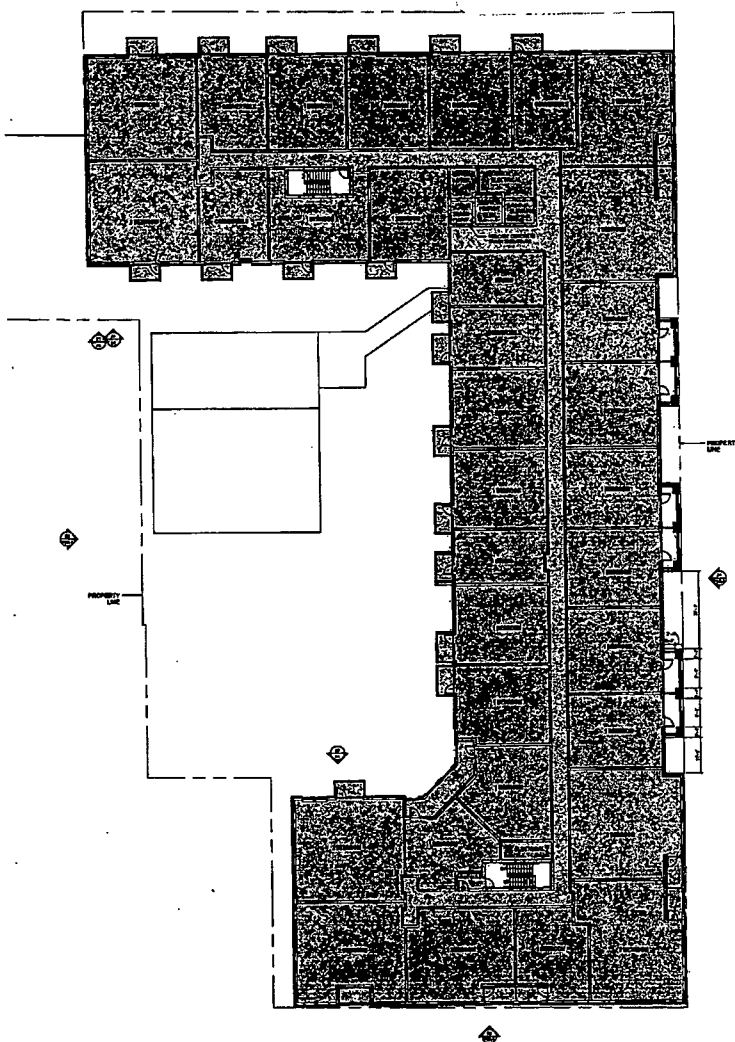
18024
APEX 400
Apartments
400 Main Street
New
Orleans, Louisiana
70112
Architect
MILNER GROUP
2000 Poydras Street
New Orleans, LA 70112

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

THIRD FLOOR
PLAN

PDR-4

Exhibit "G"



① FOURTH FLOOR PLAN
10/1/00

10024
APEX 400
400 Main Street

DATE: 10/1/00
DRAWN BY: D. K. Kitch
CHECKED BY: M. J. Kitch
10024 Apex 400, Suite 400
New York, N.Y. 10014

MOSSNER GROUP
10024 Apex 400, Suite 400
New York, N.Y. 10014

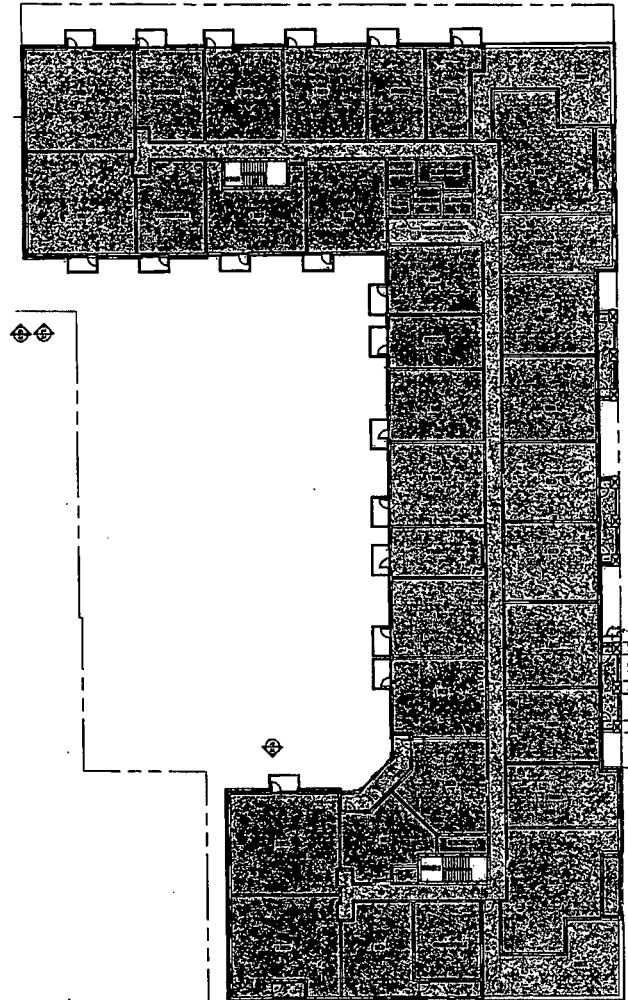
1. 10024 Apex 400, Suite 400
2. 10024 Apex 400, Suite 400
3. 10024 Apex 400, Suite 400
4. 10024 Apex 400, Suite 400
5. 10024 Apex 400, Suite 400
6. 10024 Apex 400, Suite 400
7. 10024 Apex 400, Suite 400
8. 10024 Apex 400, Suite 400
9. 10024 Apex 400, Suite 400
10. 10024 Apex 400, Suite 400

FOURTH FLOOR
PLAN

PDR-5



Exhibit "H"



① FIFTH FLOOR PLAN
1/8" = 1'-0"

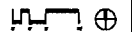
15024
APEX 400
400 Main Street

Owner:
Cable Kiosk
Management
1111 East 10th Street, Suite 101
Anchorage, Alaska 99501
ARCHITECT:
MCKENNA GROUP
1111 East 10th Street, Suite 101
Anchorage, Alaska 99501

1. Floor Plan
2. Section
3. Elevation

FIFTH FLOOR
PLAN

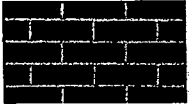
PDR-6



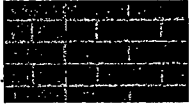
Group Exhibit "I"

MATERIAL LEGEND

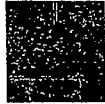
NAME OF DESIGN (BRICK, STONE, ETC.) TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE



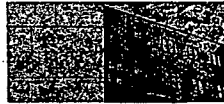
SOLID BRICK (SOLID BRICK)



SOLID BRICK (SOLID BRICK)



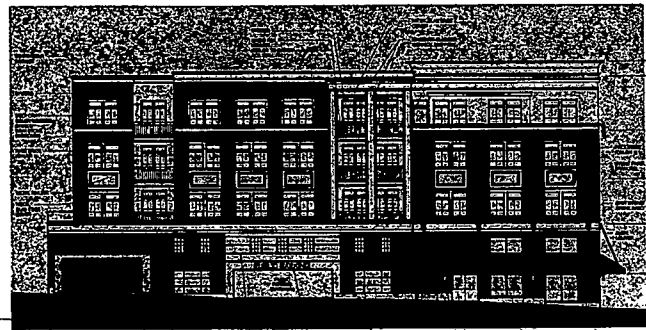
SOLID BRICK (SOLID BRICK)



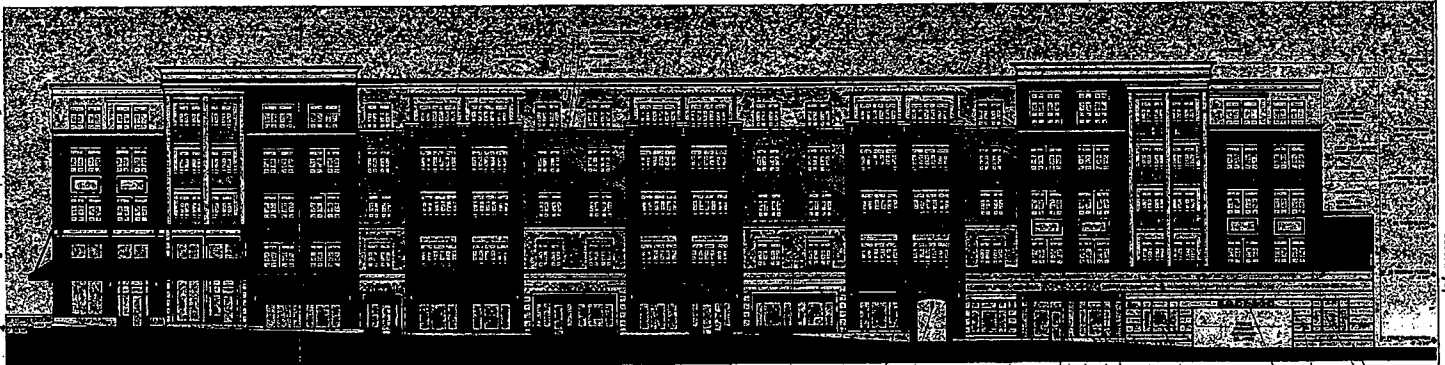
SOLID BRICK (SOLID BRICK)



SOLID BRICK (SOLID BRICK)



30 SOUTH ELEVATION



A1 EAST ELEVATION

PROJECT
APEX 400
Apartments
400 Main Street

OWNER
Caleb Koshik
Management
200 Main Street
New York, NY 10001

DESIGNER GROUP
New York, NY 10001
New York, NY 10001

EXTERIOR
ELEVATIONS

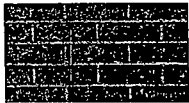
PDR-8

MATERIAL LEGEND

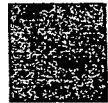
MADE OF COMMON BRICKS MATERIALS TO BE PROVIDED BY THE CONTRACTOR AND NOT BY THE ARCHITECT



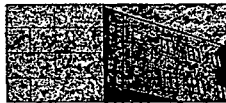
FACE BRICK (COLOR 1)



FACE BRICK (COLOR 2)



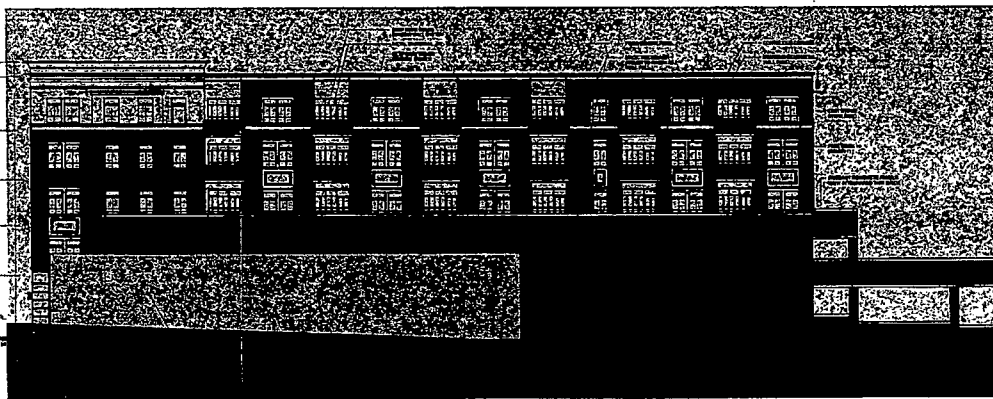
STONE



PAINT CEMENT FINISH



STUCCO



NORTH ELEVATION



WEST ELEVATION

FitzGerald

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

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

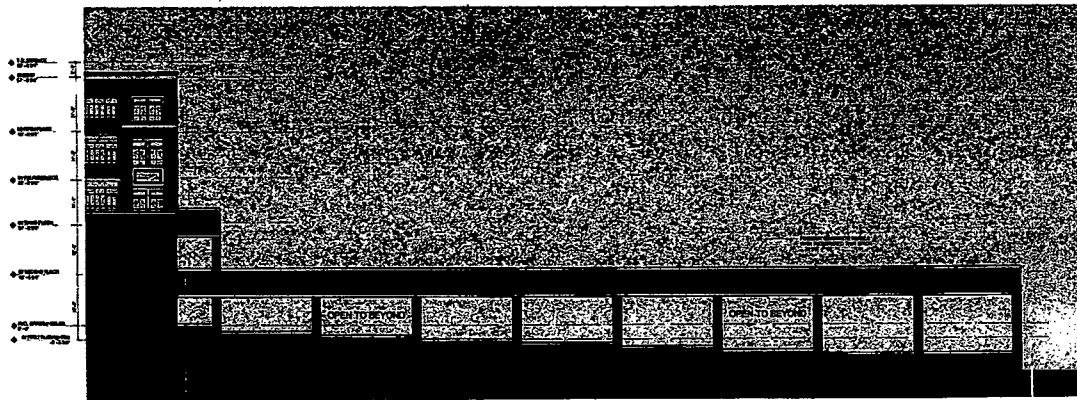
1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

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

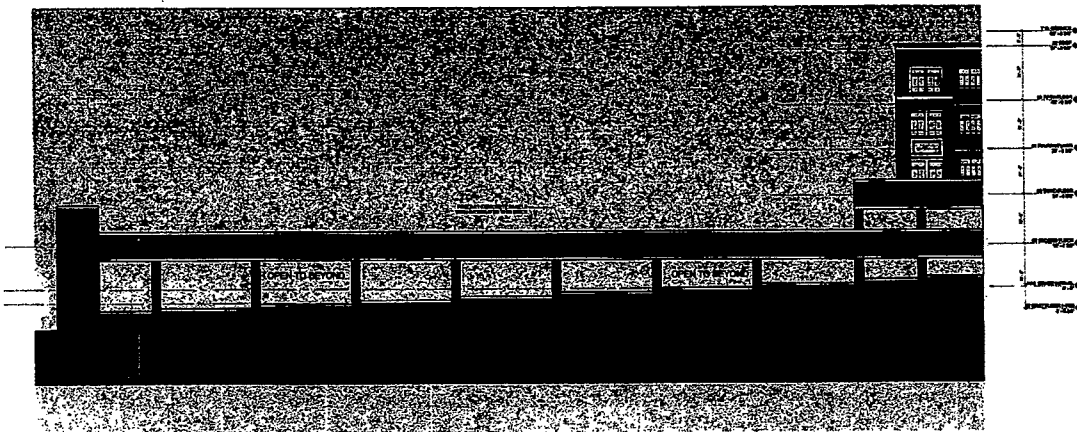
1000 Main Street
New York, NY 10001
Tel: 212-512-1000
Fax: 212-512-1001

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

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

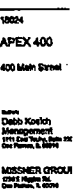


② NORTH ELEVATION - LOT 5
10' x 10'



① SOUTH ELEVATION - LOT 5
10' x 10'

15



Group Exhibit "K"



PERSPECTIVE AT THE CORNER OF HILLSIDE
AVE. AND MAIN STREET

18224
APEX 400
400 Main Street

Architect
Dale K. Korch
Management
1111 East Third Street, Suite 200
Oak Ridge, N. C. 28133

MISSNER GROUP
1111 East Third Street, Suite 200
Oak Ridge, N. C. 28133

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

RENDERINGS

PDR-19



1 EYE-LEVEL PERSPECTIVE AT RESIDENTIAL
ENTRY ON MAIN STREET

FitzGerald

ARCHITECT
1000 Main Street
New York, NY 10001

ARCHITECT

14924

APEX 400

400 Main Street

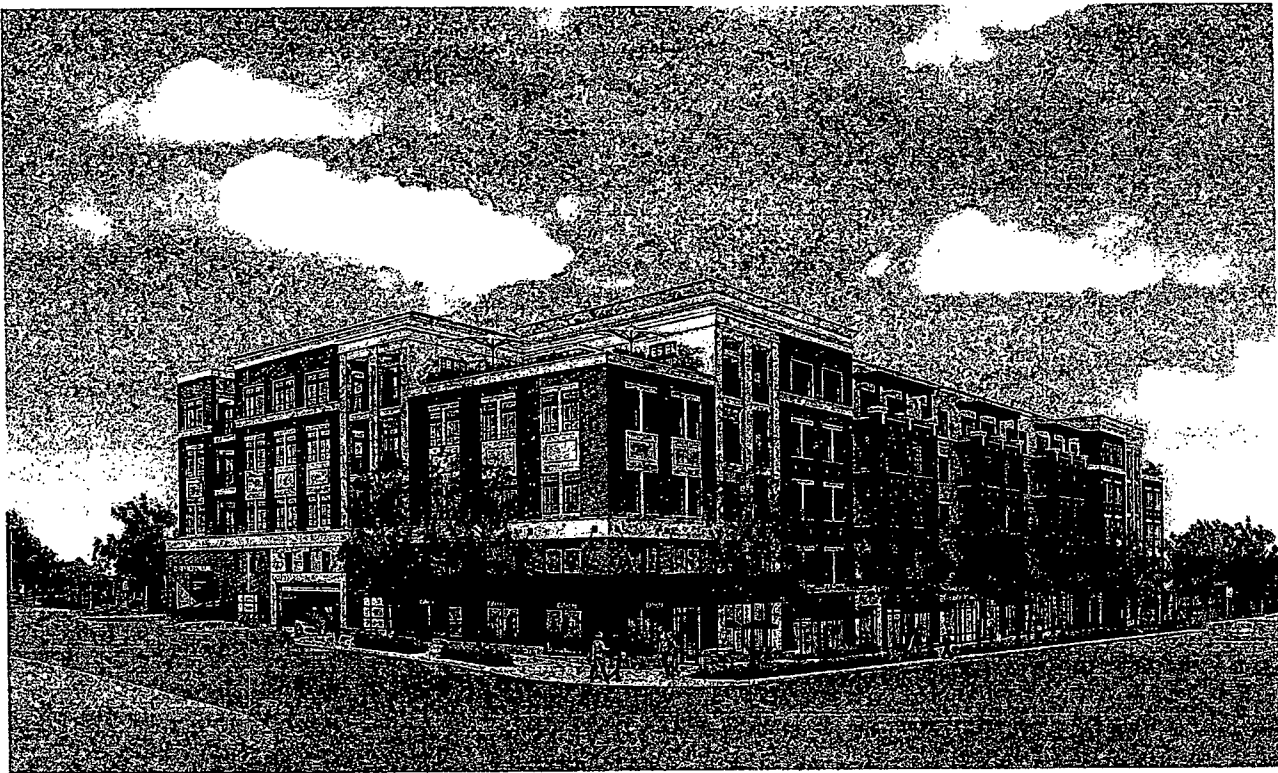
DESIGN
Dale Ketch
MANAGEMENT
1000 Main Street
New York, NY 10001

MESSNER GROUP
1000 Main Street
New York, NY 10001

1. Architectural
2. Structural
3. Mechanical
4. Electrical
5. Civil
6. Landscape
7. Interior
8. Other

RENDERINGS

PDR-20



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

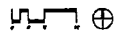


Exhibit "L"

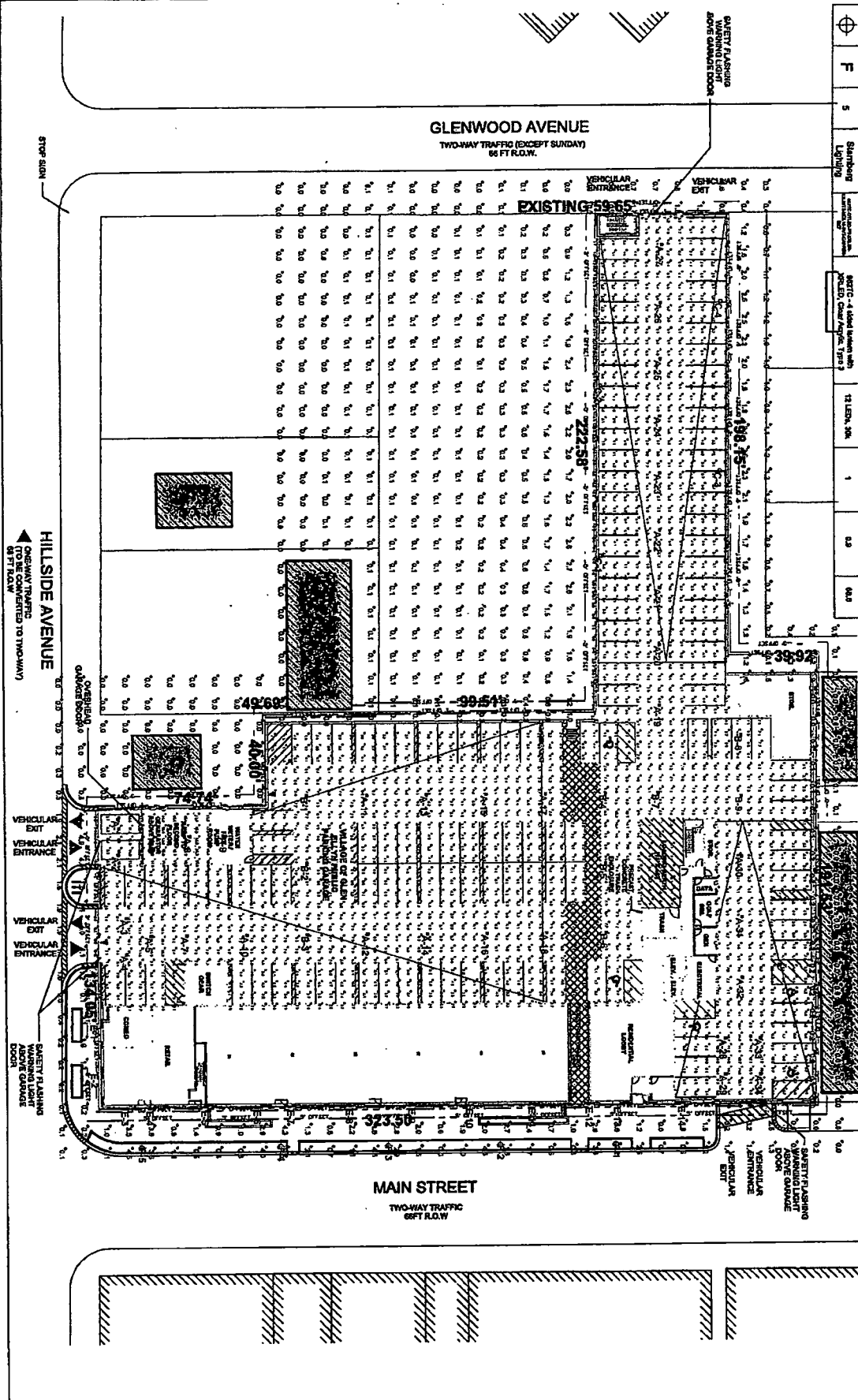
Exhibit "L"

NOTE:
The maximum calculated light level at each entrance are as follows:

Northwest Entrance Threshold: 6.7 fc
Northwest Entrance Threshold: 2.8 fc
South Entrance Threshold: 6.2 fc
South Entrance Threshold: 7.3 fc
West Wall Openings: 2.8 fc

Symbol	Label	Quantity	Manufacturer	Category	Description	Lamp	Number of Lamps	Light Loss Factor	Wattage
⊗	A	34	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6
⊗	B	8	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6
⊗	C	4	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6
⊗	D	1	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6
⊗	E	14	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6
⊗	F	5	Eco Lighting Solutions	Exterior Lighting	Eco Flextech 100W-II w/ Watsstopper	LED	1	0.8	61.6

Symbol	Max	Min	Average	Avg
⊗	12.7	0.2	1.61	11.6
⊗	10.7	0.0	3.41	6.4
⊗	4.9	0.0	NA	0.6
⊗	2.81	0.0	1.81	0.6
⊗	7.1	0.0	1.11	0.8
⊗	1.01	0.0	1.01	2.7
⊗	1.11	0.0	1.11	2.7
⊗	4.11	0.0	2.81	7.4
⊗	1.11	0.0	1.11	6.0
⊗	15.21	0.1	20.41	10.4



GLEN ELLYN
GLENWOOD & HILLSIDE AVE
GLEN ELLYN, ILLINOIS
GARAGE LIGHTING LAYOUT - L1
Eco Flextech 100W-II & V w/ Watsstopper
MH = 13'9"; LLF = 0.80



DESIGNER:
BRYCE HAUGH
DATE:
11/18/2018
SCALE:
1" = 20'
DRAWING
NUMBER:
1 of 1

[illegible]

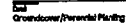
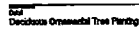
3 PLANT LIST | STREETSCAPE



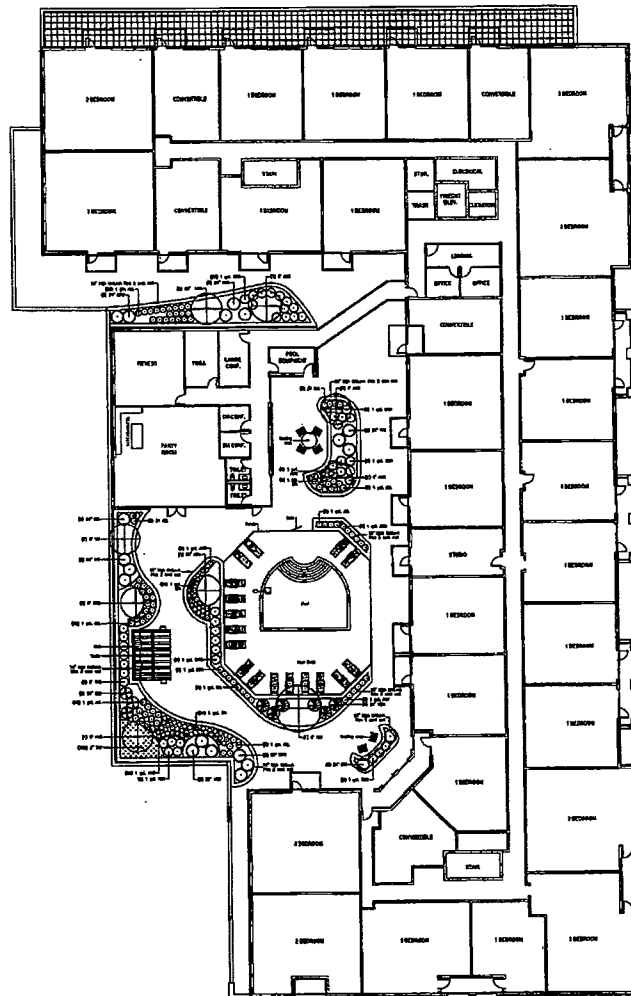
1 LANDSCAPE PLAN | STREETSCAPE

L1

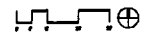
3 PLANT LIST | AMENITY AREA



2 DETAILS | AMENITY AREA



1 LANDSCAPE PLAN | AMENITY AREA
SHEET 1 OF 1



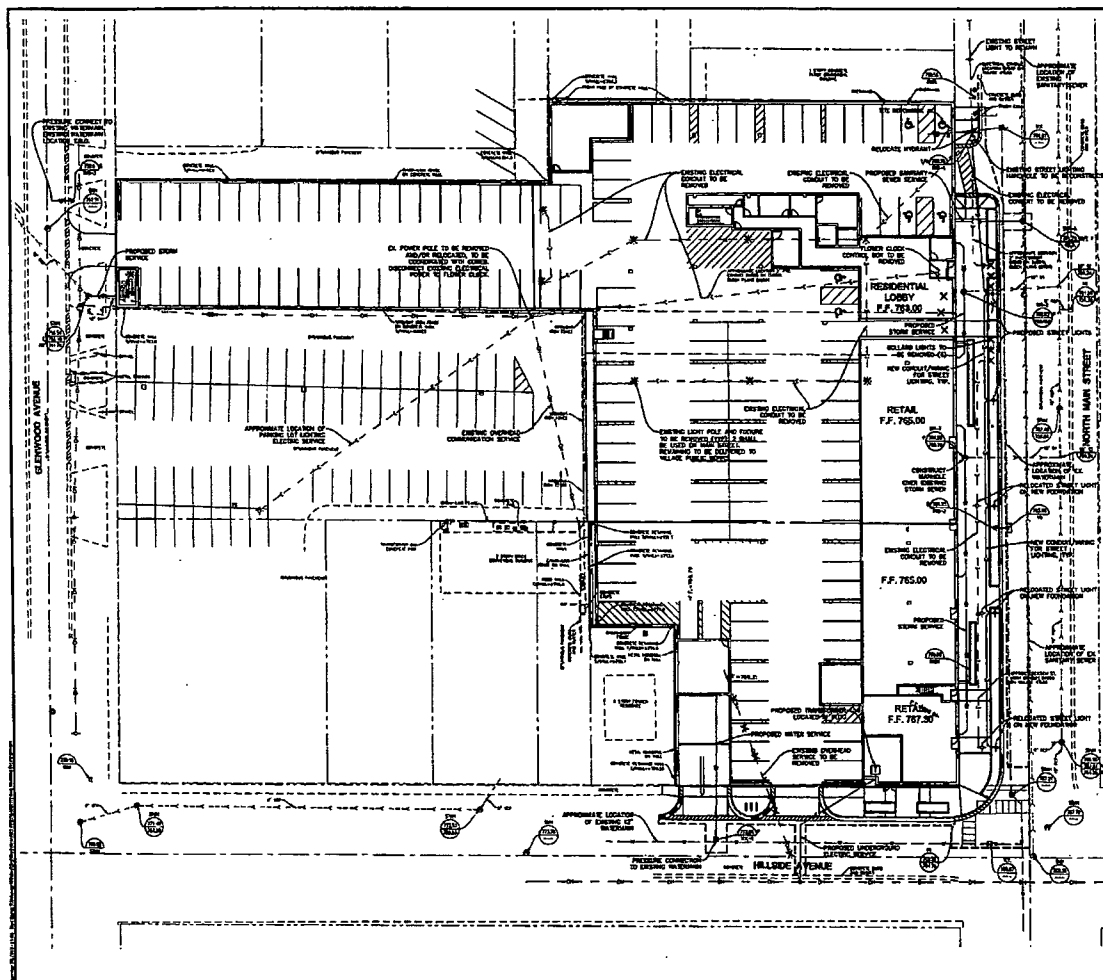
2	Post-Paid Account	Account
3	Post-Paid Plan 1	Plan
4	Post-Paid Plan 2	Plan
5	Post-Paid Plan 3	Plan
6	Post-Paid Plan 4	Plan
7	Post-Paid Plan 5	Plan
8	Post-Paid Plan 6	Plan
9	Post-Paid Plan 7	Plan
10	Post-Paid Plan 8	Plan
11	Post-Paid Plan 9	Plan
12	Post-Paid Plan 10	Plan
13	Post-Paid Plan 11	Plan
14	Post-Paid Plan 12	Plan
15	Post-Paid Plan 13	Plan
16	Post-Paid Plan 14	Plan
17	Post-Paid Plan 15	Plan
18	Post-Paid Plan 16	Plan
19	Post-Paid Plan 17	Plan
20	Post-Paid Plan 18	Plan
21	Post-Paid Plan 19	Plan
22	Post-Paid Plan 20	Plan
23	Post-Paid Plan 21	Plan
24	Post-Paid Plan 22	Plan
25	Post-Paid Plan 23	Plan
26	Post-Paid Plan 24	Plan
27	Post-Paid Plan 25	Plan
28	Post-Paid Plan 26	Plan
29	Post-Paid Plan 27	Plan
30	Post-Paid Plan 28	Plan
31	Post-Paid Plan 29	Plan
32	Post-Paid Plan 30	Plan
33	Post-Paid Plan 31	Plan
34	Post-Paid Plan 32	Plan
35	Post-Paid Plan 33	Plan
36	Post-Paid Plan 34	Plan
37	Post-Paid Plan 35	Plan
38	Post-Paid Plan 36	Plan
39	Post-Paid Plan 37	Plan
40	Post-Paid Plan 38	Plan
41	Post-Paid Plan 39	Plan
42	Post-Paid Plan 40	Plan
43	Post-Paid Plan 41	Plan
44	Post-Paid Plan 42	Plan
45	Post-Paid Plan 43	Plan
46	Post-Paid Plan 44	Plan
47	Post-Paid Plan 45	Plan
48	Post-Paid Plan 46	Plan
49	Post-Paid Plan 47	Plan
50	Post-Paid Plan 48	Plan
51	Post-Paid Plan 49	Plan
52	Post-Paid Plan 50	Plan
53	Post-Paid Plan 51	Plan
54	Post-Paid Plan 52	Plan
55	Post-Paid Plan 53	Plan
56	Post-Paid Plan 54	Plan
57	Post-Paid Plan 55	Plan
58	Post-Paid Plan 56	Plan
59	Post-Paid Plan 57	Plan
60	Post-Paid Plan 58	Plan
61	Post-Paid Plan 59	Plan
62	Post-Paid Plan 60	Plan
63	Post-Paid Plan 61	Plan
64	Post-Paid Plan 62	Plan
65	Post-Paid Plan 63	Plan
66	Post-Paid Plan 64	Plan
67	Post-Paid Plan 65	Plan
68	Post-Paid Plan 66	Plan
69	Post-Paid Plan 67	Plan
70	Post-Paid Plan 68	Plan
71	Post-Paid Plan 69	Plan
72	Post-Paid Plan 70	Plan
73	Post-Paid Plan 71	Plan
74	Post-Paid Plan 72	Plan
75	Post-Paid Plan 73	Plan
76	Post-Paid Plan 74	Plan
77	Post-Paid Plan 75	Plan
78	Post-Paid Plan 76	Plan
79	Post-Paid Plan 77	Plan
80	Post-Paid Plan 78	Plan
81	Post-Paid Plan 79	Plan
82	Post-Paid Plan 80	Plan
83	Post-Paid Plan 81	Plan
84	Post-Paid Plan 82	Plan
85	Post-Paid Plan 83	Plan
86	Post-Paid Plan 84	Plan
87	Post-Paid Plan 85	Plan
88	Post-Paid Plan 86	Plan
89	Post-Paid Plan 87	Plan
90	Post-Paid Plan 88	Plan
91	Post-Paid Plan 89	Plan
92	Post-Paid Plan 90	Plan
93	Post-Paid Plan 91	Plan
94	Post-Paid Plan 92	Plan
95	Post-Paid Plan 93	Plan
96	Post-Paid Plan 94	Plan
97	Post-Paid Plan 95	Plan
98	Post-Paid Plan 96	Plan
99	Post-Paid Plan 97	Plan
100	Post-Paid Plan 98	Plan
101	Post-Paid Plan 99	Plan
102	Post-Paid Plan 100	Plan
103	Post-Paid Plan 101	Plan
104	Post-Paid Plan 102	Plan
105	Post-Paid Plan 103	Plan
106	Post-Paid Plan 104	Plan
107	Post-Paid Plan 105	Plan
108	Post-Paid Plan 106	Plan
109	Post-Paid Plan 107	Plan
110	Post-Paid Plan 108	Plan
111	Post-Paid Plan 109	Plan
112	Post-Paid Plan 110	Plan
113	Post-Paid Plan 111	Plan
114	Post-Paid Plan 112	Plan
115	Post-Paid Plan 113	Plan
116	Post-Paid Plan 114	Plan
117	Post-Paid Plan 115	Plan
118	Post-P	

LANDSCAPE
PLAN

L2

Exhibit "N"

GRAPHIC SCALE



- [illegible]

[illegible]

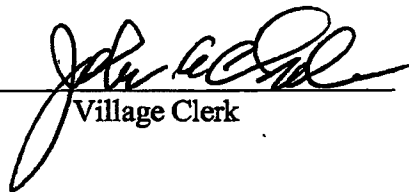
CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6290, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 8 day of April 2019, and that the same was signed and approved by the President of said Village on the 8 day of April 2019.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 8 day of April, 2019.

CORPORATE SEAL


Village Clerk

MINUTES
REGULAR PLAN COMMISSION MEETING
January 28, 2021

Call to Order and Roll Call

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

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

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

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

Public Comment Non-Agenda Items

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

Approval of Draft Plan Commission Meeting Minutes

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

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

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

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

Staff Introduction

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

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

Petitioner’s Presentation

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

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

Commissioner Questions

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

Public Comment

None.

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

Commissioner Discussion

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

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

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

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

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

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

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

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

After conducting a public hearing and deliberating on the request of the petitioner, Behrnt Aaberg, on behalf of the property owner, Laura Rose, for approval of a Special Use Permit, to allow the property at 454 Duane Street to be used as a single-family residence in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the building be maintained in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

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

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

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

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

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

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

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

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

Staff Introduction

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

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

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

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

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

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

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

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

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

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

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

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

Petitioner’s Presentation

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

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

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

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

Commissioner Questions

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

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

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

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

Public Comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you.”

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Discussion

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

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

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

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

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

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

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

After conducting a public hearing and deliberating on the requests of the petitioner, Paula Nugent on behalf of the Glen Ellyn Food Pantry, for approval of Zoning Code Text Amendments, a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow the development of a food pantry at 41-55 N. Park Blvd. in the R-2 Single Family Residential Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That it is the obligation of the owner of the development to install, maintain and replace all landscape materials in accordance with the approved landscape plan, and that additional screening be added along the north property line to act as a buffer between the property to the north; and
3. That if any rooftop mechanical units are visible from the public right-of-way or adjacent properties, that such mechanical equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation; and
4. That should the fence along the north property line adjacent to the Food Pantry be removed by the property owner to the north at a future date, the Food Pantry would be responsible for installation of a 6 foot-tall opaque screen or fence along the length of the property abutting the single-family residential lot.
5. That additional landscaping be added between the driveway and the north property line.
6. That the text amendment be approved as amended.

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

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

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

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

Staff Introduction

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

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

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

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

Petitioner's Presentation

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

Commissioner Questions

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

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

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

Public Comment

None.

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

Commissioner Discussion

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

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

After conducting a public hearing and deliberating on the requests of the petitioner, Sam Vlahos, together with the property owner, 400 Main LLC, for approval of an Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan, as approved by Ordinance No. 6672 and Ordinance No. 6690, to allow roof top mechanical equipment to be installed, exceeding the height deviation previously granted for the development, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 28, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval of the requests with the following conditions:

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

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

Trustee’s Report

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

Chairman’s Report

Chairperson Loch had no report.

Staff Report

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

Other Business

None.

Adjournment

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

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



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

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

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

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Police Chief Norton, Civil Engineer Warner, Planning Manager Purvis and Building and Zoning Official Witt.

D. Audience Participation

None.

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

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

Motion to approve the following items including Payroll and Vouchers totaling \$1,710,636.40. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Thompson)

1. Total Expenditure (Payroll and Vouchers) - \$1,710,636.40
2. Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Student Commissioner, Katie Hardesty, for a Term Ending May 31, 2022 and Appointment of Recreation Student Commissioner, Patrick Hohe, for a Term Ending May 31, 2022
3. Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute a Contract with G.E. Riddiford of Arlington Heights, Illinois via the OMNIA Partners (U.S. Communities) Purchasing Cooperative for a 20-Year

Roof Restoration for the Reno Facility in an Amount Not-to-Exceed \$382,017, to be Expensed to the Facilities Maintenance Reserve Fund (Finance Director Coyle)

5. Approve the Purchase of the DJI Matrice 300 RTK Drone and Accessories from Aerial Innovations of Elburn, IL in an Amount Not-to-Exceed \$30,447, to be Expensed to the Forfeiture Fund (Police Chief Norton)
6. Approve the Purchase of Additional Camera Equipment for the Corner of Roosevelt Road and Lambert Avenue from Minuteman Security Technologies Using the 5-Year Lease Option for a Total of \$39,277.85, to be Expensed to the Forfeiture Fund (Police Chief Norton)
7. Motion to Authorize the Village Manager to Execute a Contract with J.A. Johnson Paving Company of Arlington Heights, Illinois, in the Amount of \$190,700 for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)
8. Motion to Authorize the Village Manager to Execute One or More Contract Change Orders for Additional Work with J.A. Johnson Paving Company of Arlington Heights, Illinois in an Amount Not-to-Exceed \$20,000, for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)

ITEMS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY

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

Community Development Director Springer gave a presentation outlining the proposed request. Community Development Director Springer noted the applicant/tenant is requesting a deviation from the Zoning Code to allow roof top mechanical equipment screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Trustee Senak asked if a tenant can request a variation under the redevelopment agreement. Community Development Director Springer stated a tenant can request a variation and it is done all the time. Community Development Director Springer stated the tenant/applicant has approval from the owner to submit the request.

Trustee Senak stated the tenant signed a 'no conflict of interest affidavit' and asked why the owner did not sign a similar affidavit. Planning Manager Purvis stated only the tenant is required to sign this affidavit and that it is typical to only have the petitioner sign the affidavit.

Trustee Senak was concerned that the tenant has not yet signed the lease. Trustee Senak stated he does not want to approve a variation for a business that has not yet signed the lease. Trustee Senak stated he would be comfortable approving this request if the lease is signed.

Trustee Senak stated he does not want to move the HVAC if it is not necessary.

Larry Debb, 400 Main LLC, stated the roof top units were previously relocated to the 2nd floor due to height limitation. Mr. Debb stated now he has an unsigned lease with a tenant and a request to move the units to the roof. Mr. Debb stated the tenant may not sign the lease if the variation request is not approved. Mr. Debb stated moving the units to the roof will allow for additional space on the 2nd floor and will allow a restaurant to occupy the space. Mr. Debb noted the potential tenant will be bring a great restaurant to Glen Ellyn.

Trustee Thompson asked if the units being moved are only for the retail and restaurant space. Mr. Debb confirmed this.

John Kosich, 400 Main LLC, provided details on the interest from businesses for the retail space of the Apex 400 development.

Trustee Thompson noted 400 Main LLC has a new partner, Mr. Ryan Maas. Trustee Thompson asked when he joined as a partner. Mr. Debb stated between 4 to 5 months ago.

Trustee Thompson stated the Redevelopment Agreement requires the Village Board to be notified of any substantial change in ownership. Mr. Debb stated the Village Attorney was notified.

Trustee Thompson stated the Village Board was not made aware of the substantial change in ownership.

Village Manager Franz clarified that the Redevelopment Agreement states the Village Board can request the information from the developer. Village Manager Franz stated he does not believe the Village Board has requested this information. Village Manager Franz said if the request is made, the developer will provide the requested information.

Trustee Pryde stated change of ownership is very common in projects. Trustee Pryde also noted this issue is not related to the item that is being voted on tonight.

Mr. Debb stated that he is happy to provide the Village Board the documents that they request.

Trustee Senak stated he would like to have the signed lease prior to approving this request. Mr. Debb stated he will get a copy of the signed lease to the Village Board.

Trustee Thompson moved the table this agenda item to the next Village Board Meeting scheduled for Monday, March 8, 2021. Trustee Senak seconded.

Trustee Senak stated his decision to table the agenda item is not to create a hardship. Trustee Senak stated there is information he would like to see prior to approving the request.

Acting President Fasules noted the Village Board is overall in favor of the request if everything else gets worked out.

RESULT:	TABLED [4 TO 2]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Christiansen, Fasules, Senak, Thompson
NAYS:	Enright, Pryde

F. 454 Duane Street Special Use Permit (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6854, An Ordinance Granting Approval of a Special Use Permit to allow a Single-Family Home to be Located at 454 Duane Street

Community Development Director Springer gave a presentation regarding the request for a special use permit for the property located at 454 Duane Street.

Trustee Christiansen asked if this approval would prevent any further development on the neighbor's properties. Community Development Director Springer stated this is correct as this is how the Zoning Code is currently being interpreted, which was not the intention. Community Development Director Springer stated the Zoning Code is in the process of being updated to fix this issue. Planning Manager Purvis stated this request will be considered within a few weeks as a Zoning Text Amendment.

Trustee Christiansen stated she would like to see the Zoning Text Amendment prior to voting on this agenda item.

Trustee Enright asked about the sunset clause in the lease. Community Development Director Springer stated the sunset clause makes it where a special use permit will expire if no work and no permits have been issued within two years.

Trustee Senak stated there is a reason why this area is zoned as commercial, and that there is a reason why our Zoning Code tries to prevent commercial and residential in the same area. Trustee Senak stated this conflicts with the Zoning Ordinance and is not in favor of the request.

Behrnt Aaberg, petitioner of the request, stated his clients wish to keep all options open for their property, which is why they are requesting this special use permit.

Thomas Rose, owner of 454 Duane Street, stated that he would love to sell the property for commercial use, but that is not a guarantee. Mr. Rose stated they are interested in keeping all options open for the property, which is why they are requesting to option to sell it as residential.

RESULT:	APPROVED [4 TO 2]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Thompson
NAYS:	Christiansen, Senak

G. Glen Ellyn Food Pantry Project Zoning Amendments (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6855, An Ordinance Granting Approval of Zoning Code Text Amendments, a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance for the Glen Ellyn Food Pantry to be Located at 41-55 N. Park Boulevard

Community Development Director Springer gave a presentation of the proposed Glen Ellyn Food Pantry.

Trustee Pryde stated he is overall in favor of the request, but does has a few questions. Trustee Pryde stated the handicapped parking is being increased from 3 to 4 spots. Trustee Pryde asked if that was a requirement. Planning Manager Purvis stated it was not a requirement.

Trustee Pryde stated he has a concern about the driveway access for deliveries. Trustee Pryde noted the delivery trucks seem to be traveling the longest route and suggested they petitioner look into changing this driveway access. Community Development Director Springer noted a different layout could work, and staff raised a similar concern early on. Community Development Director Springer stated the petitioner has noted this is the best option.

Trustee Pryde stated he has a similar concern regarding refuse pickup. Trustee Pryde asked if it was possible to move the refuse closer to the street. Community Development Director Springer stated staff raised a similar concern early on. Community Development Director Springer stated the petitioner has noted most of their volunteers are elderly, and need easy access to the refuse containers.

Trustee Pryde asked for additional information on the proposed landscaping. Planning Manager Purvis stated the landscaping was updated after the Plan Commission meeting. Planning Manager Purvis stated there is not a lot of room for landscaping, which is why the landscaping is only at 4 feet. Planner Manager Purvis did note the petitioner has reached out to their residential neighbors to assist in purchasing additional landscaping on their property, as it has more room.

Paula Nugent, petitioner of the request, provided the Village Board a brief history of the project. Ms. Nugent stated they are required to keep handicapped parking by law. Ms. Nugent stated the refuse needs to be closer to the building so the volunteers can access the refuse containers safely. Ms. Nugent stated they are adding 2 additional refuse pick up days and 2 days for food pantry deliveries. Ms. Nugent stated she has worked with the refuse company and they have agreed to a four hour pick up window no earlier than 8 a.m. Ms. Nugent stated the food trucks typically get delivered between 8 a.m. and 3 p.m. Ms. Nugent stated this is the best place for the driveway as there are concerns due to large grade changes and stormwater concerns. Ms. Nugent stated if the driveway was

moved, a very large retaining wall would have to be built. Ms. Nugent stated she is working with their residential neighbors regarding fencing and landscaping. Ms. Nugent has stated she has reached out to two neighbors regarding additional landscaping, but she has not heard back. Ms. Nugent stated she is trying her best to be a good neighbor.

Trustee Christiansen stated she is in favor of this project, but did recommend the petitioner look into energy code complaint windows to be used in the back of the home and is also interested in a double hung window, if possible. Ms. Nugent stated they will look into this.

Trustee Thompson asked how the Food Pantry would handle any neighbor concerns or complaints moving forward. Ms. Nugent stated she has been attempting to meet face to face with each neighbor. Ms. Nugent stated if a complaint was received, it would be brought to the President and Board and discussed how to resolve the issue.

Trustee Enright thanked all the workers and volunteers of the Food Pantry, especially during this time.

Public Comment

1. K.C. Wigle, Glen Ellyn resident, stated he continues to remain concerned regarding the length of the driveway and the noise it will cause. Mr. Wigle stated he is interested in additional landscaping provided by the Food Pantry.

2. Pete Ladesic, Glen Ellyn resident, stated he urges the Village Board to approve this project and stated how important the Food Pantry is to the Glen Ellyn.

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

H. Reminders

1. A Village Board Meeting is scheduled for Monday, March 8, 2021 at 7:00 p.m.
2. A Village Board Workshop is scheduled for Monday, March 15, 2021 at 7:00 p.m.

I. Other Business

Acting President Fasules thanked staff for all their time and effort. Acting President Fasules encouraged everyone to be safe and help take care of the Village and help our neighbors.

Trustee Senak stated he has several concerns regarding the Apex 400 variation request. Acting President Fasules encouraged Trustee Senak and all Trustees to speak with Village staff regarding their concerns and questions.

J. Motion to Adjourn

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A.Chereskin, Village Clerk



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday March 8, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

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

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

D. Audience Participation

None.

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

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

Motion to approve the following items including Payroll and Vouchers totaling \$2,885,042.96. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Christiansen)

1. Total Expenditure (Payroll and Vouchers) - \$2,885,042.96

Trustee Senak asked what the IL EPA Payment is for. Finance Director Coyle stated this is for the Lambert Farm EPA Loan which was used for sewer improvements.

2. February 8, 2021 Village Board Meeting Minutes

4. Resolution No. 21-02, A Resolution to Allow Service Credit for Military Leave that Interrupts Illinois Municipal Retirement Fund (IMRF) Participation (Finance Director Coyle)

5. Resolution No. 21-03, A Resolution to Allow Illinois Municipal Retirement Fund (IMRF) Service Credit for Military Service Earned Prior to Participation in IMRF (Finance Director Coyle)
6. Resolution No. 21-04, A Resolution Concerning Village of Glen Ellyn work in State Right-of-Way Effective from January 1, 2021 to December 31, 2022 (Public Works Director Hansen)
7. Authorize the Village Manager to Executive Change Order No. 1 to the Design Engineering Services Agreement with Civiltech Engineering Inc. of Itasca, Illinois, for the CBD Streetscape and Utility Improvement Project for Additional Phase II Engineering Services in the amount of \$134,082.70, Resulting in a Revised Total Fixed Price of \$1,137,256.70, to be Expensed to the Capital Projects and Water & Sewer Funds (Professional Engineer Daubert)
8. Authorize the Village Manager to Execute a Contract for 2021-2023 Landscape Maintenance Service to Beary Landscape Inc., Illinois, in a Not-to-Exceed Amount of \$253,560 (Public Works Director Hansen)
9. Authorize the Village Manager to Execute a Contract for Parkway Restoration Work for 2022-2023 to Balanced Environments in a Not-to-Exceed Amount of \$27,250, to be Expensed to the General Fund (Public Works Director Hansen)

ITEMS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY

3. Approve a Retail Façade Improvement Award in the Amount of \$10,000 for Trans Holding Corp at 507 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Economic Development Coordinator Hannah provided an update on the award request. Economic Development Coordinator Hannah stated the property owner has updated his request due to the condition of the building. Economic Development Coordinator Hannah stated the property owner qualifies for a total of \$17,500 in award funds due to the increased cost estimate.

Trustee Christiansen moved to approve a Retail Façade Improvement Award in the Amount of \$17,500 for Trans Holding Corp at 507 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund. Trustee Thompson seconded.

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

F. Apex 400 Deviation (Presented by Community Development Director Springer) (Trustee Enright)

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

Community Development Director Springer gave a presentation outlining the proposed request. Community Development Director Springer noted the applicant/tenant is requesting a deviation from the Zoning Code to allow roof top mechanical equipment screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Acting President Fasules asked if the variances listed in the proposed Ordinance are already approved. Community Development Director Springer stated all the variations listed were approved previously by the Village Board. Community Development Director Springer stated the revisions are noted in the proposed Ordinance.

Village Manager Franz did note the Village has not received a signed lease from the tenant, but they did receive a draft lease.

Trustee Senak asked why this height variation was not included in the first Ordinance. Community Development Director Springer stated staff was not made aware of the height issue during the original submittal that was approved by the Village Board, and staff found the issue during permit review. Community Development Director Springer also noted Glen Ellyn's Village Code is different than other communities. Community Development Director Springer noted other communities measure the height of a building to the ceiling, which is not how the Glen Ellyn Village Code is written.

Trustee Pryde did note the height restrictions are not straight forward in the Village Code, and can understand the confusion by the developer. Trustee Pryde stated this misunderstanding needs to be fixed in the Village Code to help resolve any future issues.

Trustee Senak asked why the HVAC units are being moved. Community Development Director Springer stated when the building permit application was submitted, staff noticed the HVAC units on the roof caused the structure to be over the approved height.

Trustee Senak asked why staff did not notice this issue earlier. Community Development Director Springer stated mechanical plans are not submitted until after a project is approved by the Village Board. Community Development Director Springer stated when the detailed plans were submitted, staff noticed and addressed the issue.

Trustee Senak asked why these units are being moved to the roof now. Community Development Director Springer stated she will let the petitioner speak to that, but did note it is generally better to have these types of units on a roof.

Trustee Senak asked if the current location of the units are creating a risk to residents. Community Development Director Springer stated the current location meets the Village Code.

Trustee Senak asked why there is not a signed lease. Larry Debb, petitioner, stated the tenant will not sign the lease until the Village Board has approved the variation request. Mr. Debb stated once the variation is approved, the tenant will sign the lease.

Mr. Debb stated if these units are not moved the roof, there is significantly less space for retail or restaurants. Mr. Debb stated if the units are moved to the roof, he can offer more space and will be able to fill the space with a restaurant that will be great for the Village. Mr. Debb stated he takes full responsibility for not interrupting the Village Code correctly regarding the height issue.

Trustee Senak stated Mr. Debb said at the last Village Board Meeting he would provide a signed lease to the Village Board. Trustee Senak stated the Village Board do not have this signed lease. Trustee Senak stated he is not in favor of approval without the signed lease.

Mr. Debb stated the tenant has put a lot of time and money into this restaurant and space. Mr. Debb stated the tenant does not want to sign a lease with about the variation approve from the Village Board. Mr. Debb stated the tenant is concerned he may sign the lease and not be granted the variation.

Mr. Debb noted this variation request will be needed for any future tenant on this floor.

Trustee Christiansen stated the Village Board can't ask a tenant to sign a lease for a space that may not work from him. Trustee Christiansen stated the tenant is not sure if the Village Board will approve his request, and the Village Board should not ask the tenant to sign the lease without approval.

Trustee Senak stated he feels the developer may have done this on purpose, and suggested the developer may have not been truthful with all the information brought forward to the Village Board. Trustee Senak stated this is more than the variation request, but also about truthfulness and candor.

Trustee Christiansen stated there is no reason to hold this approval due to potential questions and issues with the developer.

Mr. Debb stated he is not trying to hide anything from the Village Board. Mr. Debb stated that if a restaurant is going to occupy this space, the units will have to be moved.

Mr. Debb noted while the restaurant is not opening soon, they need to know the decision by the Village Board soon so the foundation work can be complete correctly.

Trustee Thompson stated his primary concern is the health and safety in Glen Ellyn, and that if this is best for Glen Ellyn he is willing to approve the request. Trustee Thompson stated he still has concerns regarding the developer and the Apex project, and wants to see more cooperation on improving the construction traffic congestion moving forward.

Trustee Pryde suggested the Village Board make a motion that is subject to attorney review, to make sure the lease is signed.

Trustee Christiansen moved to approve Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit

Development Plans for the Apex 400 Minutes Use Development at 400 & 418-424 N. Main Street, subject to attorney review. Trustee Pryde Seconded.

Trustee Christiansen stated she knows this decision is tough and that it seems like an end run. Trustee Christiansen stated she knows we have a Village Code for a reason, but this request will only add 3 feet to the roof, which nobody will see. Trustee Christiansen stated denying this request will not stop the development from being built, and it will make it so another restaurant can't occupy that space.

Trustee Thompson stated he agrees with Trustee Christiansen. Trustee Thompson stated he is not happy about the request, but understands the approval is what is best for the project and Village.

Trustee Pryde noted there are issues that need to be fixed in the Zoning Code and Building Code as this misunderstanding may come up in future projects.

Trustee Enright stated the Plan Commission was in favor of the request and he agrees with the Plan Commission's recommendation.

Public Comment

1. Julie Spiller spoke regarding her concerns of the Apex 400 development and concerns regarding the developer. Ms. Spiller stated her concerns of this request, and noted she is concerned of the lack of transparency from the developer and Village.

2. Pete Ladesic spoke regarding the development and noted developers often run into this issue and that this request is common. Mr. Ladesic stated the Village Board is picking on issues that do not have to do with the request.

3. Joyce Hothan wrote regarding her concerns of the Apex 400 development and concerns regarding the developer. Ms. Hothan stated the developer is using "bait and switch" tactics, and this request should not be approved.

4. Christine Wilson wrote regarding her concerns of the Apex 400 development and concerns regarding the developer. Ms. Wilson asked the Village Board not approve this request.

5. Zak Wilson wrote regarding her concerns of the Apex 400 development and concerns regarding the developer. Mr. Wilson asked the Village Board not approve this request.

Acting President Fasules asked Trustee Pryde to work with Village Manager Franz and Community Development Director Springer regarding his proposed Zoning Code updates.

Trustee Senak stated this approval is just not about the height variance. Trustee Senak stated the Village board was not provided candid and forthcoming information and that he is not willing to compromise the integrity of the Village.

Trustee Thompson moved the table this agenda item to the next Village Board Meeting scheduled for Monday, March 22, 2021. Trustee Senak seconded.

Trustee Thompson stated if the Village receives a signed lease prior to the March 22, 2021 Village Board meeting, then the Village Board can call a Special Meeting to approve the request.

RESULT:	TABLED [4 TO 2]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Enright, Fasules, Senak, Thompson
NAYS:	Christiansen, Pryde

G. 427-433 N. Main Street Easement (Presented by Community Development Director Springer) (Trustee Enright)

1. Motion to Approve a Permanent Easement Agreement and a Construction Easement Agreement for the Properties Located at 427-433 N. Main Street, Subject to Attorney Review

Community Development Director Springer gave a presentation on the proposed easement agreements.

Trustee Senak asked what subject to attorney review exactly means. Village Attorney Mathews stated it does not have a specific definition, but it is used when the parties are still discussing minor details of the agreement. Village Attorney Mathews stated if there is a material change, the agreement would be brought back to the Village Board for consideration.

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

H. 2020 and 2021 Budget Amendments (Presented by Finance Director Coyle) (Trustee Christiansen)

1. Ordinance No. 6856, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ended December 31, 2020

Finance Director Coyle provided a brief presentation regarding the proposed Ordinance.

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

2. Ordinance No. 6857, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements

Finance Director Coyle provided a brief presentation regarding the proposed Ordinance.

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

I. Reminders

1. A Village Board Workshop is scheduled for Monday, March 15, 2021 at 7:00 p.m.
2. A Village Board Meeting is scheduled for Monday, March 22, 2021 at 7:00 p.m.

J. Other Business

Acting President Fasules thanked staff for all their time and effort. Acting President Fasules provided updates on COVID-19 and DuPage County's vaccination efforts. Acting President Fasules reminded all residents to be safe and vigilant.

Trustee Thompson stated he would like to see changes in future redevelopment agreements regarding notice of ownership change and required disclosures. Acting President Fasules asked Trustee Thompson to work with Village Manager Franz and Village Attorney Mathews regarding his suggested changes.

K. Motion to Adjourn

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



VILLAGE OF GLEN ELLYN

Planned Unit Development Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: **07/07/2021** Application No. _____

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

Name of Applicant: **Lawrence Debb**

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

Business Phone: **847-699-2160** (Mobile): **312-953-2493**

Email: **ldebb@gspdevelopment.com** (Fax): **N/A**

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

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

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

Legal Description of Property:

Main Street Parking Lot 418-424 N. MAIN STREET PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS P.L.N.: 05-11-327-026; and PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS P.L.N.: 05-11-327-005; and PARCEL 3: LOT 4 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 1111111111, IN DUPAGE COUNTY, ILLINOIS. P.L.N.: 05-11-327-016 400 N. MAIN STREET
--

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

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

Requested Use/Construction:

To locate the HVAC equipment, black iron duct and fan equipment on the roof. We will construct a restaurant/bar.

Estimated Date to Start Construction: **07/07/2021**

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

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

7We are requesting an amendment to the PUD allowing the Development to place HVAC equipment on the roof of the building and fan assembly's for the black iron duct. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for HVAC equipment to extend 3'6" above the parapet or 6'6" above the roof line. The equipment would not be seen from any ground location near or far from the building.

Describe How the PUD:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

07/07/2021

Lawrence Debb



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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

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

Date filed: **07/07/2021** Application No. _____

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

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

Name of Applicant: **Lawrence Debb**

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

Business Phone: **630-699-2160** (Mobile): **312-953-2493**

Email: **ldebb@gspdevelopment.com** (Fax): **N/A**

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

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

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

Legal Description of Property:

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

PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1996 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-026; and

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS
P.L.N.: 05-11-327-005; and

PARCEL 3: LOT 4 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID

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

Requested Use/Construction:

To locate the HVAC equipment on the roof. We will construct two restaurants and one will have a bar.

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: **07/07/2021**

07/07/2021

Date

Signature of Applicant

CCH12003021 LD DG 2.56

This document was prepared by:

Gregory W. Jones, Esq.

Ancel Glink, P.C.

140 South Dearborn Street, Sixth Floor

Chicago, IL 60603

FRED BUCHOLZ, RECORDER

DUPAGE COUNTY ILLINOIS

08/27/2020 02:18 PM

RHSP

DOCUMENT # R2020-095705

After recording return to:

Kenneth Brown, Esq.

Strauss Malk & Feder LLP

135 Revere Drive

Northbrook, Illinois 60062

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

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

See Exhibit A

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

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

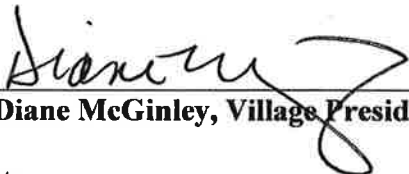
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of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

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

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

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

GRANTOR:

By: 
Diane McGinley, Village President

Attest:


John Chereskin, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Diane McGinley, President of the Village of Glen Ellyn** and **John Chereskin, Clerk of the Village of Glen Ellyn**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said municipal corporation, and as their free and voluntary act, for the uses and purposes therein set forth.

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

Commission expires 04-24, 2023


NOTARY PUBLIC

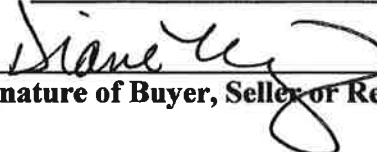
Send subsequent tax bills to:
APEX 400 LLC
Attn: Lawrence Debb
1111 E. Touhy, Suite 230
Des Plaines, Illinois 60018



DuPage County, Illinois Transfer Stamps:

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

Date: 8-19-2020


Signature of Buyer, Seller or Representative

Village of Glen Ellyn, Illinois Transfer Stamps:

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

Date: 8-17-20

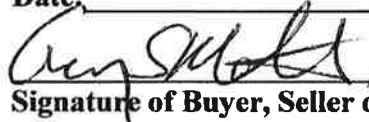
 Village Attorney
Signature of Buyer, Seller or Representative

Exhibit A

Legal Description:

Parcel 1:

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

Parcel 2:

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

Parcel 3:

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

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

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

4840-8824-6420, v. 1

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

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

) ss.

COUNTY OF DUPAGE)

DOCUMENT NO. _____

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

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number below)

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

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

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

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

VILLAGE OF GLEN ELLYN, an Illinois Municipal Corporation

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

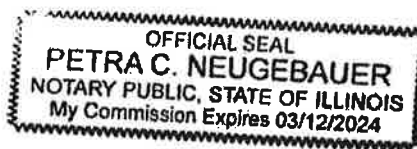
ATTEST:

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

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

Petra C. Neugebauer
Notary Public

4810-8204-3298, v. 1



3056
CCH 2003021LD DC
SPECIAL WARRANTY DEED

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

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

DOCUMENT # R2020-095706

SPECIAL WARRANTY DEED

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

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

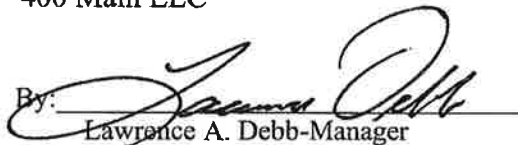
Commonly known as: 400 N. Main Street, Glen Ellyn, Illinois, 60137

Property Index Number: 05-11-327-023

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

GRANTOR:

400 Main LLC

By: 
Lawrence A. Debb-Manager

{5303/00004/00706642.DOCX/ }

EXHIBIT A

LEGAL DESCRIPTION

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

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

STATE OF ILLINOIS)
)
COUNTY OF COOK)

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

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



Maria T Fitzgerald

Notary Public

My Commission Expires: 6-14-21

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

Lawrence A. Debb

Representative

August 11, 2020
Date

Send Subsequent
Tax Bills to:

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

OFFICE OF THE RECORDER
DuPage County, Illinois

FRED BUCHOLZ
RECORDER

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



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

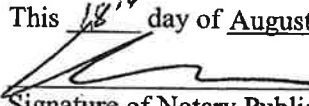
Lawrence A. Debb manager of 400 Main LLC, being duly sworn on oath, states that
affiant resides at 1111 E. Touhy, Suite 230 Des Plaines, IL 60018. And further states that:
(please check the appropriate box)

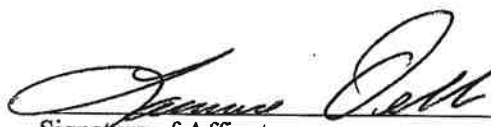
- A. ☒ That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. ☐ That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the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

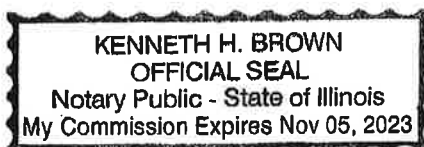
AFFIANT further states that he makes this affidavit for the purpose of inducing the County Recorder of DuPage County, Illinois to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 18th day of August, 2020.


Signature of Notary Public


Signature of Affiant



Revised 1/3/2019

OWNERSHIP BY A CORPORATION

Date: _____

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

Legal Description:

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

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

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

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

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

Affidavit Affirming No Conflict of Interest

CLEAR PAGE

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

1. My name is **Ryan Maas**, and I hold the position of **Investor Rep** for **Apex 400 LLC** ("**Owner**").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: **Ryan Maas**

Title: **Investor Representative**

Signature: 

Subscribed and sworn to me this

24 day of February, 2021.


Notary Public



Affidavit Affirming No Conflict of Interest

CLEAR PAGE

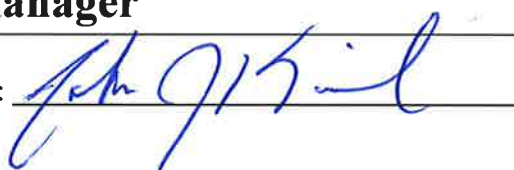
The undersigned, being duly sworn and under oath, states as follows:

1. My name is **John J. Kosich**, and I hold the position of **Principal** for **Apex 400 LLC** ("Owner").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("Application") the Owner filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: **John J. Kosich**

Title: **Manager**

Signature: 

Subscribed and sworn to me this

23 day of February, 2021.


Notary Public



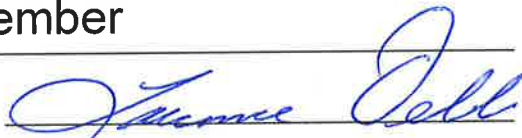
Affidavit Affirming No Conflict of Interest

CLEAR PAGE

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

1. My name is Lawrence Debb, and I hold the position of member for Apex 400 LLC ("**Owner**").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

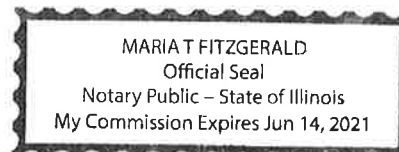
Further affiant sayeth naught.

Name: Lawrence Debb
Title: Member
Signature: 

Subscribed and sworn to me this

23 day of February, 2021.


Notary Public



GSP Development

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

July 7, 2021

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

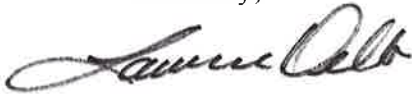
Re: Narrative Statement

Dear Staci:

Apex 400 LLC as owner, GSP Development LLC as developer, and Larry Debb as applicant are requesting an amendment to ordinance No. 6690 and the final PUD plans to allow the owner to place HVAC and black duct fans and equipment on the roof of the building. This equipment would be placed in the center of the roof, no less than 25 feet from any edge of the building. The amendment would allow for the properly screened equipment to extend 3'6" above the parapet or 6'6" above the roof line. The RTU's, exhausts and fan assembly were initially included to be on the roof, however the height was not determined at that time because we did not know what our tenant base would be on the first floor. Therefore, in order to provide proper HVAC for the specific restaurant use, we are required to install the HVAC units back to the roof location. Now that we have two restaurant tenants for a portion of the retail space, it has been determined by engineering that the exhaust fans for the black iron ducts will also require a height variance. None of this equipment will be visible from the street level.

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

Sincerely,



Lawrence Debb
Principal

cc: John Kosich

1. KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.

2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.

3. REFER TO WALL SECTIONS FOR ADDITIONAL DIMENSIONS AND NOTES.

GLAZING TYPES

GL-1 GLAZING TYPE 1

GL-2 SPANDREL GLASS TYPE 1

	FACER BRICK - COLOR 01 MFR: ENDICOTT COL: MEDIUM RONGSPOT 46 FIN: SMOOTH MODULAR
	FACER BRICK - COLOR 02 MFR: SOLID CITY COL: DUNES GRAY FIN: SMOOTH
	THIN BRICK - COLOR 01 MFR: ENDICOTT COL: MEDIUM RONGSPOT 46 FIN: SMOOTH MODULAR
	FIBER CEMENT PANEL - COLOR 01 MFR: HARDEPLANK COL: COUNTRY LANE RED FIN: SMOOTH
	FIBER CEMENT PANEL - COLOR 02 MFR: HARDEPLANK COL: COBBLE STONE FIN: SMOOTH
	STUCCO MFR: STO COL: BEIGE FIN: LIMESTONE
	CAST STONE MFR: ARRISRAFT COL: RENAISSANCE SAND BLASTED WHITE
	STONE BASE MFR: ARRISRAFT COL: SEPIA MEDIUM DRESSED VERNED
	AWNING FABRIC MFR: SUNBRELLA COL: FOREST GREEN

A2-01



1. KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.

2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.

GLAZING TYPES

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

☐ GL-1 GLAZING TYPE 1

 GL-2 SPANDREL GLASS TYPE 1

FACE BRICK - COLOR 01
MFR: ENIDCOTT
FIN: MEDIUM RINSPOT 46
FIN: SMOOTH MODULAR

FACE BRICK - COLOR 02
MFR: SIOUX CITY
FIN: DUNES GRAY
FIN: SMOOTH

THIN BRICK - COLOR 01
MFR: ENIDCOTT
FIN: MEDIUM RINSPOT 46
FIN: SMOOTH MODULAR

FIBER CEMENT PANEL - COLOR 01
MFR: HARDIE/PANL
FIN: COUNTRY/ANE RED
FIN: SMOOTH

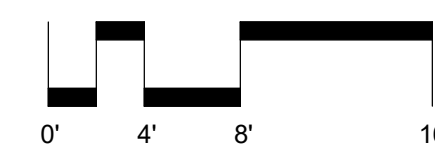
FIBER CEMENT PANEL - COLOR 02
MFR: HARDIE/PANL
FIN: COBBLE STONE
FIN: SMOOTH

STUCCO
MFR: STO
FIN: BEIGE
FIN: LIMESTONE

CAST STONE
MFR: ARIS/CRAFT
FIN: RENAISSANCE SAND BLASTED

STONE BASE
MFR: ARIS/CRAFT
FIN: SEPPIA MEDIUM DRESSED VENEER

AWNING FABRIC
MFR: SUNBELLE
FIN: FOREST GREEN



1. KEYNOTE SYMBOLS ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.

2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES.

GLAZING TYPES

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

GL-1 GLAZING TYPE 1

 GL-2 SPANDREL GLASS TYPE 1

 FACE BRICK - COLOR 01
MED. ENDOCTE

FACE BRICK - COLOR 01
 MFG. - ENRIGHT

 FACE BRICK - COLOR 02

MFR: SIOUX CITY
COL: DUNES GRAY

 **THIN BRICK COLOR M**

MFR: ENDICOTT
COL: MEDIUM IRONSPON

FIVE CENT PAPER

MFR:	HARDIEPLANK
COL:	COUNTRYLANE RE

 FIN. SMOOTH

	MFR: HARDIEPLANK
	COL: CORBLE STONE

FIN: SMOOTH

MFR: STO

FIN: LIMESTONE

CAST STONE
MER: ARRISCRAFT

COL: RENAISSANCE SA

STONE BASE
MFG: ARDISCRAFT

 COL: SEPIA MEDIUM DR

AWNING FABRIC

 COL: FOREST GREEN

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1/8" = 1'-0"$$
$$1/8" = 1'-0"$$
$$1/8" = 1'-0"$$

Copyright © 2024, FitzGerald Associates, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from FitzGerald Associates, Inc. These drawings are the property of FitzGerald Associates, Inc. and are not to be used for any other project without the written consent of FitzGerald Associates, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from FitzGerald Associates, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from FitzGerald Associates, Inc.

ROOF NOTES

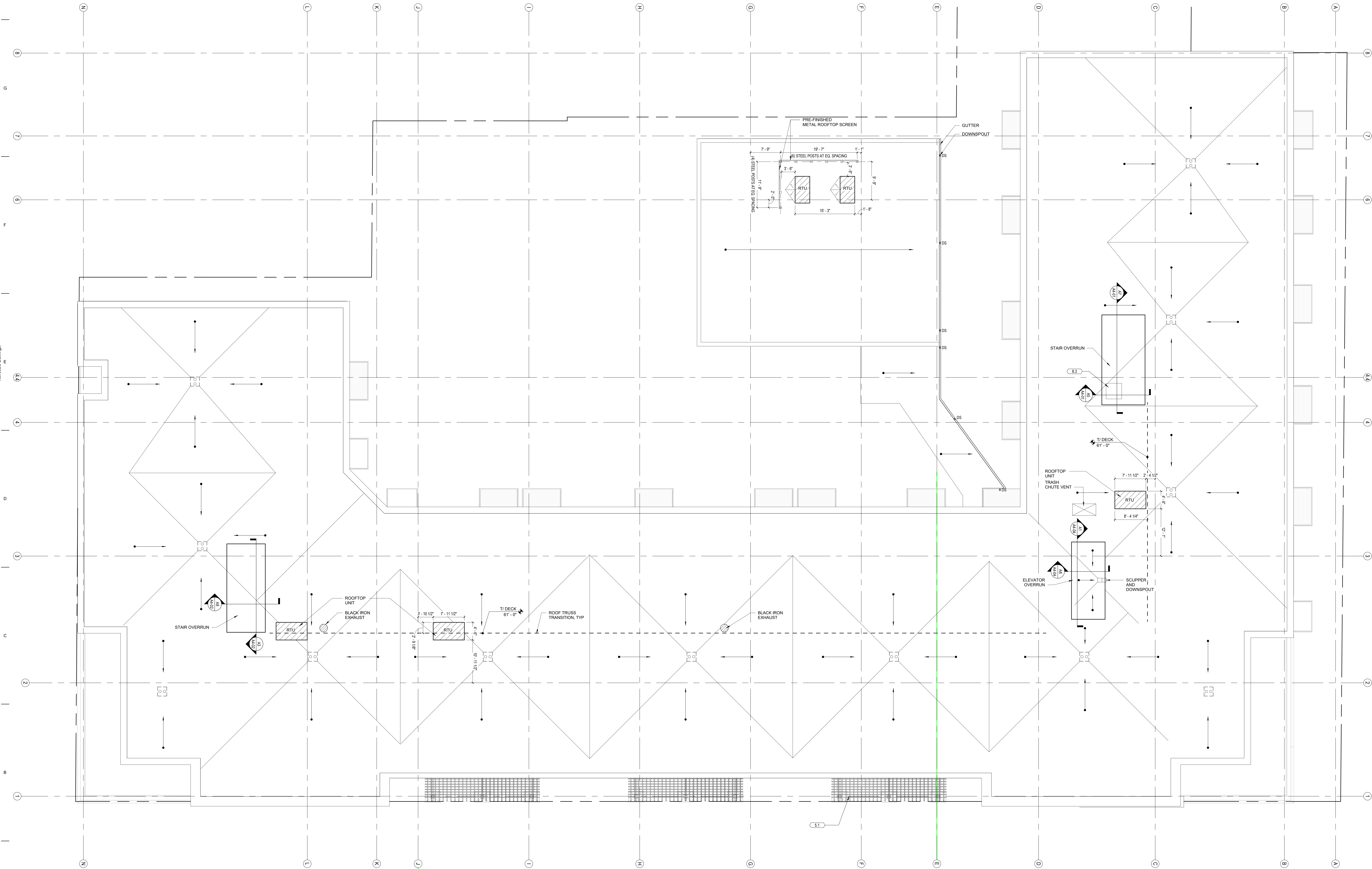
1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

KEYNOTES

5.1 METAL TRELLIS
8.3 ROOF HATCH

LEGEND

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



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

FitzGerald

912 W. Lake St. Chicago, Illinois 312-563-9100
www.fitzgeraldassociates.net

CONSULTANT:

18024

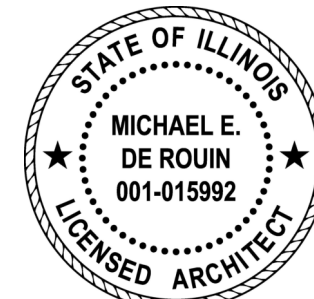
APEX 400

400 Main Street

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

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

#	DESCRIPTION	DATE
---	-------------	------



Michael E. DeRoun

ROOF PLAN

A1-06

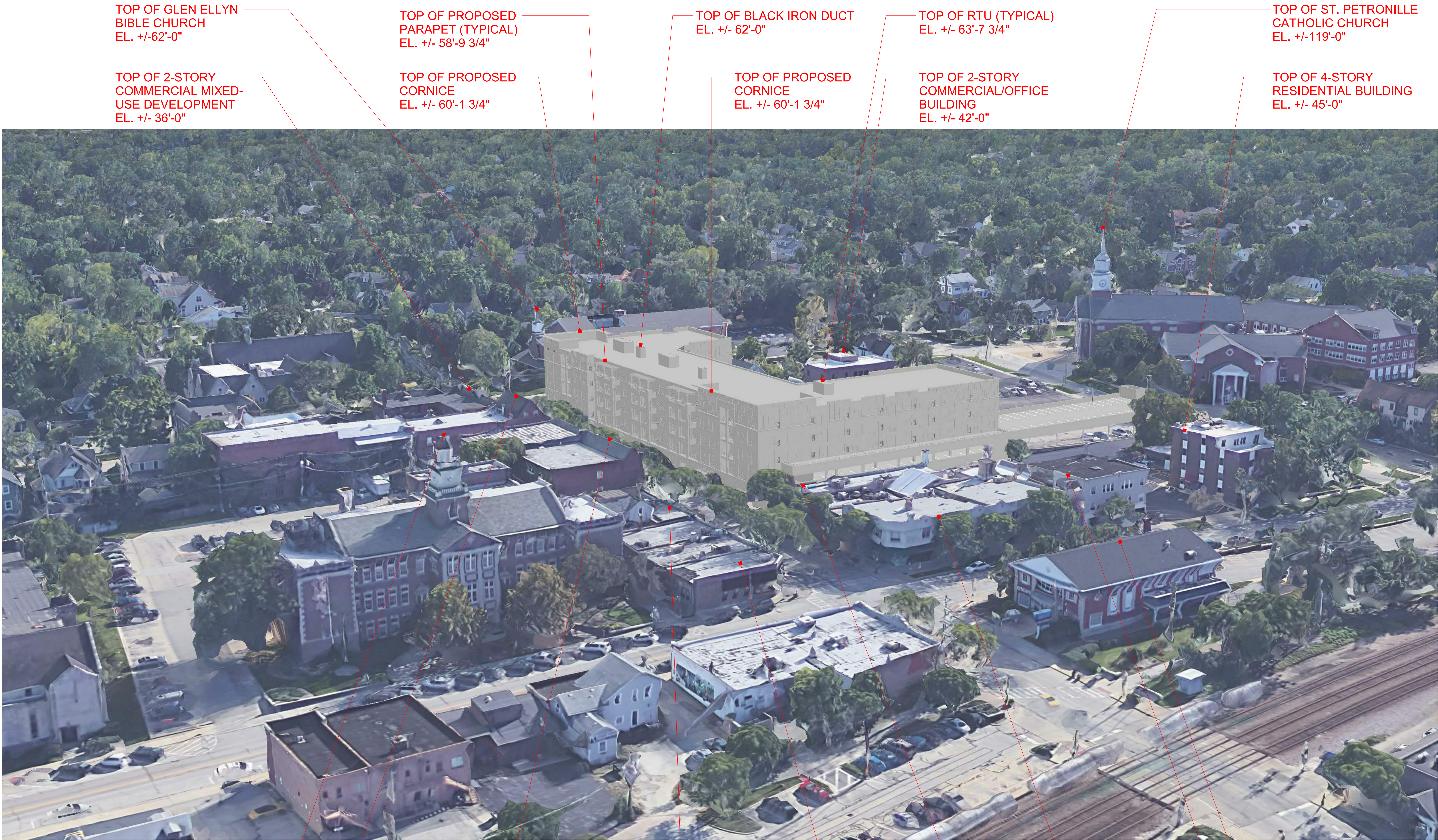
Copyright 2024, FitzGerald Associates. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates. These drawings are for the project and site shown and are not to be used for any other project or site. Do not scale drawings.

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

12/1/2024 5:27:48 PM

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

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



CONSULTANT:

18024

APEX 400

400 Main Street

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

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

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

DESCRIPTION DATE



SITE CONTEXT -
AERIAL

PDR-15

CONSULTANT:

18024

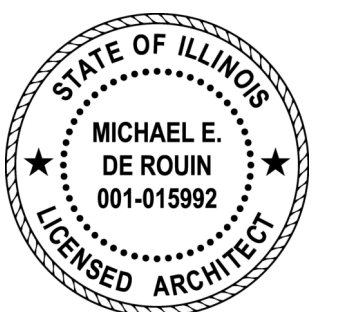
APEX 400

400 Main Street

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

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

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



Webb

MAIN STREET ELEVATIONS STUDY

PDR-17



1 STREET ELEVATION

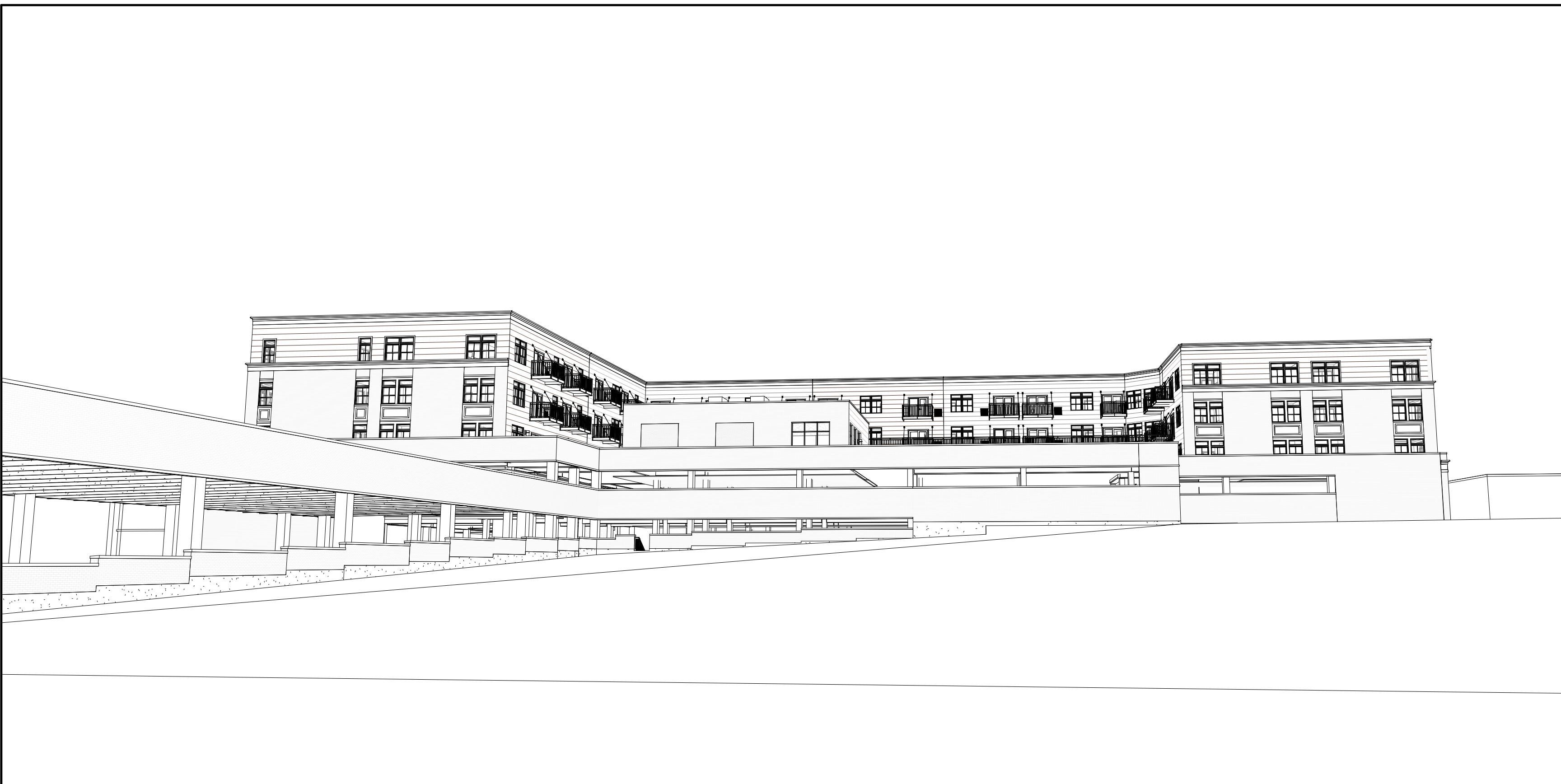
COPYRIGHT: FitzGerald Associates Architects reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without the written consent of FitzGerald Associates Architects. These drawings may have been reproduced in a different form or manner. All other rights are reserved. Do not scale drawings.



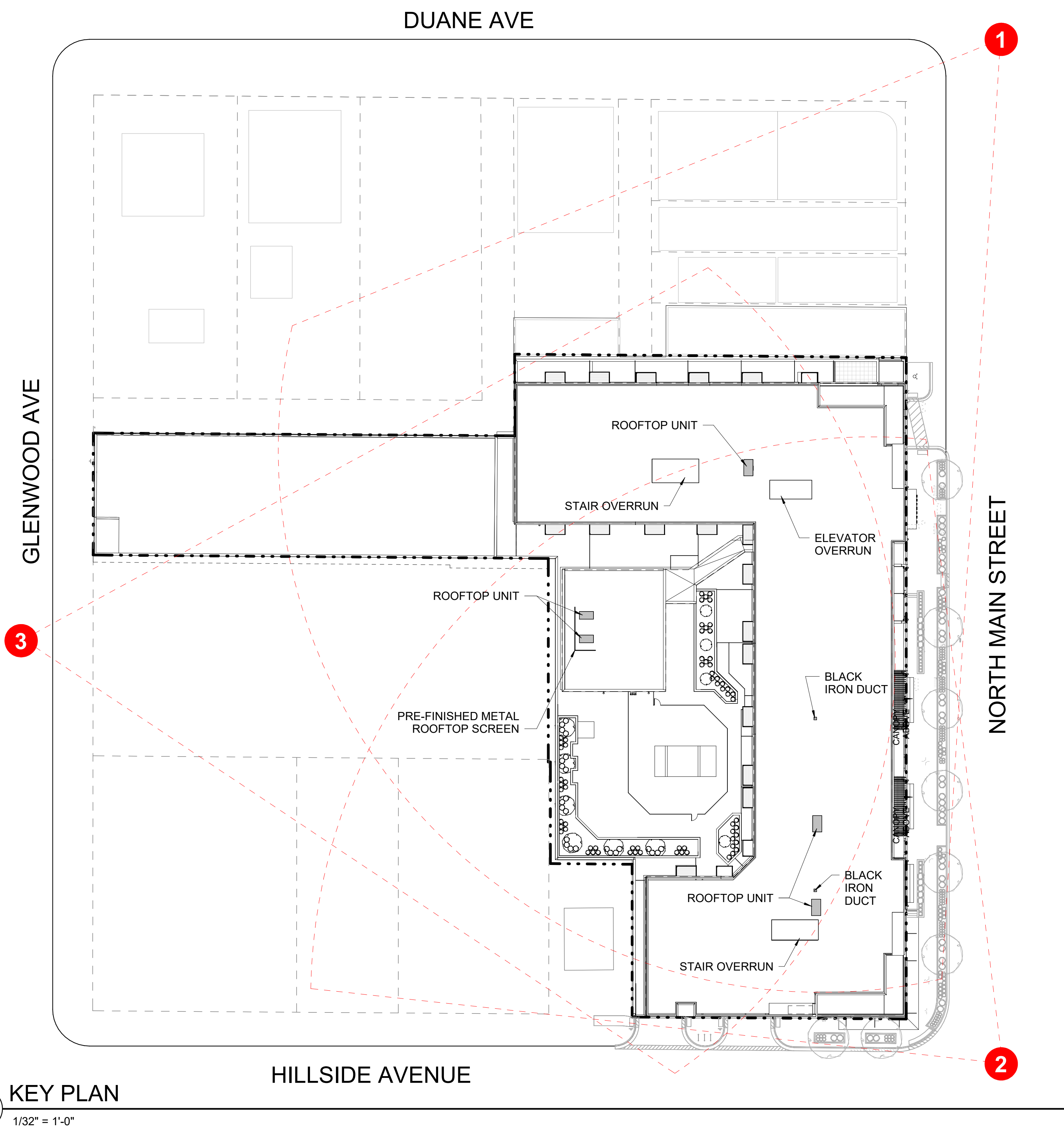
1 STREET VIEW - N MAIN ST AND DUANE ST
SEE KEY PLAN FOR LOCATION



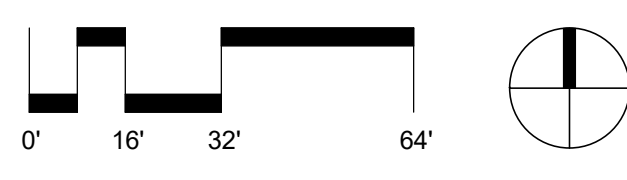
2 STREET VIEW - N MAIN ST AND HILLSIDE AVE
SEE KEY PLAN FOR LOCATION



3 STREET VIEW - GLENWOOD AVE
SEE KEY PLAN FOR LOCATION



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



Michael E. DeRouin



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

Meeting 11/8/2021 7:00 PM
Department: Finance
Department Head:
Category: Ordinance
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-1634)**

DOC ID: 2021-1634

Ordinance No. 6910-VC, An Ordinance to Amend Section 9-2-12(E) Regarding Fees for Municipal Permit Parking Lots

Statement of the Issue:

The Village invoices for commuter and merchant parking permits on an annual basis with payment due by December 31. The Village is nearing the time to prepare and mail the annual invoices and staff seeks the Village Board's input on rates for the 2022 permit year.

Analysis:

The Covid-19 pandemic has impacted the commuter and merchant parking ecosystem in Glen Ellyn. Permit lots that were once full now are half full at best. However, this has allowed the Village to more successfully address some parking challenges caused by the closure of the Main Street lot and the Civic Center lot. Merchants continue to use their permit passes, however commuter use is down significantly.

The Village did not prorate or reduce permit rates for 2020. All permits were renewed by January 1, 2020, before the pandemic began. The Village did receive a few requests to refund permit fees in 2020. The Village offered to refund the 2020 permit fees if the permit was surrendered back to the Village. In that scenario, a refund was issued for March 15 to December 31. The Village has a long first available wait list (which does not include non-residents) and many understand that they are paying for the right for a permit when they need it, not necessarily everyday use. In 2020, the Village Board approved discounting the 2021 renewal rate. The consensus of the Board was to provide a 25% discount for the 2021 renewal.

Looking forward into 2022, it is understandable that many commuter permit users are not currently commuting downtown and may not look favorably to paying for a permit that they will not use. However, the Parking Fund's main source of revenue is permit parking fees, which comprise 70% of the fund's annual budget. Annual permit revenue is between \$300,000 and \$320,000. These fees pay for the maintenance and upkeep of the parking lots.

Staff is bringing forth consideration for the Board to either reduce or restore rates to their normal levels. Staff has attached two ordinances, one which reduces the rate for 2022 and one which restores the rate back to the pre-covid rate. Staff will continue to monitor the capacity in the permit lots and commuter habits. If it does not appear that commuter usage will ever return to its prior levels, the Village may need to consider alternative payment or use of the commuter lots. However, it is too soon to determine if that is necessary.

Budget Impact:

A 25% discount on the 2022 renewal will cost the Parking Fund approximately \$77,000.

Action Requested:

Approve the attached ordinance regarding permit parking fees for 2022.

Attachments:

1. Ordinance to modify permit parking fees - No rate reduction
2. Ordinance to modify permit parking fees - Rate Reduction

ORDINANCE NO. _____ - VC

AN ORDINANCE TO AMEND CHAPTER TWO (STOPPING, STANDING, PARKING) OF
TITLE NINE (TRAFFIC) OF THE VILLAGE CODE OF GLEN ELLYN, ILLINOIS TO
MODIFY FEES IN MUNICIPAL PERMIT ONLY PARKING LOTS

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the
exercise of its home rule powers, as follows:

SECTION ONE: Subsection (E) of Section 9-2-12 is hereby deleted and replaced with the
following:

(E) Fees:

1. Annual permits are issued for January 1 to December 31. The annual fee for the
issuance of a parking permit shall be as follows:

	<u>Rate Effective November 8, 2021</u>	<u>Rate Effective October 1, 2022</u>
<u>Glen Ellyn residents</u>		
Train Station lot sections A, B, C, D	\$400.00	\$500.00
All other lots	\$350.00	\$400.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$100.00	\$125.00
<u>Non-residents</u>		
Train Station lot sections A, B, C, D	\$600.00	\$750.00
All other lots	\$525.00	\$600.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$150.00	\$187.50
<u>Central Business District Employees and Business Owners</u>		
Train Station lot sections A, B, C, D	\$200.00	\$250.00
All other lots	\$175.00	\$200.00

2. Proration of Annual Fees: Permits purchased outside of the annual renewal will be
prorated in whole months. Refunds will be made for unused full months. A \$5.00
processing fee will be deducted from the refund.

3. Beginning July 1, 2024, the Schedule of Fees shall be subject to a biennial increase based the Consumer Price Index (CPI) as defined under section 1-5 of the Property Tax Extension Limitation Law. This represents the applicable December to December change in the national CPI for all urban consumers for all items as published by the United States Department of Labor. The increase shall be equal to the prior two (2) year cumulative increase and all dollar amounts shall be rounded to the nearest five dollars (\$5).

SECTION TWO: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

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

AYES:

NAYS:

ABSENT:

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

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 _____, 2021)

ORDINANCE NO. _____ - VC

AN ORDINANCE TO AMEND CHAPTER TWO (STOPPING, STANDING, PARKING) OF
TITLE NINE (TRAFFIC) OF THE VILLAGE CODE OF GLEN ELLYN, ILLINOIS TO
MODIFY FEES IN MUNICIPAL PERMIT ONLY PARKING LOTS

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the
exercise of its home rule powers, as follows:

SECTION ONE: Subsection (E) of Section 9-2-12 is hereby deleted and replaced with the
following:

(E) Fees:

1. Annual permits are issued for January 1 to December 31. The annual fee for the
issuance of a parking permit shall be as follows:

	<u>Rate Effective</u> <u>October 25, 2021</u>	<u>Rate Effective</u> <u>October 1, 2022</u>
<u>Glen Ellyn residents</u>		
Train Station lot sections A, B, C, D	\$300.00	\$500.00
All other lots	\$262.50	\$400.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$75.00	\$125.00
<u>Non-residents</u>		
Train Station lot sections A, B, C, D	\$450.00	\$750.00
All other lots	\$393.75	\$600.00
Motorcycle (designated motorcycle parking in Train Station lot sections B & D)	\$112.75	\$187.50
<u>Central Business District Employees and Business Owners</u>		
Train Station lot sections A, B, C, D	\$150.00	\$250.00
All other lots	\$131.25	\$200.00

2. Proration of Annual Fees: Permits purchased outside of the annual renewal will be
prorated in whole months. Refunds will be made for unused full months. A \$5.00
processing fee will be deducted from the refund.

3. Beginning July 1, 2024, the Schedule of Fees shall be subject to a biennial increase based the Consumer Price Index (CPI) as defined under section 1-5 of the Property Tax Extension Limitation Law. This represents the applicable December to December change in the national CPI for all urban consumers for all items as published by the United States Department of Labor. The increase shall be equal to the prior two (2) year cumulative increase and all dollar amounts shall be rounded to the nearest five dollars (\$5).

SECTION TWO: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

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

AYES:

NAYS:

ABSENT:

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

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 _____, 2021)



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

Meeting 11/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Budget
Prepared By: Christina Coyle

**AGENDA ITEM (ID
2021-1627)**

DOC ID: 2021-1627

Motion to approve on first reading of an Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$71,989,023, including the compensation plan, for the fiscal year beginning January 1, 2022 and ending December 31, 2022.

Statement of the Issue:

At the November 8, 2021 Village Board meeting, the Village Board will have a public hearing and first reading of the 2022 budget. A second reading and final approval of the 2022 budget is scheduled for December 6, 2021.

Analysis:

The Village's draft budget is available on its website at www.glenellyn.org/budget.

The Village Board has held four budget workshops over the past three months to review the 2022 draft budget. Attached to this agenda item are summaries of the current 2022 draft budget.

The Village is conducting a public hearing of the budget on November 8 to receive public feedback on the budget. The last Board workshop was held on November 1, and staff is compiling trustee comments to prepare for a budget wrap up discussion at the November 15, 2021 Village Board Workshop. The purpose of the November 15 discussion is to discuss and build consensus on a final budget. The final budget will then be presented for Village Board approval at the December 6, 2021 Village Board meeting.

Budget Impact:

See budget.

Action Requested:

Motion to approve a first reading of the Village's budget for 2022. The first reading of the budget is a non-binding reading in a two-step process. The budget is not formally approved until the December 6 meeting when the second reading is anticipated to occur.

Attachments:

1. Ordinance for Public Hearing 2022 Budget

2. Exhibit A - Public Hearing and First Reading
3. Exhibit B - Public Hearing and First Reading
4. Exhibit C - Public Hearing and First Reading
5. Certified Estimate of Revenues - Public Hearing and First Reading



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Adopting the Annual Village of Glen Ellyn Expenditure Budget
in the Net Amount of \$71,989,023 including the
Compensation Plan for the 2022 Fiscal Year
Beginning January 1, 2022, and Ending December 31, 2022**

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

This _____ Day of _____, 20__.

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

REPAIRED BY AND MAIL TO:

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

Ordinance No. ____

**An Ordinance Adopting the Annual Village of Glen Ellyn
Expenditure Budget in the Net Amount of \$71,989,023 including
the Compensation Plan for the 2022 Fiscal Year Beginning January
1, 2022, and Ending December 31, 2022**

Whereas, Village staff has prepared and presented to the President and Board of Trustees of the Village of Glen Ellyn a proposed budget for fiscal year 2022 beginning January 1, 2022, and ending December 31, 2022; and

Whereas, following due and proper publication of public notice in The Glen Ellyn Suburban Life on October 29, 2021, a public hearing was held on November 8, 2021, to consider the proposed annual budget for the 2022 fiscal year; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn deem it in the best interest of the Village to adopt the budget proposed by the Budget Officer, as revised at the direction of the Village Board of Trustees;

Now, Therefore, Be It Hereby 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 annual expenditure Budget for the 2022 fiscal year, beginning January 1, 2022, and ending December 31, 2022, for the Village of Glen Ellyn, is in the gross amount of Eighty-six Million Six Thousand Two Hundred Nine Dollars, (\$86,006,209); net budget exclusive of interfund transfers: Seventy-One Million Nine Hundred Eighty-Nine Thousand Twenty-Three Dollars, (\$71,989,023) as set forth in Exhibit "A," referenced herein as though it were attached hereto, and as summarized in Exhibit "B" attached hereto and made a part hereof, is hereby adopted and authorized.

Section Two: The compensation plan for the Village of Glen Ellyn, a part of the budget for the 2022 fiscal year as set forth in Exhibit "C" attached hereto and made a part hereof, is hereby adopted, approved, and authorized.

Section Three: The President and Board of Trustees hereby delegate to the Village Manager, or in his absence the Acting Village Manager, the authority to make transfers within a department, provided such transfers do not exceed Twenty Thousand Dollars (\$20,000) and further

provided no revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision.

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

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

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

EXHIBIT A

VILLAGE OF GLEN ELLYN

BUDGET
FOR FISCAL YEAR 2022

NET REVENUES - ALL FUNDS: \$ 63,036,385

NET EXPENSES - ALL FUNDS: \$ 71,989,023

APPROVED
by the
VILLAGE BOARD OF TRUSTEES

Monday, December 6, 2021

Ordinance No. _____

EXHIBIT B

SUMMARY OF FISCAL YEAR 2021 BUDGET VILLAGE OF GLEN ELLYN JANUARY 1, 2022 TO DECEMBER 31, 2022

<u>Fund</u>	<u>Revenues</u>	<u>Expenditures/</u> <u>Expenses</u>	<u>Net</u>
General Fund	\$ 22,510,839	\$ 22,504,285	\$ 6,554
Corporate Reserve Fund	100	17,885	(17,785)
Motor Fuel Tax Fund	1,734,000	3,395,639	(1,661,639)
Debt Service Fund	2,246,586	2,248,036	(1,450)
CBD TIF Fund	887,050	305,370	581,680
Roosevelt Road TIF Fund	153,400	100,370	53,030
Forfeiture Fund	-	-	-
American Rescue Plan Fund	1,885,000	2,060,000	(175,000)
Capital Projects Fund	12,429,366	17,929,593	(5,500,227)
Fire Services Fund	1,860,507	2,174,042	(313,535)
Facilities Maint Reserve Fund	376,000	389,200	(13,200)
Water & Sanitary Sewer Fund	14,011,275	18,281,983	(4,270,708)
Parking Fund	782,623	502,935	279,688
Residential Solid Waste	1,817,700	1,851,900	(34,200)
Village Links/Reserve 22	6,310,700	6,054,211	256,489
Insurance Fund	3,651,575	3,687,395	(35,820)
Equipment Services Fund	1,617,800	1,603,540	14,260
Police Pension Fund	4,779,050	2,899,825	1,879,225
Total	<u>\$ 77,053,571</u>	<u>\$ 86,006,209</u>	<u>\$ (8,952,638)</u>
Less Interfund Transfers	\$ (14,017,186)	\$ (14,017,186)	\$ -
Net Budget	<u><u>\$ 63,036,385</u></u>	<u><u>\$ 71,989,023</u></u>	<u><u>\$ (8,952,638)</u></u>

EXHIBIT C
VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Village Manager's Office							
Village Manager	FT	Z	1.00	1.00	1.00	1.00	1.00
Assistant Village Manager	FT	V	1.00	1.00	1.00	1.00	1.00
Human Resources Manager	FT	N	-	-	-	-	1.00
Communications Coordinator	PT	N	0.70	0.70	0.70	0.70	1.00
Economic Development Coord.	PT	J	0.75	0.75	1.00	0.75	0.75
Executive Assistant/Deputy Clerk	PT	H	1.00	1.00	1.00	1.00	1.00
Human Resources Generalist	PT	G	0.70	0.70	0.70	0.70	0.70
Administrative Assistant II	PT	F	0.45	0.70	0.70	0.70	0.70
Administrative Clerk II	PT	B	1.00	-	-	-	-
Webmaster/Social Media Specialist	PT	B	0.50	-	-	-	-
Administrative Intern	PT	N/A	0.50	0.50	0.50	0.50	0.50
Multi-Media Intern	PT	N/A	0.40	0.05	-	-	-
Subtotal Village Manager's Office			7.60	6.40	6.60	6.35	7.65
Information Technology							
Information Technology Manager	FT	S	1.00	1.00	1.00	1.00	1.00
Systems Engineer	FT	Q	-	1.00	1.00	1.00	1.00
PC Technician	PT	G	-	-	-	-	0.75
Municipal Producer	PT	E	-	0.13	0.45	0.45	-
Multimedia Intern	PT	N/A	0.40	-	-	-	-
Subtotal Information Technology			1.40	2.13	2.45	2.45	2.75
Law Department							
Village Attorney	FT	Z	1.00	1.00	1.00	1.00	1.00
Subtotal Law Department			1.00	1.00	1.00	1.00	1.00
Senior Services							
Senior Services Coordinator	PT	H	0.60	0.60	0.60	0.60	0.60
Subtotal Senior Services			0.60	0.60	0.60	0.60	0.60
Facilities Maintenance							
Facilities Manager	FT	N	1.00	1.00	1.00	1.00	1.00
Facilities Leadman	FT	I	-	-	-	-	1.00
Maintenance Worker I	FT	E	1.00	1.00	1.00	1.00	1.00
Maintenance Worker II	PT	F	0.48	0.48	0.48	0.48	0.48
Custodian II	PT	A	0.75	0.75	0.75	1.50	2.10
Custodian III	PT	A	2.10	2.55	2.55	2.10	2.15
Subtotal Facilities Maintenance			5.33	5.78	5.78	6.08	7.73

VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Finance							
Finance Director	FT	V	1.00	1.00	1.00	1.00	1.00
Assistant Finance Director	FT	P	1.00	1.00	1.00	1.00	1.00
Accounts Manager	FT	J	1.00	1.00	1.00	1.00	1.00
Staff Accountant	FT	J	-	1.00	1.00	1.00	1.00
Payroll & Accounting Specialist	FT	I	1.00	-	-	-	-
Payroll Specialist	FT	I	-	1.00	1.00	-	1.00
Business Office Coordinator	PT	F	0.60	0.60	0.60	0.60	0.60
Accounts Payable Coordinator	PT	F	0.60	-	-	-	-
Accounts Payable Coordinator	PT	D	-	0.50	0.60	0.60	0.60
Accounts Receivable Specialist	PT	D	1.92	1.92	1.92	1.92	1.92
Billing Specialist II	PT	D	-	-	0.75	0.75	-
Billing Specialist	PT	D	1.80	1.80	0.96	0.96	1.80
Water Meter Readers	PT	N/A	1.00	1.00	-	-	-
Subtotal Finance			9.92	10.82	9.83	8.83	9.92
Community Development							
Community Director	FT	V	1.00	1.00	1.00	1.00	1.00
Building & Zoning Official	FT	R	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	FT	Q	-	1.00	1.00	1.00	1.00
Senior Building Inspector	FT	N	-	-	1.00	-	-
Inspection Manager	FT	M	-	-	-	1.00	-
Planning Manager	FT	M	-	-	-	1.00	1.00
Planner with AICP Cert	FT	K	-	-	-	1.00	-
Stormwater Engineer	PT	K	0.75	-	-	-	-
Building Inspector II	FT	K	-	-	-	-	1.00
Planner	FT	K	1.00	2.00	2.00	-	1.00
Plan Examiner	FT	J	1.00	1.00	1.00	1.00	1.00
Building Inspector	FT	J	2.00	2.00	2.00	1.00	1.00
Fire/Property Inspector	FT	J	-	-	-	-	1.00
Permit Coordinator	FT	I	-	-	-	1.00	1.00
Associate Planner	FT	H	1.00	1.00	1.00	1.00	1.00
Fire Inspector	PT	G	-	1.00	1.00	1.00	0.48
Administrative Secretary	FT	F	1.00	1.00	-	-	-
Administrative Assistant II	FT	F	-	-	1.00	1.00	1.00
Administrative Assistant I	PT	D	1.00	1.00	-	-	-
Permit Clerk	FT	D	-	1.00	1.00	1.00	2.00
Permit Clerk	PT	D	1.88	1.00	1.20	0.70	0.70
Administrative Clerk II	PT	B	-	-	0.48	-	0.48
Property Site Inspector	PT	B	0.50	0.50	0.50	0.50	-
Planning Intern	PT	N/A	0.50	0.50	0.50	0.50	0.50
Subtotal Planning & Development			12.63	15.00	15.68	14.70	16.16

VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Police							
Police Chief	FT	V	1.00	1.00	1.00	1.00	1.00
Assistant Chief	FT	T	1.00	-	-	-	-
Deputy Chief	FT	T	1.00	1.00	1.00	1.00	1.00
Commander	FT	S	-	-	-	-	3.00
Police Sergeant	FT	Q	7.00	8.00	8.00	8.00	6.00
Police Officer	FT	Contract	30.00	29.00	30.00	30.00	34.00
Records Supervisor/Tech	FT	L	1.00	1.00	1.00	1.00	1.00
Police Program Coordinator	FT	K	-	1.00	1.00	-	1.00
Property Officer	FT	G	1.00	1.00	1.00	1.00	1.00
Administrative Assistant II	PT	F	0.60	0.60	0.60	0.60	1.20
Community Service Officer	FT	E	2.00	2.00	2.00	2.00	2.00
Community Service Officer	PT	E	0.90	0.90	0.45	0.45	0.45
Investigative Aide	PT	G	0.60	0.60	0.60	0.60	0.60
Records Clerk	FT	D	4.00	4.00	4.00	4.00	4.00
Records Clerk	PT	D	2.75	2.75	2.75	2.75	2.75
Community Service Officer	PT	E	-	-	0.45	0.45	0.45
			52.85	52.85	53.85	52.85	59.45
Fire/EMS							
Administrative Clerk II	PT	B	0.50	0.50	-	-	-
Subtotal Fire/EMS			0.50	0.50	-	-	-

VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Public Works							
Administration & Engineering Division							
Public Works Director	FT	V	1.00	1.00	1.00	1.00	1.00
Assistant Public Works Director	FT	S	1.00	1.00	1.00	1.00	1.00
Registered Professional Engineer	FT	T	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	FT	P	-	-	-	-	1.00
Civil Engineer	FT	O	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	FT	Q	1.00	1.00	1.00	2.00	1.00
PT Engineer	PT	K	0.46	0.46	0.46	0.46	-
Utilities Inspector	FT	J	1.00	1.00	1.00	1.00	1.00
Engineering Intern	PT	N/A	0.21	0.21	-	-	-
Administrative Assistant II	FT	F	1.00	1.00	1.00	1.00	1.00
Administrative Assistant II	PT	F	-	0.25	-	-	-
Administrative Assistant I	FT	D	-	-	1.00	1.00	1.00
Administrative Assistant I	PT	D	-	0.46	-	-	-
Subtotal Administration & Engineering			7.67	8.38	8.46	9.46	9.00
Operations Division (Utilities, Streets/Forestry)							
Streets/Forestry Superintendent	FT	N	1.00	1.00	1.00	1.00	1.00
Utilities Superintendent	FT	N	1.00	1.00	1.00	1.00	1.00
Senior Plant Operator	FT	L	1.00	1.00	1.00	1.00	1.00
Forester	FT	L	-	-	-	-	1.00
Customer Service Worker	FT	G	1.00	1.00	1.00	1.00	-
Crew Leader II	FT	J	1.00	3.00	4.00	4.00	2.00
Crew Leader I	FT	I	3.00	-	-	-	2.00
Water Plant Operator I	FT	I	1.00	1.00	1.00	1.00	1.00
Maintenance Worker III	FT	G	1.00	1.00	2.00	2.00	2.00
Maintenance Worker II	FT	F	3.00	4.00	4.00	4.00	5.00
Maintenance Worker I	FT/PT	E	7.40	6.40	5.40	5.40	5.40
Seasonal Staff	PT	N/A	3.57	3.57	3.57	3.57	3.57
Subtotal Operations Division			23.97	22.97	23.97	23.97	24.97
Equipment Services Division							
Equipment Services Superintendent	FT	N	1.00	1.00	1.00	1.00	1.00
Equipment Mechanic III	FT	K	-	1.00	1.00	1.00	1.00
Equipment Mechanic II	FT	J	2.00	1.00	1.00	1.00	2.00
Fleet Assistant	PT	E	0.40	0.40	0.48	0.48	0.48
Subtotal Equipment Services Division			3.40	3.40	3.48	3.48	4.48

VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Village Links/Reserve 22							
Administration							
General Manager	FT	S	1.00	1.00	1.00	1.00	1.00
Marketing Strategist	PT	H	-	0.45	0.60	0.60	0.60
Marketing Coordinator	PT	E	0.45	-	-	-	-
Subtotal Administration Division			1.45	1.45	1.60	1.60	1.60
Grounds							
Golf Course Superintendent	FT	O	1.00	1.00	1.00	1.00	1.00
Assistant Golf Course Superintendent	FT	I	1.00	1.00	1.00	1.00	1.00
Grounds Supervisor I	FT	B	1.00	1.00	1.00	1.00	1.00
Grounds Worker I	FT	A	2.00	2.00	2.00	2.00	2.00
Sr. Golf & Grounds Worker II	PT	AK	-	-	-	-	5.00
Grounds Supervisor II	PT	AH	0.50	0.50	0.50	0.50	-
Grounds Worker II	PT	AD	0.10	0.10	0.10	0.10	-
Senior Grounds Technician II	PT	AF	1.30	1.30	1.30	1.30	-
Grounds Technician II	PT	AF	1.90	1.90	1.90	1.90	-
Specialized Laborer II	PT	AE	2.50	2.50	2.50	2.50	-
Golf & Grounds Worker III	PT	AH	-	-	-	-	4.20
Grounds Worker III	PT	AD	0.50	0.50	0.50	0.50	-
Specialized Laborer III	PT	AE	2.40	2.40	2.40	2.40	-
Subtotal Grounds Division			14.20	14.20	14.20	14.20	14.20
Golf							
Director of Golf	FT	M	1.00	1.00	1.00	1.00	1.00
Head Golf Professional	FT	I	1.00	1.00	1.00	1.00	1.00
Assistant Golf Professional II	PT	A	3.20	3.20	3.20	3.20	3.20
Golf Service Supervisor II	FT	C	-	-	-	-	1.00
Golf Service Supervisor II	PT	AI	0.60	1.00	1.00	1.00	1.00
Golf Service Supervisor III	PT	AI	0.40	0.60	0.60	0.60	0.60
Housekeeping III	PT	AG	0.40	0.40	0.40	0.40	0.40
Cashier III	PT	AB	2.10	0.40	0.40	0.40	0.40
Starter/Ranger III	PT	AB	2.40	2.10	2.10	2.10	2.10
Outside Services Attendant III	PT	AB	1.80	2.40	2.40	2.40	2.40
Seasonal Staff	PT	N/A	-	1.80	1.80	1.80	1.80
Subtotal Golf Division			12.90	13.90	13.90	13.90	14.90

VILLAGE OF GLEN ELLYN
FISCAL YEAR 2022 BUDGET
FIVE YEAR HISTORY OF JOB CLASSIFICATIONS

<u>Classification</u>	<u>Status</u>	<u>Salary Range</u>	<u>FY 18 Budgeted Employees</u>	<u>FY 19 Budgeted Employees</u>	<u>FY 20 Budgeted Employees</u>	<u>FY 21 Budgeted Employees</u>	<u>FY 22 Budgeted Employees</u>
Reserve 22							
Food & Beverage Director	FT	L	1.00	1.00	1.00	1.00	1.00
Executive Chef	FT	H	1.00	1.00	1.00	1.00	1.00
Restaurant Manager	FT	C	-	1.00	1.00	1.00	1.00
Event Planning & Sales Coordinator	FT	AL	1.00	1.00	1.00	1.00	1.00
Sous Chef	FT	C	1.00	1.00	1.00	1.00	1.00
Wedding Planner	PT	AK	-	0.10	0.10	0.10	0.10
Lead Cook II	PT	AK	-	-	-	-	3.00
Supervisor II	PT	AI	1.90	1.90	1.90	1.90	1.90
Kitchen Coordinator II	PT	AI	0.70	0.70	0.70	0.70	0.70
Cook II	PT	AH	5.00	5.00	5.00	5.00	2.00
Busser II	PT	AB	1.70	1.70	1.70	1.70	1.70
Dishwasher II	PT	AF	1.30	1.30	1.30	1.30	1.30
Lead Server II	PT	AB	0.40	0.40	0.40	0.40	0.40
Server II	PT	AA	2.00	2.00	2.00	2.00	2.00
Bartender II	PT	AA	0.90	0.90	0.90	0.90	0.90
Banquet Captain II	PT	AI	0.40	0.40	0.40	0.40	0.40
Banquet Server II	PT	AA	0.30	0.30	0.30	0.30	0.30
Banquet Bartender II	PT	AA	0.30	0.30	0.30	0.30	0.30
Concession Worker II	PT	AB	0.30	0.30	0.30	0.30	0.30
Supervisor III	PT	AI	0.50	0.50	0.50	0.50	0.50
Lead Cook III	PT	AK	-	-	-	-	1.00
Cook III	PT	AH	2.40	2.40	2.40	2.40	1.40
Dishwasher III	PT	AF	0.50	0.50	0.50	0.50	0.50
Busser III	PT	AB	5.10	5.10	5.10	5.10	5.10
Host III	PT	AE	2.10	2.10	2.10	2.10	2.10
Lead Server III	PT	AB	-	-	-	-	-
Server III	PT	AA	2.90	2.90	2.90	2.90	2.90
Bartender III	PT	AA	2.20	2.20	2.20	2.20	2.20
Concession Worker III	PT	AB	1.30	1.30	1.30	1.30	1.30
Valet III	PT	AE	-	0.10	0.10	0.10	0.10
Subtotal Reserve 22 Division			36.20	37.50	37.50	37.50	37.50
Total Full-Time Equivalent Positions			191.62	196.88	198.89	196.97	211.91

VILLAGE OF GLEN ELLYN
2022 SALARY TABLE

2022 SALARY TABLE ADJUSTMENT = 1.4%

Range	Annualized 2022			Hourly 2022		
	Min	Mid	Max			
AA	\$ 14,976	\$ 19,344	\$ 24,960	\$ 7.20	\$ 9.30	\$ 12.00
AB	\$ 24,960	\$ 24,960	\$ 24,960	\$ 12.00	\$ 12.00	\$ 12.00
AC	\$ 24,960	\$ 24,960	\$ 24,960	\$ 12.00	\$ 12.00	\$ 12.00
AD	\$ 24,960	\$ 24,960	\$ 24,960	\$ 12.00	\$ 12.00	\$ 12.00
AE	\$ 24,960	\$ 28,853	\$ 32,745	\$ 12.00	\$ 13.87	\$ 15.74
AF	\$ 24,960	\$ 29,267	\$ 33,573	\$ 12.00	\$ 14.07	\$ 16.14
AG	\$ 24,960	\$ 30,665	\$ 36,371	\$ 12.00	\$ 14.74	\$ 17.49
AH	\$ 25,180	\$ 31,469	\$ 39,303	\$ 12.11	\$ 15.13	\$ 18.90
AI	\$ 28,537	\$ 36,391	\$ 42,795	\$ 13.72	\$ 17.50	\$ 20.57
AJ	\$ 29,393	\$ 37,482	\$ 44,079	\$ 14.13	\$ 18.02	\$ 21.19
AK	\$ 31,738	\$ 40,934	\$ 48,077	\$ 15.26	\$ 19.68	\$ 23.11
AL	\$ 33,573	\$ 43,080	\$ 50,875	\$ 16.14	\$ 20.71	\$ 24.46
A	\$ 38,408	\$ 48,377	\$ 58,323	\$ 18.47	\$ 23.26	\$ 28.04
B	\$ 40,284	\$ 50,773	\$ 61,240	\$ 19.37	\$ 24.41	\$ 29.44
C	\$ 42,318	\$ 53,350	\$ 64,382	\$ 20.35	\$ 25.65	\$ 30.95
D	\$ 44,421	\$ 55,972	\$ 67,524	\$ 21.36	\$ 26.91	\$ 32.46
E	\$ 46,659	\$ 58,821	\$ 70,983	\$ 22.43	\$ 28.28	\$ 34.13
F	\$ 49,010	\$ 61,782	\$ 74,554	\$ 23.56	\$ 29.70	\$ 35.84
G	\$ 51,496	\$ 64,879	\$ 78,262	\$ 24.76	\$ 31.19	\$ 37.63
H	\$ 54,073	\$ 68,134	\$ 82,173	\$ 26.00	\$ 32.76	\$ 39.51
I	\$ 56,764	\$ 71,548	\$ 86,310	\$ 27.29	\$ 34.40	\$ 41.49
J	\$ 59,567	\$ 75,074	\$ 90,582	\$ 28.64	\$ 36.09	\$ 43.55
K	\$ 62,573	\$ 78,872	\$ 95,171	\$ 30.08	\$ 37.92	\$ 45.76
L	\$ 65,738	\$ 82,806	\$ 99,873	\$ 31.60	\$ 39.81	\$ 48.02
PO	\$ 66,093	\$ 84,763	\$ 103,432	\$ 32.22	\$ 41.32	\$ 50.42 **
M	\$ 68,971	\$ 86,897	\$ 104,801	\$ 33.16	\$ 41.78	\$ 50.39
N	\$ 72,430	\$ 91,238	\$ 110,046	\$ 34.82	\$ 43.86	\$ 52.91
O	\$ 76,137	\$ 95,962	\$ 115,788	\$ 36.60	\$ 46.14	\$ 55.67
Q	\$ 83,846	\$ 105,638	\$ 127,430	\$ 40.31	\$ 50.79	\$ 61.26
R	\$ 88,118	\$ 111,041	\$ 133,940	\$ 42.36	\$ 53.38	\$ 64.39
S	\$ 92,504	\$ 116,579	\$ 140,632	\$ 44.47	\$ 56.05	\$ 67.61
T	\$ 97,093	\$ 122,344	\$ 147,572	\$ 46.68	\$ 58.82	\$ 70.95
U	\$ 101,998	\$ 128,538	\$ 155,077	\$ 49.04	\$ 61.80	\$ 74.56
V	\$ 107,039	\$ 134,867	\$ 162,695	\$ 51.46	\$ 64.84	\$ 78.22
W	\$ 112,397	\$ 141,626	\$ 170,856	\$ 54.04	\$ 68.09	\$ 82.14
X	\$ 118,026	\$ 148,702	\$ 179,378	\$ 56.74	\$ 71.49	\$ 86.24
Z	\$ 130,097	\$ 163,939	\$ 197,757	\$ 62.55	\$ 78.82	\$ 95.08

**

Police Officers / F.O.P. Contract. The current contract expires October 31, 2022. The budget includes a budgeted rate increase of 2.25% effective November 1, 2021 to October 31, 2022. Actual rates are based upon the negotiated contract.

VILLAGE OF GLEN ELLYN
CERTIFIED ESTIMATE OF REVENUES
FISCAL YEAR 2022 BUDGET SUMMARY OF REVENUES AND OTHER FINANCING SOURCES BY TYPE
ALL FUNDS

	TAXES	LICENSES & PERMITS	INTER- GOVERNMENTAL	CHARGES FOR SERVICES	FINES & FORFEITS	INTEREST INCOME	MISC REVENUES	TRANSFERS	TOTAL
GENERAL FUND	\$ 16,504,071	\$ 1,869,600	\$ 15,760	\$ 946,838	\$ 460,000	\$ 15,000	\$ 379,170	\$ 2,320,400	\$ 22,510,839
CORPORATE RESERVE	-	-	-	-	-	100	-	-	100
MOTOR FUEL TAX	-	-	1,727,000	-	-	800	6,200	-	1,734,000
DEBT SERVICE	-	-	-	-	-	100	-	2,246,486	2,246,586
CBD TIF FUND	886,800	-	-	-	-	250	-	-	887,050
ROOSEVELT ROAD TIF	153,300	-	-	-	-	100	-	-	153,400
FORFEITURE FUND	-	-	-	-	-	-	-	-	-
AMERICAN RESCUE PLAN	-	-	1,885,000	-	-	-	-	-	1,885,001
CAPITAL PROJECTS FUND	8,151,803	-	1,363,563	144,000	-	10,000	10,000	2,750,000	12,429,366
FIRE SERVICES FUND	1,859,007	-	-	-	-	1,500	-	-	1,860,507
FACILITIES MAINT RESRV	-	-	-	-	-	1,000	-	375,000	376,000
WATER & SEWER FUND	97,000	-	-	13,879,675	-	12,000	22,600	-	14,011,275
PARKING FUND	-	-	-	331,600	-	500	523	450,000	782,623
RESIDENTIAL SOLID WASTE	-	-	-	1,817,000	-	500	200	-	1,817,700
VILLAGE LINKS/RESERVE 22	-	-	-	6,217,100	-	100	93,500	-	6,310,700
INSURANCE	-	-	-	1,355,975	-	600	5,000	2,290,000	3,651,575
EQUIPMENT SERVICES	-	-	-	69,100	-	2,400	20,000	1,526,300	1,617,800
POLICE PENSION	-	-	-	411,600	-	2,308,450	-	2,059,000	4,779,050
TOTAL, ALL FUNDS	\$ 27,651,981	\$ 1,869,600	\$ 4,991,323	\$ 25,172,888	\$ 460,000	\$ 2,353,400	\$ 537,193	\$ 14,017,186	\$ 77,053,572
Less Interfund Transfers									\$ (14,017,186)
									<u>\$ 63,036,386</u>

I, Christina Coyle, do hereby certify as follows:

- 1) I am the chief fiscal officer of the Village of Glen Ellyn, DuPage County, Illinois; and
- 2) The schedule above includes an estimate of revenues anticipated to be received in the Village's fiscal year which begins January 1, 2022 and ends December 31, 2022.

I, Carin Cosby, duly sworn Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois, hereby attest that the above schedule was approved by the Glen Ellyn Village Board as a part of the annual budget for the Village of Glen Ellyn for the fiscal year beginning January 1, 2022 and ending December 31, 2022.

Christina Coyle, Finance Director / Date

Corporate
Seal

Carin Cosby, Village Clerk



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

Meeting 11/8/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Ordinance
Prepared By: Christina Coyle

AGENDA ITEM (ID
2021-1630)

DOC ID: 2021-1630

Motion to approve the first reading of an Ordinance for the levy and assessment of taxes in the amount of \$15,201,558 for the fiscal year beginning January 1, 2022 and ending December 31, 2022, of the Village of Glen Ellyn and the Glen Ellyn Public Library.

Statement of the Issue:

At the November 8, 2021 meeting, the Village Board will consider the 2021 property tax levy. The meeting will include a public hearing and a first reading of the levy ordinance with a non-binding “straw vote” immediately following. For the levy, the board approves both the Village’s levy as well as the Glen Ellyn Public Library Levy.

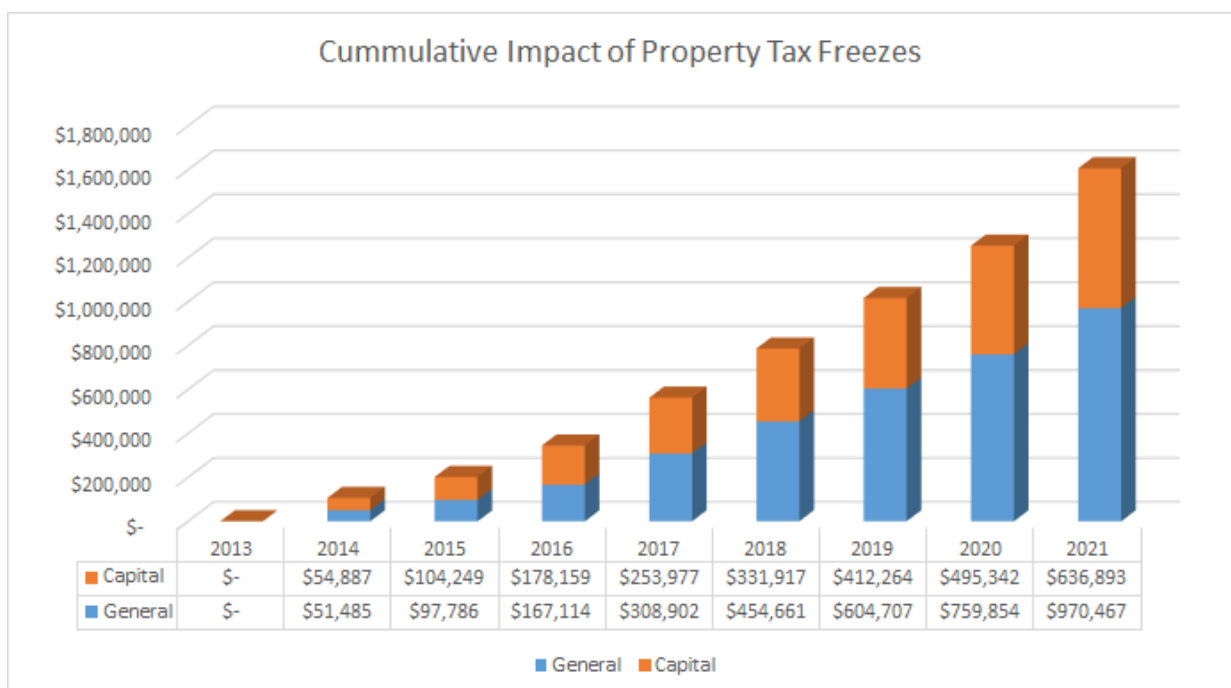
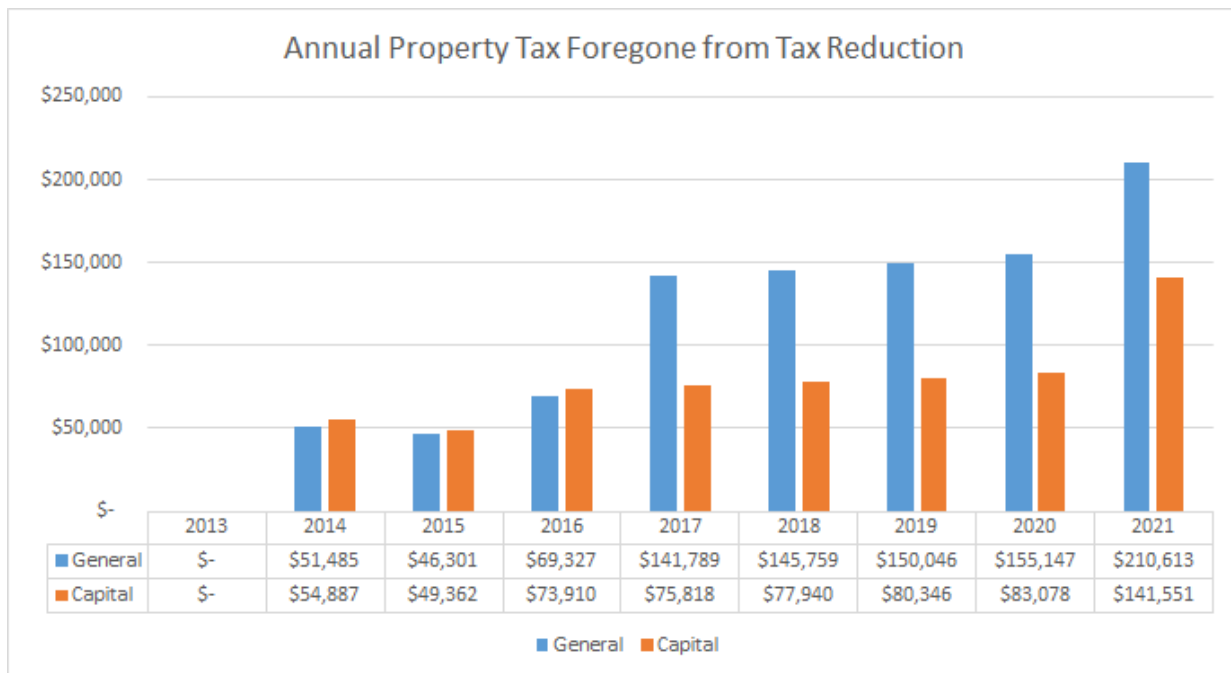
Analysis:

The property tax ordinance adopted by the Village includes both the levy for the Village as well as the levy for the Glen Ellyn Public Library. The approval of the Library levy is an administrative function of the Village only. The Library Board has the full authority to determine the Library’s levy. The Library levy was approved by the Glen Ellyn Public Library Board at their September 20, 2021 meeting. The resolution from that meeting is attached. Representatives from the Glen Ellyn Public Library will be in attendance at the November 8, 2021 meeting. Attached to this item is a summary of the change in the levy from the prior year to the current proposed levy for both the Village and the Library.

For many years, the Village has held itself to the maximum of the “tax capped” levy that a non-home rule community or district would be limited to, even though the Village is a home rule community and is not bound by the “tax cap” laws. By holding itself to the “tax cap” laws, the Village is permitted to increase the levy for new growth and CPI. CPI is set each year by DuPage County following the requirements in state statute and CPI is 1.4% for the 2021 levy year. Five years ago, the Village Board set forth a policy to use last year’s actual new growth for the current levy year, such that new growth is levied for in arrears. This eliminates any estimation error by using a prior year actual number.

Starting in 2014, the Village Board deviated from the “tax cap” philosophy. There are both positives and negatives to this strategy. On the positive side, not increasing the levy is a financial benefit to property owners, who do not see their tax bills (for the Village portion) increase. However, this is at a cost to the Village’s General and Capital Fund. Attached is a graph which illustrates the foregone revenue in the Village’s General and Capital Funds. Since 2014, the Village has foregone \$1.6

million in revenue. Of this amount, the General Fund has foregone \$970,467 and the Capital Fund has foregone \$636,893. Below are charts which illustrate the annual and cumulative revenue foregone.



The property tax levy included in the truth in taxation notice included only new growth and did not include an increase for CPI. This mirrors what is included in the proposed 2022 budget and prepared for the first reading of the property tax levy. New growth equates to an increase of \$29,745 for the General Fund and \$32,369 for the Capital Projects Fund. Were the Village to

increase the levy by CPI, this would increase the levy by \$52,053 for the General Fund and \$56,645 for the Capital Projects Fund.

There are two ways to estimate the impact to the average homeowner of these levy options. The first is to calculate a simple estimate to divide the total increase by an approximate 8,200 taxpayers. This equates to a \$7.57 increase per property/household.

However, as taxes are distributed based on equalized assessed value, the increase is distributed to the taxpayer based on their house's EAV as a proportion of the entire Village EAV. The best way to understand this in simple terms, is that the levy is a pie and the EAV determines what portion of the pie each taxpayer pays for. Attached is an analysis which tracks the progression of a house that was valued at \$500,000 in 2010. This illustrates that the impact of the 2021 levy would be an increase of \$14.48 for the Village's levy. It is also important to convey that the Village is approximately 6.7% of the entire tax bill and the Glen Ellyn Public Library is approximately 4.0%.

Following the public hearing and first reading on November 8, the Village Board is scheduled to approve the levy at the December 6 meeting. This levy and the SSA ordinances, must be passed and filed with DuPage County in December.

In January, the property tax abatement ordinances will be considered for both Village Links Bond issues, the Police Station Bond issue, and the Capital Projects Bond issues. The DuPage County Clerk's Office prefers to have abatements filed no later than February, but sooner is preferred.

Budget Impact:

The property tax levy is included in the 2022 budget.

Action Requested:

Motion to approve a first reading of the property tax levy.

Attachments:

1. 2021 Property Tax Levy Detail
2. 2021 Property Tax Levy Ordinance - First Reading
3. Sample 2020 Tax Bill
4. Historical Comparison of Taxes Paid to Village

VILLAGE OF GLEN ELLYN

2021 PROPERTY TAX LEVY

(to be collected in FY2022)

	2020	2020	2020	2020	2021	Change from Taxes Extended		Change from Original Levy	
	2020	Taxes	Taxes	Taxes	Proposed	\$	%	\$	%
	<u>Levy</u>	<u>Extended</u>	<u>Abated</u>	<u>Ext & Abat</u>	<u>Levy</u>	<u>Inc/(Dec)</u>	<u>Inc/(Dec)</u>	<u>Inc/(Dec)</u>	<u>Inc/(Dec)</u>
VILLAGE LEVY:									
Operating - General Fund	\$ 3,718,076	\$ 3,648,145	\$ 106,765	\$ 3,754,910	3,747,821	\$ (7,089)	-0.2%	\$ 29,745	0.8%
Operating - Capital Fund	<u>4,046,074</u>	<u>3,969,974</u>	<u>116,183</u>	<u>4,086,157</u>	<u>4,078,443</u>	<u>\$ (7,714)</u>	-0.2%	<u>32,369</u>	0.8%
Total	7,764,150	7,618,119	222,948	7,841,067	7,826,264	(14,803)	-0.2%	62,114	0.8%
LIBRARY LEVY:									
Operating	<u>\$ 4,551,904</u>	<u>\$ 4,601,706</u>	<u>\$ -</u>	<u>\$ 4,601,706</u>	<u>\$ 4,694,900</u>	<u>\$ 93,194</u>	2.0%	<u>\$ 142,996</u>	3.1%
Total	4,551,904	4,601,706	-	4,601,706	4,694,900	93,194	2.0%	142,996	3.1%
TOTAL, VILLAGE AND LIBRARY									
Operating	\$ 8,269,980	\$ 8,249,851	\$ 106,765	\$ 8,356,616	\$ 8,442,721	\$ 86,105	1.0%	\$ 172,741	2.1%
Operating - Capital	<u>4,046,074</u>	<u>3,969,974</u>	<u>116,183</u>	<u>4,086,157</u>	<u>4,078,443</u>	<u>\$ (7,714)</u>	-0.2%	<u>32,369</u>	0.8%
Total Operating ¹	12,316,054	12,219,825	222,948	12,442,773	12,521,164	78,391	0.6%	205,110	1.7%
Total	<u>\$ 12,316,054</u>	<u>\$ 12,219,825</u>	<u>\$ 222,948</u>	<u>\$ 12,442,773</u>	<u>\$ 12,521,164</u>	<u>\$ 301,339</u>	2.5%	<u>\$ 205,110</u>	1.7%
Abatements ²									
				2010 Refunding Bonds	124,680	Village Links			
				2012 Clubhouse Renovation Bonds	309,228	Village Links			
				2015 General Obligation Bonds	957,144	Capital Projects Fund			
				2018 General Obligation Bonds	680,519	Capital Projects Fund			
				2020 General Obligation Bonds	<u>608,823</u>	Capital Projects Fund			
					2,680,394				
				Total Tax Levy Ordinance Amount	<u>\$ 15,201,558</u>				

1 Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in prior year.

2 Abatement ordinances will be considered at a future meeting.

Note: There may be slight differences due to rounding



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes in the Amount of \$15,201,558
for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022,
of the Village of Glen Ellyn, DuPage County, Illinois**

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

This _____ Day of _____, 20__.

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

PREPARED BY AND MAIL TO:

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

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes in the Amount
of \$15,201,558 for the Fiscal Year Beginning January 1, 2022 and
Ending December 31, 2022, of the Village of Glen Ellyn, DuPage
County, Illinois**

Whereas, the Board of Trustees of the Village of Glen Ellyn, County of DuPage and the State of Illinois did on the 6th day of December, 2021, pass the Annual Budget for the Village of Glen Ellyn, the amount of which is ascertained to be the aggregate of \$44,881,255 for operational purposes of the Village and \$27,107,768 for capital and debt expenditures, which said Budget was duly considered and heard by public hearing on the 8th day of November, 2021, in accordance with the provisions of Chapter 65, 5/8-2-9, Illinois Compiled Statutes; and

Whereas, the Board of Directors of the Glen Ellyn Public Library determined on September 20, 2021, the financial requirements of the Library for the fiscal year beginning January 1, 2022, and ending December 31, 2022, the amount of which, in the judgment of the Board of Library Directors, would be necessary to levy for Library purposes in this annual Tax Levy Ordinance, in the amount of \$4,694,900 for general operational purposes; and

Whereas, the Board of Trustees of the Village of Glen Ellyn at an open meeting held on November 8, 2021, and adoption of the annual budget on December 6, 2021, the request of the Board of Directors of the Glen Ellyn Public Library, and all sources of revenue available to the Village of Glen Ellyn and determined the amounts of money, exclusive of any cost of conducting an election required by the general election law and any debt service levies, estimated to be necessary to be raised by taxation for operating expenses for the fiscal year ending December 31, 2022 upon the taxable property in the Village of Glen Ellyn to be \$12,521,164 (\$7,826,264 Village, \$4,694,900 Library), which is an increase from the amount of property taxes extended or abated upon the levy of the preceding year, exclusive of debt service levies and levies for required election costs, by

\$78,391 or 0.6%; and

Whereas, the Village of Glen Ellyn has financed the construction of significant capital projects through the issuance of General Obligation Bonds, debt service payments for which have been determined to be \$2,680,394 for the fiscal year 2022, which includes possible abatements totaling \$2,680,394 which will be considered by the Village Board prior to the extension of 2021 property taxes by DuPage County next spring; and

Whereas, a public hearing on the proposed tax levy was held on November 8, 2021 as required by the Truth in Taxation Law (35 ILCS 200/18-55);

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

Section One: That the amount of appropriations for all corporate purposes legally made, except debt service expenditures, to be collected from the tax levy of the current fiscal year is hereby ascertained to be \$12,521,164 and the total amount of debt service expenditures to be collected from the tax levy of the current fiscal year is hereby ascertained to be \$2,680,394 thereby resulting in the total amount of all appropriations, including debt service expenditures, to be collected from the tax levy of the current fiscal year to be \$15,201,558.

Section Two: That the sum of \$15,201,558, being the total amounts budgeted heretofore in accordance with law and which are to be collected from the tax levy of the current fiscal year of the Village of Glen Ellyn for all corporate purposes of said Village of Glen Ellyn and for purposes of funding the General Corporate Fund, Capital Projects Fund, Bond and Interest Funds, and Public Library Fund, as heretofore legally budgeted for the current fiscal year by an Annual Budget Ordinance of the Village of Glen Ellyn for the 2022 fiscal year, passed and approved by the

President and Board of Trustees of said Village at a legally convened meeting of December 6, 2021, and the same is hereby levied upon all the taxable real property in the Village of Glen Ellyn subject to taxation for the current year; the specific amounts as levied for the various funds heretofore named being included herein by being placed in separate columns under the heading "To Be Raised By Tax Levy" which appears over the same, the tax so levied being for the current fiscal year of said Village, and for said amounts budgeted to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as follows:

SPECIAL PURPOSES TAX FUNDS

<u>LEVY</u>	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED BY TAX LEVY</u>
GENERAL PURPOSE: (Police)	\$10,786,812	\$3,747,821
GENERAL PURPOSE: (Capital Projects)	\$17,929,593	\$4,078,443
G.O. BONDS, 2020: General Obligation Bonds, 2020 Principal of \$405,000 and Interest of \$203,823 (Per Ordinance No. 6802, passed 8/24/2020). (Capital Projects - \$9.475 million, to be abated from Capital Projects Fund revenues by separate Ordinance)	\$608,823	\$608,823
G.O. BONDS, 2018: General Obligation Bonds, 2018 Principal of \$400,000 and Interest of \$280,519 (Per Ordinance No. 6642, passed 11/12/2018). (Capital Projects - \$9.9 million, to be abated from Capital Projects Fund revenues by separate Ordinance)	\$680,519	\$680,519
G.O. BONDS, 2015: General Obligation Bonds, 2015 Principal of \$600,000 and Interest of \$357,144 (Per Ordinance No. 6332, passed 07/13/15). (Police Station - \$13.435 million, to be abated from Capital Projects Fund revenues by separate Ordinance)	\$957,144	\$957,144

G.O. BONDS, 2012:

General Obligation Bonds, 2012 Principal of \$245,000 and Interest of \$64,228 (Per Ordinance No. 6079, passed 09/25/12). (Village Links Clubhouse Renovation - \$5.0 million, to be abated from golf course revenues by separate Ordinance)	\$309,228	\$309,228
--	-----------	-----------

G.O. REFUNDING BONDS, SERIES 2010:

General Obligation Refunding Bonds, 2010 Principal of \$120,000 and Interest of \$4,680 (Per Ordinance No. 5889, passed 10/11/10). (Village Links Renovation - \$4.58 million, to be abated from golf course revenues by separate Ordinance)	\$124,680	\$124,680
--	-----------	-----------

TOTAL VILLAGE, ALL LEVIES	<u>\$31,396,799</u>	<u>\$10,506,658</u>
---------------------------	---------------------	---------------------

ESTABLISHMENT AND MAINTENANCE OF
FREE PUBLIC LIBRARY

Library General Purpose Levy	\$4,585,700	\$4,016,400
------------------------------	-------------	-------------

Library Social Security Contribution	\$195,000	\$183,000
--------------------------------------	-----------	-----------

Library IMRF Contribution	\$175,000	\$153,000
---------------------------	-----------	-----------

Library Audit Fund	\$6,600	\$6,000
--------------------	---------	---------

Building & Maintenance	\$600,000	\$315,000
------------------------	-----------	-----------

Liability Insurance, Workers Compensation, Unemployment Compensation	\$28,000	\$21,500
---	----------	----------

TOTAL LIBRARY, ALL LEVIES	<u>\$5,590,300</u>	<u>\$4,694,900</u>
---------------------------	--------------------	--------------------

SUMMARY OF TAX FUND LEVIES

General Purpose Levy (Police)	\$10,786,812	\$3,747,821
-------------------------------	--------------	-------------

General Purpose Levy (Capital Projects)	\$17,929,593	\$4,078,443
---	--------------	-------------

2020 G.O. Bonds (Capital Projects)	\$608,823	\$608,823
------------------------------------	-----------	-----------

2018 G.O. Bonds (Capital Projects)	\$680,519	\$680,519
2015 G.O. Bonds (Police Station)	\$957,144	\$957,144
2012 G.O. Bonds (Village Links Clubhouse Renovation)	\$309,228	\$309,228
2010 G.O. Refunding Bonds (Village Links Renovation)	\$124,680	\$124,680
Library General Purpose Levy	\$4,585,700	\$4,016,400
Library Social Security Contribution	\$195,000	\$183,000
Library IMRF Contribution	\$175,000	\$153,000
Library Audit Fund	\$6,600	\$6,000
Building & Maintenance	\$600,000	\$315,000
Liability Insurance, Workers Compensation, Unemployment Compensation	\$28,000	\$21,500
TOTAL	\$36,987,099	\$15,201,558

RECAP OF TAX LEVIES

Village of Glen Ellyn General Levy	\$7,826,264
Village of Glen Ellyn Debt Service Levy	\$2,680,394
Glen Ellyn Public Library General Levy	\$4,016,400
Glen Ellyn Public Library Special Funds and Levies	\$678,500
TOTAL	\$15,201,558

Section Three: That the amounts budgeted and not expressly itemized and carried forward in this Tax Levy Ordinance will be paid out of monies from sources other than the tax levy.

Section Four: That the total amount of \$15,201,558 ascertained as aforesaid, be hereby levied and assessed on all property subject to taxation within the Village of Glen Ellyn according to the value of said property as the same is assessed and equalized for state and county purposes for the current year.

Section Five: That it is hereby certified to the County Clerk of DuPage County, Illinois,

the total amount of \$15,201,558 which the Village of Glen Ellyn requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk of the Village is hereby ordered and directed to file with the County Clerk of said county on or before the time required by law a certified copy of this ordinance.

Section Six: That it is hereby certified to the County Clerk of DuPage County, Illinois, that the President and Board of Trustees, acting as the corporate authorities of the Village of Glen Ellyn, DuPage County, Illinois, have complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.), where required, and the President of said Village is hereby ordered and directed to file with the County Clerk of said county, together with the certified copy of this ordinance as provided hereinabove, a certification that said Village complied with all requirements of the Truth in Taxation Act, if required by law or by the said County Clerk.

Section Seven: This ordinance shall take effect and be in full force and effect from and after its passage and approval, as provided by law.

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

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Senak, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the Village of Glen Ellyn, DuPage County, Illinois, has complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.), in connection with its 2021 Tax Levy Ordinance (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2021.

Village President

(SEAL)

CERTIFICATION

I, Carin Cosby, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. _____, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the _____ Meeting of said Board held on the _____ day of _____, and that the same was signed and approved by the President of said Village on the _____ day of _____.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this _____ day of _____.

Village Clerk

CORPORATE SEAL



2020 DU PAGE COUNTY*

REAL ESTATE TAX BILL

2020 Rate**	2020 Tax	%	District
3.3574	5,183.15	45.9%	Grade School District #41
2.2255	3,435.72	30.5%	High School District #87
0.4892	755.22	6.7%	Village of Glen Ellyn
0.3043	469.77	4.2%	Glen Ellyn Park District
0.2955	456.18	4.0%	Glen Ellyn Public Library
0.2114	326.46	2.9%	College of DuPage #502
0.1609	248.38	2.2%	DuPage County
0.1205	186.02	1.6%	DuPage Forest Preserve
0.1159	178.91	1.6%	Milton Township
0.0148	22.84	0.2%	DuPage Airport Authority
0.0122	18.83	0.2%	Milton Township Mosquito Dist
7.3076	\$ 11,281		

* 2020 taxes were levied in December, 2020, and collected/remitted during 2021.

** Per \$100 of assessed value.

1. District 89 2016 rate was 3.7404

Market Value = \$509,700

Assessed Home Value = \$160,380

Historical Comparison of Taxes Paid to the Village
Typical Glen Ellyn Home
Base year: 2010 with a home value of \$500,000, adjusted annually by base EAV change

Levy year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Taxes paid in calendar year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fiscal year revenue	FY11/12	FY12/13	FY13/14	SY2014	CY2015	CY2016	CY2017	CY2018	CY2019	CY2020	CY2021	CY2022
Village wide EAV	\$ 1,432,936,963	\$ 1,324,205,107	\$ 1,242,662,471	\$ 1,192,595,149	\$ 1,182,030,858	\$ 1,274,064,910	\$ 1,354,874,304	\$ 1,421,423,354	\$ 1,484,168,994	\$ 1,513,681,682	\$ 1,557,260,776	\$ 1,604,714,364
Village wide EAV change \$		\$ (108,731,856)	\$ (81,542,636)	\$ (50,067,322)	\$ (10,564,291)	\$ 92,034,052	\$ 80,809,394	\$ 66,549,050	\$ 62,745,640	\$ 29,512,688	\$ 43,579,094	\$ 47,453,588
Village wide EAV change %		-7.6%	-6.2%	-4.0%	-0.9%	7.8%	6.3%	4.9%	4.4%	2.0%	2.9%	3.0%
Base EAV Growth		-8.2%	-6.8%	-4.6%	-1.7%	5.0%	5.1%	4.2%	4.4%	0.9%	2.1%	2.1%
Home value	\$ 500,000	\$ 459,027	\$ 428,031	\$ 408,302	\$ 401,440	\$ 421,621	\$ 443,211	\$ 461,662	\$ 482,041	\$ 486,379	\$ 496,593	\$ 507,021
EAV	\$ 166,700	\$ 153,009	\$ 142,677	\$ 136,101	\$ 133,813	\$ 140,540	\$ 147,737	\$ 153,887	\$ 160,680	\$ 162,126	\$ 165,531	\$ 169,007
Percent change		-8.2%	-6.8%	-4.6%	-1.7%	5.0%	5.1%	4.2%	4.4%	0.9%	2.1%	2.1%
Village tax rate	0.4253	0.4724	0.5213	0.5635	0.5681	0.5451	0.5184	0.5063	0.4971	0.5011	0.4892	0.4877
Taxes paid to Village	\$ 709	\$ 723	\$ 744	\$ 767	\$ 760	\$ 766	\$ 766	\$ 779	\$ 799	\$ 812	\$ 810	\$ 824
Dollar change		\$ 14	\$ 21	\$ 23	\$ (7)	\$ 6	\$ (0)	\$ 13.26	\$ 19.61	\$ 13.67	\$ (2.64)	\$ 14.48
Percent change		2.0%	2.9%	3.1%	-0.9%	0.8%	0.0%	1.7%	2.5%	1.7%	-0.3%	1.8%

Note: This projection assumes that the assessment value of the home trends equitably with other properties in Glen Ellyn. Any change in this equitable trend will affect the property taxes of this home.