



Agenda
Village of Glen Ellyn
Special Workshop Meeting
Monday, May 16, 2016
6:00 PM
Glen Ellyn Civic Center, Room 301

Village Board Workshop 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. 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, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. 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 three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

E. Detectable Warning Panels: (Public Works Director Hansen) (Discussion Only) (6:00 PM - 6:15 PM)

1. Public Works Director Julius Hansen will present information regarding detectable warning panels.

F. Proposed Liquor License Classification for The Beer Cellar: (Economic Development Coordinator Hannah) (Discussion Only) (6:15 PM - 6:30 PM)

1. Economic Development Coordinator Meredith Hannah will discuss a proposed new liquor license classification for The Beer Cellar to be relocated to 488 Crescent Boulevard.

G. Sidewalk Dining Platform Proposed at 504 Crescent Boulevard: (Economic Development Coordinator Hannah) (Discussion Only) (6:30 PM - 7:00 PM)

1. Economic Development Coordinator Meredith Hannah will lead the discussion regarding a proposed sidewalk extension at 504 Crescent Boulevard to provide additional outdoor dining.

H. Shock's Park Proposed Consolidated Refuse Enclosure: (Planning and Development Director Hulseberg) (Discussion Only) (7:00 PM - 7:30 PM)

1. Planning and Development Director Staci Hulseberg will discuss a proposal for a consolidated refuse enclosure at Shock's Park.

I. Annexation Policy and Priorities: (Planning and Development Director Hulseberg) (Discussion Only) (7:45 PM - 9:00 PM)

1. Planning and Development Director Staci Hulseberg will lead the discussion on the Village's annexation policy and priorities.

J. Other Items

K. Adjournment



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

Meeting: 05/16/16 06:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Discussion Item
Prepared By: Jeff Perrigo

SCHEDULED

AGENDA ITEM (ID # 2247)

DOC ID: 2247

Public Works Director Julius Hansen will present information regarding detectable warning panels.

There are two major manufacturers of detectable warning panels that produce both the (1) cast-in-place and the (2) anchored cast-in-place. Those firms are ADA Solutions and Armor Tile. Many manufactures produce the anchored cast-in-place panels with patented design variations. We have requested quotes from each of the manufacturers that produce both types of the panels as well as one manufacturer that produces just the replaceable type of panel. The quotes are summarized below:

Manufacturer	Cast-in-Place		Replaceable	
	Unit Price	Total Cost*	Unit Price	Total Cost*
ADA Solutions/Bracing Systems	\$125/panel	\$31,250	\$120/panel	\$30,000
Armor-Tile/Engineered Plastics	\$125/panel	\$31,250	\$180/panel	\$45,000
Detectable Warning Systems			\$90/panel	\$22,250

*Total costs are based on purchasing 250 panels.

Both types of panels come with a 5-Year Material and Workmanship Warranty.

Cast-in-Place Panels

These panels are placed directly in to wet concrete and secured with the embedment ribs spaced every three inches on center. This design provides for a secure and tight-fitting product. These are the preferred panels as they virtually eliminate water intrusion at the interface between the concrete and panel. Our experience indicates that these are by far the longest lasting products. A good example of this can be viewed at the intersection of Fairview and Cranston Court - northeast and northwest corners, and along the Hawthorne Boulevard corridor.

Replaceable Panels

These panels are placed directly in to wet concrete and secured with eight anchors. This design provides for the panels to be replaced, as needed, without replacing the concrete. However, our experience indicates that the need for replacing panels is more likely determined by the concrete around the panel than the condition of the panel itself. This design allows for a shallow concrete setting and includes four air vents that permit water intrusion. Another issue with the anchored panels deals with the anchors protruding through, or raising, the panels. These issues may cause the panels to either encounter plow damage or being subjected to a freeze-thaw cycle ultimately causing the panel to fail. Either of these issues could lead to a liability issue. An example of this installation is located at the intersection of Fairview and Sunset Avenue -southeast corner.

Pros and Cons

A list of the positive and negative aspect of each type of panel is listed below.

Cast-in-Place Panels	Replaceable Panels
<u>Pros</u>	<u>Pros</u>
Much Lower Long-Term Costs	Slightly Lower Upfront Cost
Proven Long-Term Reliability	Can be replaced without removing sidewalk
No Mechanical Fasteners	<u>Cons</u>
No Maintenance Issues	
Readily Available Locally	Much Higher Long-Term Costs
Multiple Vendor Accessibility	Susceptible to freeze-thaw
Consistent with Hundreds Already Placed	Fasteners Subject to Failure/Protruding
Easier/Better Installation	Increased Liability
Overall Better Product	Maintenance Issue
Competitively Bid	Sole Source Product
	Not Locally Available - Florida
<u>Cons</u>	Shipping Charges for Smaller Quantities
Cannot be replaced without removing sidewalk	Panels Tend to Fade
Slightly Higher Upfront Cost	Less Reliable in Our Climate

From the list of pros and cons for each, a few are expanded on to better explain the differences.

Reliability

The Village started reviewing and testing cast-in-place and various replaceable panels since 2007. In almost ten years, none of the cast-in-place panels have required removal and replacement. However, we have had some replaceable panels fail within two or three years of placement. Additionally, we have identified other replaceable panels exhibiting issues with water between the panel and the concrete which will likely lead to either the mechanical fasteners failing, protruding through the panel, or otherwise rendering the panels unsafe for pedestrian use. These conditions could lead to bodily harm and potential liability for the Village. Another observation is the significant color fading of many of the replaceable panels. The ADA requirements call for the panels and the adjacent sidewalk to maintain a very distinct color contrast. As the replaceable panels continue to fade, we may be required to replace them for no other reason than their washed out coloring.

Availability

When a panel is purchased with the express intent that it is replaceable, then a long-term commitment is made to that specific vendor. The reason for this is that the bolt pattern (mechanical anchors) of the varying brands of replaceable panels are all different. None of the commonly found replaceable panels have the same anchoring system, nor the same number of anchors, nor the same bolt size, nor the same imprint in the concrete. If replaceable panels are used with the long-term vision that they can be interchanged, then the same supplier must be used. In essence, a sole-source supplier is created. Possibilities exist that the supplier of replaceable panels may raise the price of the panels for their clients. The supplier may cease to exist. The supplier that provided our quote for the replaceable panels is located in Florida. Not having a local supplier can prove difficult when there are immediate needs, or when a smaller number of panels are needed. A shipping charge will be added to the price of each panel when the number of shipped panels is smaller.

As for the cast-in-place panels, we have at least three suppliers in the immediate area. These suppliers have provided us with competitive quotes for the last few years and provided us with responsive service. We have access to large and small quantities of panels without incurring additional expenses. If we need two more panels to complete a project, we can have them available within an hour. Furthermore, we can help our local economy by making purchases in our general area.

Value

In Public Works, the investments that are made today can have a long-lasting impact on the future. We often take a value approach to implementing programs and capital investments. To that end, anecdotal evidence suggests that the cast-in-place panels provide the most economical approach to meeting our ADA requirements. Below is a cost breakdown for the installation and replacement of the different types of panels.

	Cast-In-Place Panels	Replaceable Panels	Replaceable Panels
	20-Year Life Span	10-Year Life Span	20-Year Life Span
Year 0 (Initial Placement)	\$125	\$90	\$90
Year 10	\$0	\$225	\$0
Year 20	\$200	\$225	\$225
Year 30	\$0	\$225	\$0
40-Year Cost of Ownership*	\$325	\$765	\$315

*Costs are not inflation adjusted

The table assumes a usable life of 20 year for the cast-in-place and a 10 year life for the replaceable. In this case the cost of using replaceable panels is 2.35 times more expensive than using the cast-in-place panels over a 40-years period. In-house costs were used to determine the labor costs to actually remove and replace the replaceable panels with a new one. Using a contractor to do this would likely increase the costs significantly. The far right column doubles the assumed life of the replaceable panels to 20 years, which is an unlikely assumption. Even at this usable life span, the cost of the replaceable is essentially the same as the cast-in-place panels. For smaller quantities of panels delivered, the supplier will add a \$20 shipping charge, increasing the per panel cost to \$110. Factoring in opportunity costs for in-house personnel, the cast-in-place panel approach is the best investment for the Village.

Recommendation

Our recommendation remains to purchase the more secure, longer-lasting, fiscally responsible, cast-in-place panels. ADA Solutions/Bracing Systems has provided the lowest cost panels for several years and it would be advantageous to maintain using the same panels to provide a consistent and uniform panel color throughout the Village. This solution is consistent with the Village's intent to invest in our infrastructure.



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

Meeting: 05/16/16 06:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Discussion Item
Prepared By: Meredith Hannah

SCHEDULED

AGENDA ITEM (ID # 2199)

DOC ID: 2199

Economic Development Coordinator Meredith Hannah will discuss a proposed new liquor license classification for The Beer Cellar to be relocated to 488 Crescent Boulevard.

David Hawley, owner of The Beer Cellar, is looking to expand and relocate his business to 488 Crescent Boulevard. The new location provides an opportunity for The Beer Cellar to expand their offerings of packaged craft beer and provide a bar area for patrons to enjoy a freshly poured craft beer.

Background

The Beer Cellar opened in downtown Glen Ellyn in November 2013. The Village Board created the C-4 liquor classification to authorize the sale of all types of alcoholic liquor - 90% of retail sales are craft beer.

Mr. Hawley has been very successful and is ready to expand his craft beer business to a larger space and expanded offerings. Mr. Hawley is looking at the vacant space at 488 Crescent Blvd to move his retail business to and add a bar. The focus will still be craft beer and he will offer a small menu, similar to a late night restaurant menu and allow food from other downtown food establishments to be brought in.

Hours of operation for The Beer Cellar are tentatively as follows: Sunday through Wednesday, 12:00 pm through 10:00 pm and Thursday through Saturday, 12:00 pm through 11:00 pm.

Subject

The Village of Glen Ellyn Liquor Control Ordinance does not have a liquor classification that meets the needs of this new business model. Staff has worked with Mr. Hawley to propose this new classification for the Board to consider.

(C-4A) Class C-4A: Class C-4A shall authorize the sale of craft beer for consumption off site and consumption on-site by persons of at least twenty-one (21) years of age. Class C-4A licenses shall be subject to the following regulations and conditions:

1. The primary business of a craft brew lounge must be package craft beer sales for off-site consumption. No craft brew shall be brewed or manufactured on site.
2. Fifty percent (50%) of floor space of the premises shall be dedicated to the sale of packaged craft beer.
3. On site consumption allowed in the serving area shall be in containers no larger than sixteen (16) ounces.
4. Authorized hours of business shall be twelve o'clock (12:00) noon to ten o'clock (10:00) P.M. Sunday through Wednesday and twelve o'clock (12:00) noon to eleven o'clock (11:00) P.M. Thursday through Saturday.
5. All staff who participate in packaged sale or on site serving of craft beer must be BASSET trained and certified.
6. No person under the age of twenty-one (21) years shall be on the premises without supervision of a parent or legal guardian twenty-one (21) years of age or older. Signage shall

be posted at the entrance of the premises to reflect this requirement.

7. A licensee shall not prohibit serving area patrons who intend to consume craft beer on the premises from providing and consuming their own food.
8. A licensee *MUST* offer and have available at all times that alcoholic liquor is available for consumption 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. All food items are subject to approval from the DuPage County Health Department.
9. All applicable taxes, including sales tax, shall be collected and paid on all revenue realized from the retail sale of craft beer.
10. May offer samples at no charge of craft beer from premises to consumers of products manufactured and sold for retail. Samples shall be limited to not more than two (2) ounces per sample. The number of samples shall be limited to not more than an aggregate of eight (8) ounces combined of beer per customer per day.
11. No such license shall be granted or retained for a premises not located in the C5A or C5B zoning districts.

Budget Impact

Staff is proposing a liquor license fee of \$2,000, annually.

Strategic Plan Initiative

This meets the Village's Strategic Issue II: Business. Engage in proactive economic development to attract and retain key businesses downtown and other commercial corridors to achieve a thriving business community.

Recommendation

Based on Mr. Hawley's business success over the past two years and the growing trend in the craft beer market and tap rooms, staff is recommending the creation of the C-4A Liquor License Classification.

Action Requested

Staff is asking that the Village Board discuss and consider the creation of a Class C-4A Liquor License which staff will draft for Village Board consideration on May 23, 2016. Prior to drafting specific language, Village Board input would be welcome to determine if the Village Board is comfortable with the hours of operation, business use, and if there are the other restrictions that should be considered.

Staff welcomes other feedback and has invited Mr. Hawley to the meeting to discuss his business plan and how it is driving this liquor license request.



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

Meeting: 05/16/16 06:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Discussion Item
Prepared By: Meredith Hannah

SCHEDULED

AGENDA ITEM (ID # 2248)

DOC ID: 2248

Economic Development Coordinator Meredith Hannah will lead the discussion regarding a proposed sidewalk extension at 504 Crescent Boulevard to provide additional outdoor dining.

Background

Patrick Gibellina, owner of Enza Sicilian Osteria, 504 Crescent Boulevard, has submitted an application for outdoor seating. Due to the location of his business and the width of the sidewalk he would only be able to accommodate two bistro tables with two chairs each. In an effort to add more outdoor seating, Mr. Gibellina has approached the Village about the installation of a sidewalk extension or dining platform in the parking space in front of his business. The duration of the dining platform would coincide with approval of an outdoor liquor license with use May 1 - November 1, with earlier removal if deemed necessary for snow and safety.

A dining platform is something that the Village Board identified as an opportunity to provide additional outdoor dining in the Downtown Streetscape Plan & Parking Study completed in May 2013. The location of this restaurant is unique in that it does have a public parking lot across the street and the neighbors to the west of the business have their own private parking lots for their customers use. Staff has identified a few locations that are the best fit for this concept, and Enza is one of those options, so we have been encouraging this restaurant owner to consider the idea. In addition, staff continues to encourage sidewalk cafes throughout the downtown as a way to create vitality and interest in the CBD.

Subject

Preliminary drawings of the dining platform show a (material) platform measuring 8'x20'. The platform allows for 20 additional seats and expands the dining opportunities at his restaurant by half of what is currently available inside. The platform will have some type of railing to be approved by planning and development for aesthetics and police and public works for safety. Mr. Gibellina has met with public works and planning on site to discuss safety and structure of the platform and Chief Norton has given some initial feedback to Manager Franz, including providing larger planter boxes around the platform as an additional structural security and beautification feature.

As staff continues to work through logistics, safety and structure of the platform, Mr. Gibellina is seeking conceptual approval from the Village Board to proceed with exploring this opportunity. If the Village Board approves the concept, staff will continue to work with Mr. Gibellina on the parameters for this dining platform and bring back to the board as a 'pilot program' for dining platforms in the CBD to be tested in the summer of 2016 and evaluated in October 2016 to see if this is a program the Board would like to see continue in the future. At that time a complete program and process will be put in place if this program is deemed a success and something the Board would like to see continue and expand.

Staff believes they can put together a program utilizing similar parameters already established by the Village Board via the Tables and Chairs in the Public Right-of-Way and Vending Cart programs. Additional concerns staff have been reviewing include: the loss of one or two parking spaces, safety

of structure as well as safety precautions surrounding the platform, notice by the applicant to the immediate neighbors of the proposed use of the parking space(s), insurance requirements and ADA compliance.

Dining platforms are not new, in fact they are being utilized in communities across the county and were specifically included in the 2013 Streetscape Plan. A similar concept was discussed by the Village Board a few years ago, as Fire and Wine were interested in building an outdoor extension on Duane Street. Their request included building a permanent, year-round structure on public sidewalk and financial assistance, whereas this particular request is temporary and not year round.

One of the potential requirements the Village could consider is asking the property owner to pay a lease rate for the parking space. Given this is a pilot program and that there is public parking nearby, staff is recommending waiving this fee at this time.

Budget Impact (Include Funding Source)

No financial impact unless the Village Board would like to consider providing award funding to assist in these costs for the platform or require the Village to purchase some protective, yet decorative barriers as part of the new platform.

Strategic Plan Initiative

Strategic Issue I: DEVELOPMENT. Build consensus for 21st Century development and re-development of the Village, and take steps to attract and foster desirable development, increase the Village's footprint, add housing variety and increase downtown density. Goal: Maintain an attractive pedestrian environment by encouraging sidewalk cafes, promoting downtown events and making pedestrian-friendly enhancements by May, 2017.

Recommendation

Village staff recommends that we work through some of the logistical concerns, but find a way to support this pilot program that we can then adjust and improve in the future to meet the strategic goals of the Village. If this is approved as a pilot program, staff will bring this back to the Village Board in October after the outdoor dining season to discuss how the project worked and if this is something that should be considered to continue.

Attachments

Concept drawings
Map of 504 Crescent Blvd

ATTACHMENTS:

- Map of Crescent Blvd showing parking space to be used (PDF)
- Concept plans for Enza 504 Crescent Blvd Dining Platform (PDF)

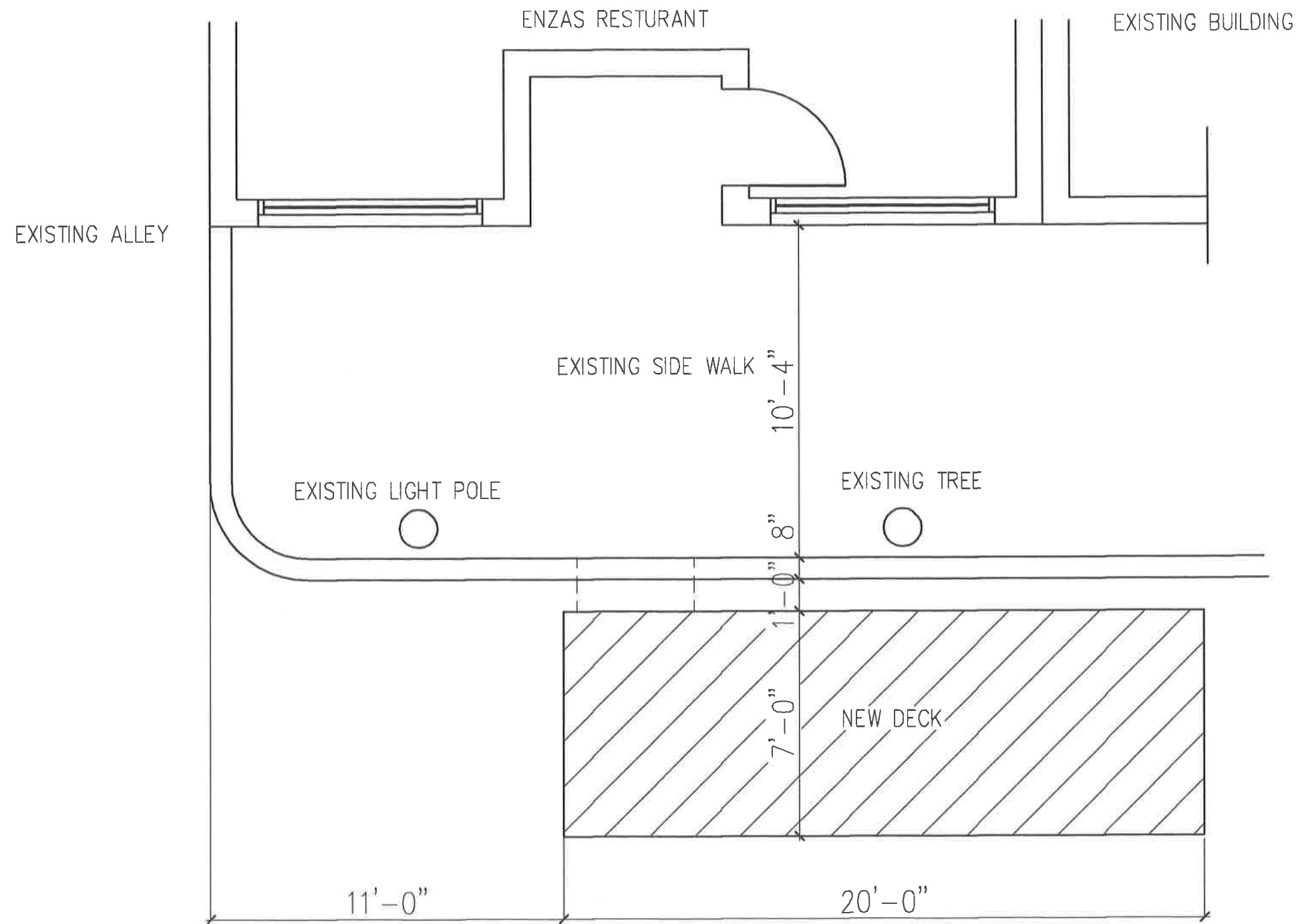


Map created on May 9, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SITE PLAN
1/4" = 1'-0"

JAKL BRANDEIS ARCHITECTS LTD.
1800 HAWTHORNE LANE SUITE Q
WEST CHICAGO, ILLINOIS 60185

PH: (630) 562-3900

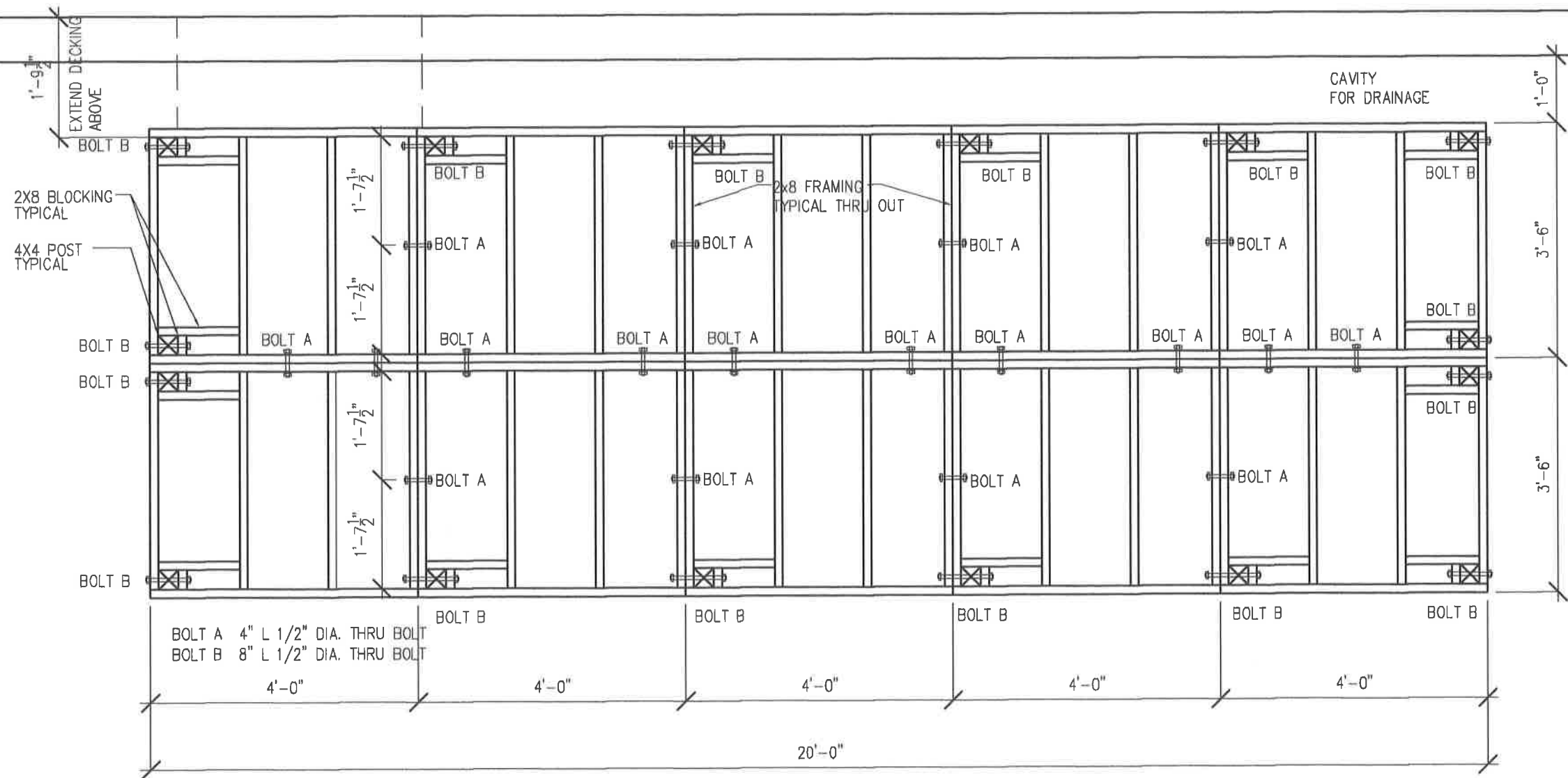
FAX: (630) 562-2570

**PORTABLE DECK IN FRONT OF
ENZAS RESTAURANT**
504 CRECENT BLVD
GLEN ELLYN, IL

A-1
1 OF 4

EXISTING LIGHT POLE

EXISTING TREE

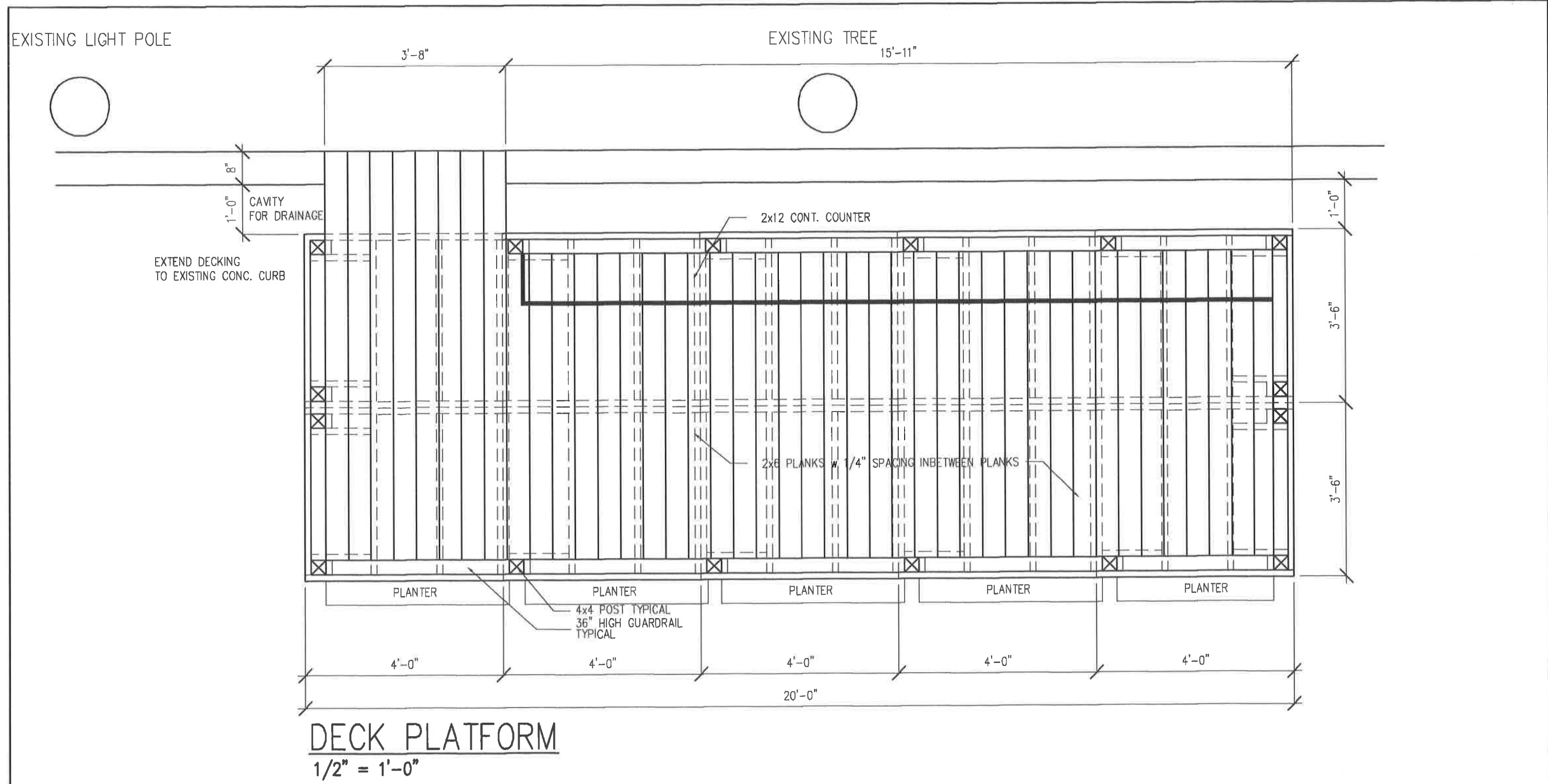


DECK FRAMING
1/2" = 1'-0"

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PORTABLE DECK IN FRONT OF
ENZAS RESTAURANT
504 CRECENT BLVD
GLEN ELLYN, IL

A-2
2 OF 4



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**PORTABLE DECK IN FRONT OF
ENZAS RESTAURANT**
504 CRECENT BLVD
GLEN ELLYN, IL

A-3
3 OF 4





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

Meeting: 05/16/16 06:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Discussion Item
Prepared By: Staci Hulseberg

SCHEDULED

AGENDA ITEM (ID # 2250)

DOC ID: 2250

Planning and Development Director Staci Hulseberg will discuss a proposal for a consolidated refuse enclosure at Shock's Park.

Background

Shock's Parking Lot is a Village-owned parking lot south of Pennsylvania Avenue and east of Main Street. The private property surrounding Shock's Park is used for private parking, loading, and the placement of more than 30 garbage containers. More than 15 businesses store garbage dumpsters or containers that are serviced by five different refuse haulers. The 15 dumpsters and 17 containers create both an unsightly appearance and excessive refuse truck traffic for users of the parking lot.

A staff team began meeting in October 2015 to evaluate the feasibility of creating a consolidated refuse enclosure in Shock's similar to one that was constructed in Naperville. This consolidated refuse enclosure would be located on Village property and would replace the myriad of dumpsters and refuse containers currently utilized by businesses adjacent to Shock's Park. The team met weekly to research Naperville's program, document current business refuse practices, investigate possible enclosure locations, determine costs to construct the enclosure, and contact refuse vendors regarding dumpster options and costs.

Subject

A redesign of the lot was evaluated in hopes that parking capacity could be increased while creating space for a refuse enclosure. The estimated cost of \$140,000 for the addition of 11 parking stalls (\$12,727 per space) and the limited space available in Shock's Park rendered a reconfiguration/reconstruction impractical. Working within the boundaries of the existing lot, it was determined that the optimal location for the dumpster was the southeast corner (see attached map). This location would require the loss of two parking spaces, but would place the enclosure at a reasonable distance from businesses, parked cars and provide adequate service access (35-foot approach) for refuse collection vehicles.

The committee conferred with Waste Management, the refuse vendor involved with the Naperville enclosure, regarding the size of dumpsters that would be necessary based on the current refuse collection of existing businesses. Both refuse and recycling bulk containers would be provided. The committee also discussed the enclosure requirements. A brick wall structure would be preferred to a wood fence enclosure from an appearance and durability standpoint. A brick enclosure would also match the brick wall landscape beds in the downtown and would be in conformance with the Zoning Code which requires enclosures to be constructed of the same material as the building it serves. An 8-foot tall brick wall enclosure with limestone caps and a metal gate would cost approximately \$23,000-\$28,000 (including a concrete pad).

In an effort to minimize fly by dumping, the committee prefers a compactor system that would allow each business a unique key code to open the enclosure and they would be billed based on the amount of refuse/recycling associated with each code entered. Billing would be handled by the

selected waste hauler to each participating business. This is similar to the Naperville system. The construction of the enclosure would be the only cost to the Village. There would be no cost to the Village for the installation and operation of the compactor and bulk refuse container. As can be seen in the attached chart, we have estimated that the consolidated refuse system would save the 15 existing businesses an approximate total of \$1000 per month.

Budget Impact (Include Funding Source)

Staff is proposing the cost for the enclosure and concrete pad be funded through a combination of TIF Funds and parking funds. The Village could recover the cost to construct the enclosure by charging a nominal fee billed by the waste hauler per key code entry by the businesses utilizing the dumpsters. Naperville has a \$0.50 fee per key code entry that is collected by the waste hauler and reimbursed to the City quarterly.

Recommendation

Staff recommends moving forward with a shared dumpster concept in this location. If the Board is interested in moving in this direction, next steps would include a meeting with the affected businesses to explain the initiative, getting quotes from various haulers to ensure the best price, entering into a contract with a hauler, adopting a Village Code amendment to require businesses storing garbage containers in Shocks to participate in the program, and moving forward with design, construction and installation.

Attachments

Map of the parking lot
Fee structure spreadsheet

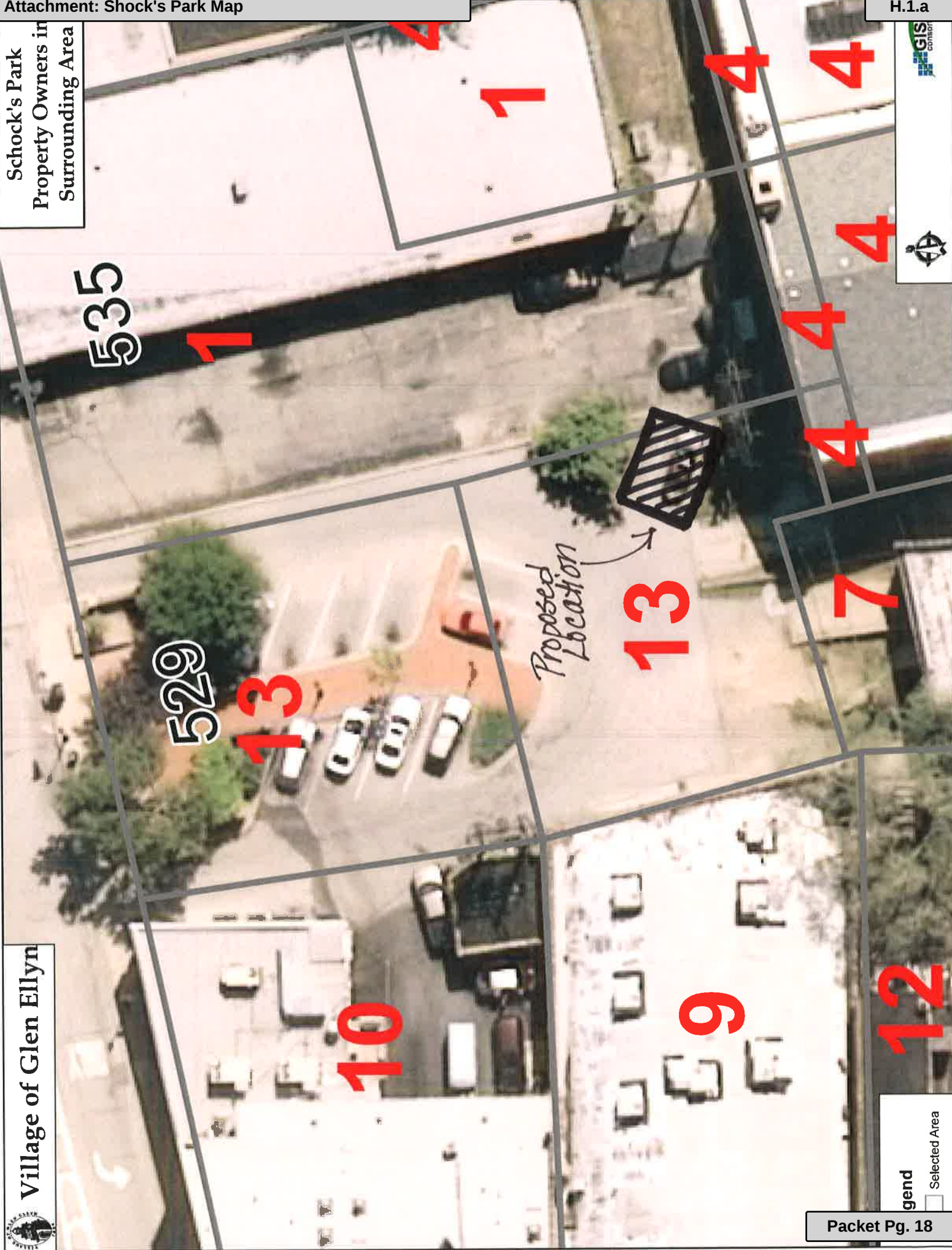
C: Dave Buckley, Assistant Public Works Director
Meredith Hannah, Economic Development Coordinator

ATTACHMENTS:

- Shock's Park Map (PDF)
- Shocks Park Collection Estimates from Waste Management 3-3-16 (PDF)

Schock's Park
Property Owners in
Surrounding Area

Village of Glen Ellyn



gend
☐ Selected Area

Schock's Park Shared Garbage Container Estimates
March 4, 2016

Business	Hauler	Current Cost / Month	Quantity	Container Size MSW	Frequency	Total Yardage	Quantity	Container Size Recycling	Frequency	Total Yardage	Percentage of total MSW	Percentage of total recycling	Total cost MSW 8FL 5X (500)	Total cost MSW 6FC 3X (850)	Total cost REC 8FY 1X (100)
Glen Ellyn Theater	Molenhouse	\$195	1	2	3	25.98					15%		\$73	\$110	
ReNew	Molenhouse	\$50	1	1	1	4.33					2%		\$12	\$18	
Dunkin Donuts**	Republic	\$225	6	0.25	3	19.485	4	0.25	3	12.99	11%	32%	\$55	\$82	\$32
A Toda Madre	Republic	\$334	2	2	3	51.96	1	2	1	8.66	29%	21%	\$146	\$220	\$21
BikeHub	Republic	\$125*	1	2	1	8.66	1	2	1	8.66	5%	21%	\$24	\$37	\$21
Starbucks	Republic	\$750	7	0.25	3	22.7325	4	0.25	2	8.66	13%	21%	\$64	\$96	\$21
Beer Cellar	Groot	\$40	2	0.25	1	2.165					1%		\$6	\$9	
Renaissance Art Studio	Groot	\$65	2	0.25	1	2.165	2	0.25	1	2.165	1%	5%	\$6	\$9	\$5
School of Rock	Groot	\$125	1	1	1	4.33					2%		\$12	\$18	
Larc Jewelers	Groot		4	0.25	1	4.33					2%		\$12	\$18	
William E Jegen Law Offices	Groot		1	0.25	1	1.0825					1%		\$3	\$5	
Jazz Salon American Balloon	Flood	\$75	1	2	1	8.66					5%		\$24	\$37	
Apartments above Bike Shop	Flood		1	2	1	8.66					5%		\$24	\$37	
Green Branch	Advanced		1	2	1	8.66					5%		\$24	\$37	
Workshop 88	Groot		1	1	1	4.33					2%		\$12	\$18	
\$1,859													\$500	\$750	\$100

*New owner as of February 1,2016
** Recently switched to toters, awaiting new information, yardard may be slightly off

- TBD Frequency
- Standard Front Load Service with 8 Yard container
- Compactor with 6 Yard container
- Standard Front Load Recycling 8 Yard container



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

Meeting: 05/16/16 06:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Discussion Item
Prepared By: Caron Bricks

SCHEDULED

AGENDA ITEM (ID # 1946)

DOC ID: 1946 D

Planning and Development Director Staci Hulseberg will lead the discussion on the Village's annexation policy and priorities.

Background. The Village has annexation agreements with numerous properties that are connected to Village utilities, yet are not contiguous to the Village limits (see Current Pre-Annexation Agreements map). Village staff has also had discussions with many other property owners possibly interested in annexation to the Village (see Potential Neighborhood Annexations map). The purpose of this memorandum is to provide the Village Board with basic information about annexations and updates on the Village's annexation efforts. The attached Potential Neighborhood Annexations map identifies staff's top 6 suggested areas to focus on in the immediate future, many of which are already in progress as the result of development proposals. Background about these 6 areas and some of the benefits of those annexations are below.

Annexation Basics. The unincorporated area within 1.5 miles of a municipality's boundaries is called its Planning Jurisdiction. An unincorporated area may be within the planning jurisdiction of more than one community. Adjoining municipalities may enter into agreements to define what portions of the planning jurisdiction will be annexed to each community. These agreements are called Boundary Line Agreements which generally have a term of 20 years. Often, the location of a boundary line is set based on the ability of a community to provide water and sewer services to an area. The Village has boundary line agreements with most of our surrounding communities. When staff refers to the Village's planning jurisdiction where boundary line agreements are involved, we are describing the unincorporated area on Glen Ellyn's side of the boundary line. As it is expected that the Village's planning jurisdiction will eventually become part of Glen Ellyn, the Village receives notice from the County of all zoning variation. County subdivision requests in our planning jurisdiction must receive both County and Village approval, as the associated public improvements will one day be the responsibility of the Village. Knowing what area is to become part of Glen Ellyn allows the Village to plan for the incorporation of these areas over time and for the associated public service costs to be absorbed incrementally.

Annexation provides additional revenues to the Village. Please see the attached chart showing some of the quantifiable revenues that would be collected by the Village upon annexation of the areas shown on the Potential Neighborhood Annexations Map. Many of the costs on the list are estimated and it is not all inclusive. For example, water revenues, building permit fees, vehicle stickers, pet licenses, and the like are not included on the list. Beyond financial considerations, annexation provides consistent zoning regulations within an area (so neighbors are subject to similar restrictions), and standardizes addressing to municipal standards (for ease of locating properties for emergency services and deliveries). Annexation also gives the Village more control over the development of properties which helps to protect the character of the adjacent Village parcels and protects property values for Glen Ellyn residents. The annexation of commercial property is typically more financially beneficial, while the benefits of annexing residential property can be more

difficult to quantify. The costs and benefits of annexing property to a municipality can vary widely depending on such things as the condition of roads and if Village water and sanitary sewer need to be extended to the area or if the area is already served by Village, County or private utilities. The impact on staffing levels needed to provide services to the additional population and infrastructure being incorporated must also be considered and in some cases the annexation of a particular facility or area may place an elevated level of demand on certain services such as police, fire or ambulance services. At the same time, the cost of providing services to a few additional residential properties may be marginal.

There are also benefits to the property owners wishing to be incorporated to the Village. We have attached a list of the Benefits of Annexation, which we have prepared for those interested in annexation. A copy of this list is included in the Village's Annexation Information Packet.

Annexation Methods. There are many different types of annexation. Three of the methods are more commonly used including voluntary, involuntary (or forced) and court-controlled. The most common form used in Glen Ellyn is voluntary annexation. This is when the owner of property contiguous to the Village petitions for annexation or a non-contiguous property owner enters into an agreement to annex to the Village upon obtaining contiguity (sometimes called a pre-annexation agreement). The most common reason property owners petition for annexation is to obtain access to Village utilities. The remaining forms of annexation are involuntary annexation and court-controlled annexation. Property can be involuntarily, or forcibly annexed, to the Village if it is under 60 acres and completely surrounded by the Village or the Village and other municipalities on all 4-sides. Other features, such as a forest preserve or creek in counties of certain sizes, can also be used to wholly bound property, making it subject to possible forced annexation. In accordance with the Village's annexation policy (attached), it has been our practice to undertake these types of annexations to minimize jurisdictional confusion with other governmental agencies related to such things as emergency response and road maintenance. The last type of commonly used annexation methods is court-controlled annexation wherein the Village may, through a court process, compel the annexation of property, upon receiving a petition signed by 51% or more of the electors in the area. This annexation may take in some properties not wishing to be annexed if they are in the path of annexation to the area of those wishing to be annexed.

Priority Areas. Below is information about the different annexation areas staff is currently working on. Although annexation of some of these properties does not generate revenue for the Village, there are other important planning justifications to consider in moving forward. The areas highlighted as annexation priorities will allow the Village to protect property values in incorporated areas, control Village borders to reduce confusion for emergency response, move to be contiguous to commercial and industrial properties, or are a direct result of development applications that bring with them a request for Village utilities.

- **Priority Area 1 - Hill and Cumnor Ave.** SKAR Development is proposing to annex property at 21W576 Hill Avenue, 0N208 Cumnor Avenue and 0N220 Cumnor Avenue and to construct a 12-lot subdivision on the site. In association with the project, water and sanitary sewer would be extended north on Cumnor Avenue which could generate additional

annexation interest by the area to the east, shown in yellow on the priority map. The Public Works Department had previously prepared plans and cost estimates to extend utilities throughout this area based on the interest of some of the neighborhood residents and the Public Works and Planning and Development Departments have had meetings with the property owners on a potential annexation. The Village had applied for a low-interest loan to assist with the utility costs, however, when the recession hit, the interest of many of the neighbors to contribute toward the cost of extending utilities in this area decreased. With the recession over and utilities being extended up Cumnor as part of the Enclaves of Glen Oak project, there is renewed interest in annexation by some of the property owners in this area. Staff plans to schedule a neighborhood meeting in the spring to review utility connection options with the residents.

- **Priority Area 2 - Industrial Along Hill.** This area is comprised of the industrial properties on the far east end of Hill Avenue. The Village has annexation agreements with the property owners on the north side of Hill Avenue and an agreement is currently being negotiated with the last property owner on the south side (shown as “Agreement in Progress” on the attached Potential Neighborhood Annexations Map). With the recent annexation of a portion of the Glen Oak Country Club in July of 2014, this area is now contiguous to the Village and can be annexed after the last agreement is in place. An I-1 Light Industrial zoning district has already been created for this area and upon annexation it will be the Village’s first industrial zone.
- **Priority Area 3 - Glenbard Wastewater.** Prior agreements between Glen Ellyn and Lombard provide for the annexation of the Glenbard Wastewater Treatment Plant property located on Bemis Road to the Village of Glen Ellyn once we are contiguous. This would result in the Bemis plant being located in Glen Ellyn and the Hill Avenue plant in Lombard. As the property is now contiguous to the Village, this transfer can occur at any time. There is currently ongoing construction at the Plant with permits in progress from the Village of Lombard. Once this work is complete, the Village will move forward with actions to transfer the property to Glen Ellyn. As this time, we are anticipating that the annexation will occur in early 2017.
- **Priority Area 4 - Sunnybrook Road.** This area along Sunnybrook and Bemis Roads will be completely surrounded, on all four sides, by the Village limits following the annexation of the Glenbard Wastewater Treatment Plant. To help eliminate confusion regarding jurisdiction for emergency response and road maintenance, and in accordance with the prior direction received from the Village Board, following the annexation of the wastewater plant, staff plans to proceed with the involuntary annexation of the lots in this area as permitted by state statute and in accordance with the Village’s annexation policy.
- **Priority Area 5 - Park and Butterfield.** The Village currently has annexation agreements with several properties at the northwest corner of Park Boulevard and Butterfield Road. The Village recently annexed a 350-foot strip of Glenbard South’s property along Park Boulevard and 2S678 Park Boulevard immediately to the south, where a new memory care facility is under construction. Per the previous direction received by the Village Board, staff plans to

work on the annexation of the remainder of the properties at the northwest corner of Park Boulevard and Butterfield Road, with the exception of the School District 89 Administration building at the corner. The School District property is tax exempt and brings with it the responsibility for emergency response at the high accident volume Park and Butterfield Road intersection. Therefore, annexation of the school district building would bring with it high service cost without the revenue to support it.

A chart showing the revenues that would be generated by the annexation of the three remaining properties at the corner is attached. As reflected in the chart, the annexation of the Arden Courts facility would actually cost the Village over \$12,000 for the first 3 years following annexation. Due to a state law beneficial to fire protection districts, the Village will need to reimburse the Lisle-Woodridge Fire Protection District lost property tax revenues. The state statute indicates that if a jurisdictional transfer of fire service responsibility is necessary when a property is annexed, the property's former fire protection district can require the Village to pay the equivalent of three years of property taxes to the former fire district over a period five years. A number of properties south of the Village, including the subject properties, are located in the Lisle-Woodridge Fire Protection District, which has required this fee to be paid in the past. More recently, the Village has included a provision in annexation agreements that requires the property owner to reimburse the Village for these fees. However, due to the age of the agreement with Arden Courts, it does not include such a clause. These payments to Lisle-Woodridge will result in the Village not seeing a positive net gain from the annexations until the fourth year following the annexations (see attached chart). However, a net gain to the community, which includes the Volunteer Fire Company and the Glen Ellyn Library, is immediate. It should be noted that the annexation agreement with Arden Courts expires in March 2019. If the Village waited to annex these properties, there is a possibility that upon expiration of the Arden Courts agreement and negotiation of a new agreement that a clause could be added requiring reimbursement of the payments to Lisle-Woodridge. It is also possible that Arden Courts could seek to obtain utilities from Illinois American. Staff is seeking Village Board direction on whether to proceed with the annexation of the 3 properties at the northwest corner of Park Boulevard and Butterfield Road, with the exception of the School District 89 building, at this time.

- **Priority Area 6 -Swift Road.** The Georgetown by the River complex is at the edge of the northerly Village limits along Swift Road. The Village currently has annexation agreements with property owners of two townhome developments north of Georgetown; on Lynn Road which expire in September of 2021 and on Creekside Court and Tanager Court which expire in May of 2019. Annexation of these properties can occur through the court controlled annexation of the area which would result in the involuntary annexation of two properties that separate the Village from these subdivisions. Staff will be discussing this with the Village Board in an executive session in the future.
- **Arboretum Estates East.** The Village currently has pre-annexation agreements with 35 property owners in this area, which is located northeast of Park Boulevard and Butterfield Road. There are several properties that are contiguous to the Village (see attached map).

However, the agreements require both contiguity to the Village limits and connection to Village water before we can compel annexation. All property owners with annexation agreements are required to connect to water no later than March 1, 2023. As shown on the attached map, a number of properties outside of the Village limits that have agreements are currently connected to Village water, however, they cannot yet be annexed as they are not also contiguous.

While this area is not identified as a priority area, it is continuously being monitored by staff and property owners are regularly being encouraged to connect to Village water as it is the path by which the Village is most likely to achieve contiguity with the commercial district south of Butterfield Road. When the Village reaches the intersection of Arboretum and Butterfield Road, at least two other properties will need to annex in order to achieve contiguity with the commercial area and these businesses will then need to be convinced, likely by offering some incentive, to voluntarily annex. When the Village gets closer to annexing the properties at the Arboretum and Butterfield Road intersection, which may still take a few years, we plan to begin actively discussing potential annexation with the businesses and the intervening property owners. While we have already started initial brief conversations with these property owners to assess interest, we will renew efforts as we approach contiguity.

- **Possible Annexation Area** The question mark area located north of the Village is a possible area for annexation by the Village. Although this area is shown as being outside of the Village's planning jurisdiction on the Village's Zoning Map, the boundary line agreement with Glendale Heights has been expired for many years. Glendale Heights has since annexed several properties on the south side of North Avenue that were formerly on Glen Ellyn's side of the boundary line and previously have indicated that they are not interested in renewing the agreement. Staff intends to reach out to Glendale Heights and other towns in the near future to discuss updating boundary agreements. The Comprehensive Plan recommends that the Village pursue annexation in this area (see attached excerpt from the Comp Plan). Several parcels in this area are zoned I-1, Light Industrial, and the area includes Center Ice of DuPage, a vacant parcel that used to be M&R Printing, and a small business strip. One parcel is zoned B-2, General Business District. The rest of the area is zoned R-4, Single Family Residences. Annexation farther north is limited as some parcels are owned by Glendale Heights. Staff would like to confirm with the Village Board whether this area should be actively pursued for annexation.

Village Board Action. The Village Board is requested to set time aside on the May 16 workshop agenda to discuss the status of the Village's various annexation initiatives.

Attachments.

- Existing Pre-Annexation Agreement Map
- Potential Neighborhood Annexations Map
- Annexation Revenue Chart- DRAFT
- Benefits of Annexation

- Village's Annexation Policy
- Park/Butterfield Annexation Revenue Table
- Annexation Agreements and Water Connections Map in Arboretum Estates East
- Comprehensive Plan Excerpt

Cc: Phil Norton, Police Chief
Christina Coyle, Finance Director
Julius Hansen, Public Works Director
Jim Bodony, Fire Chief
Bob Minix, Public Works Professional Engineer

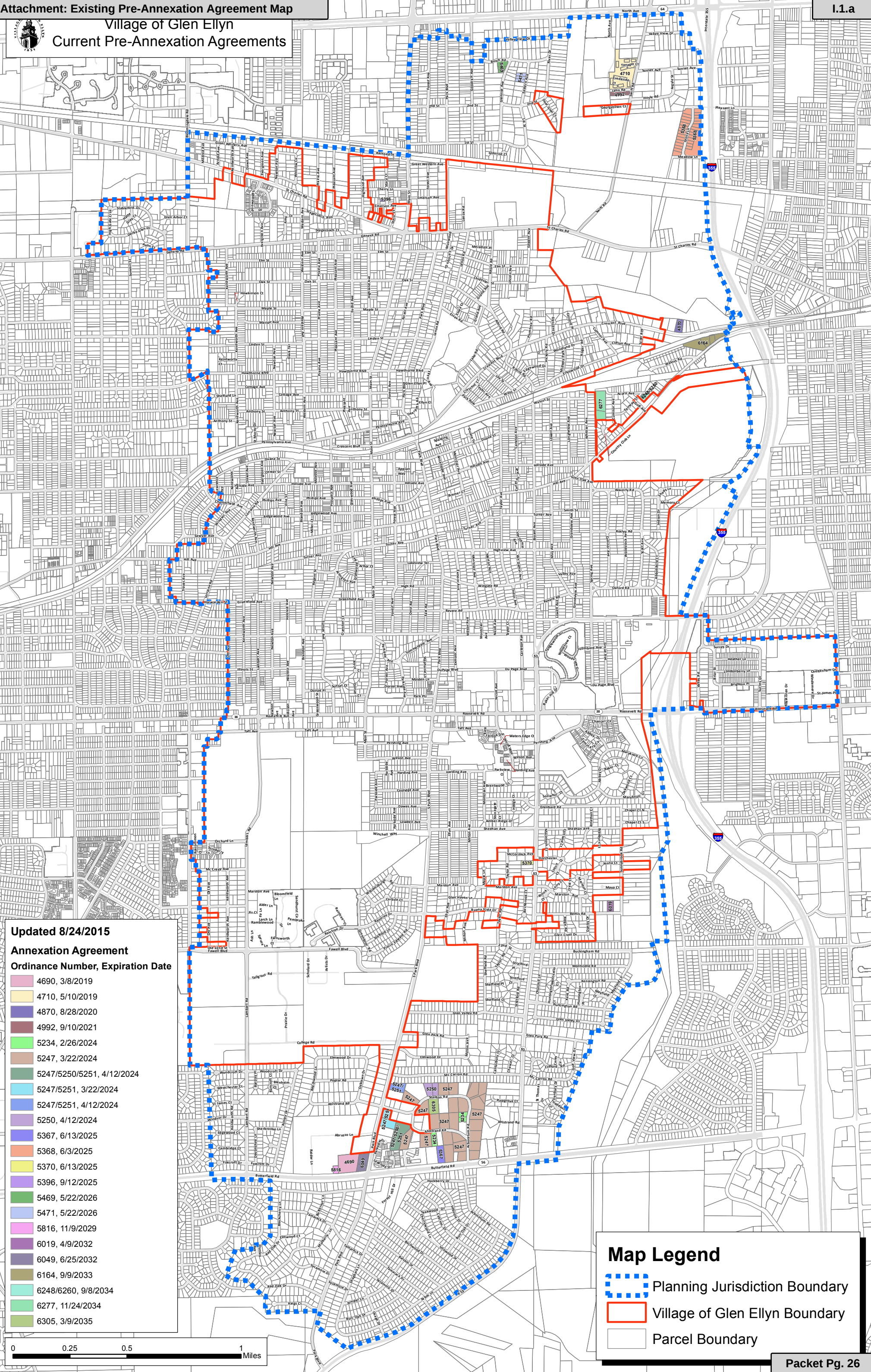
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ATTACHMENTS:

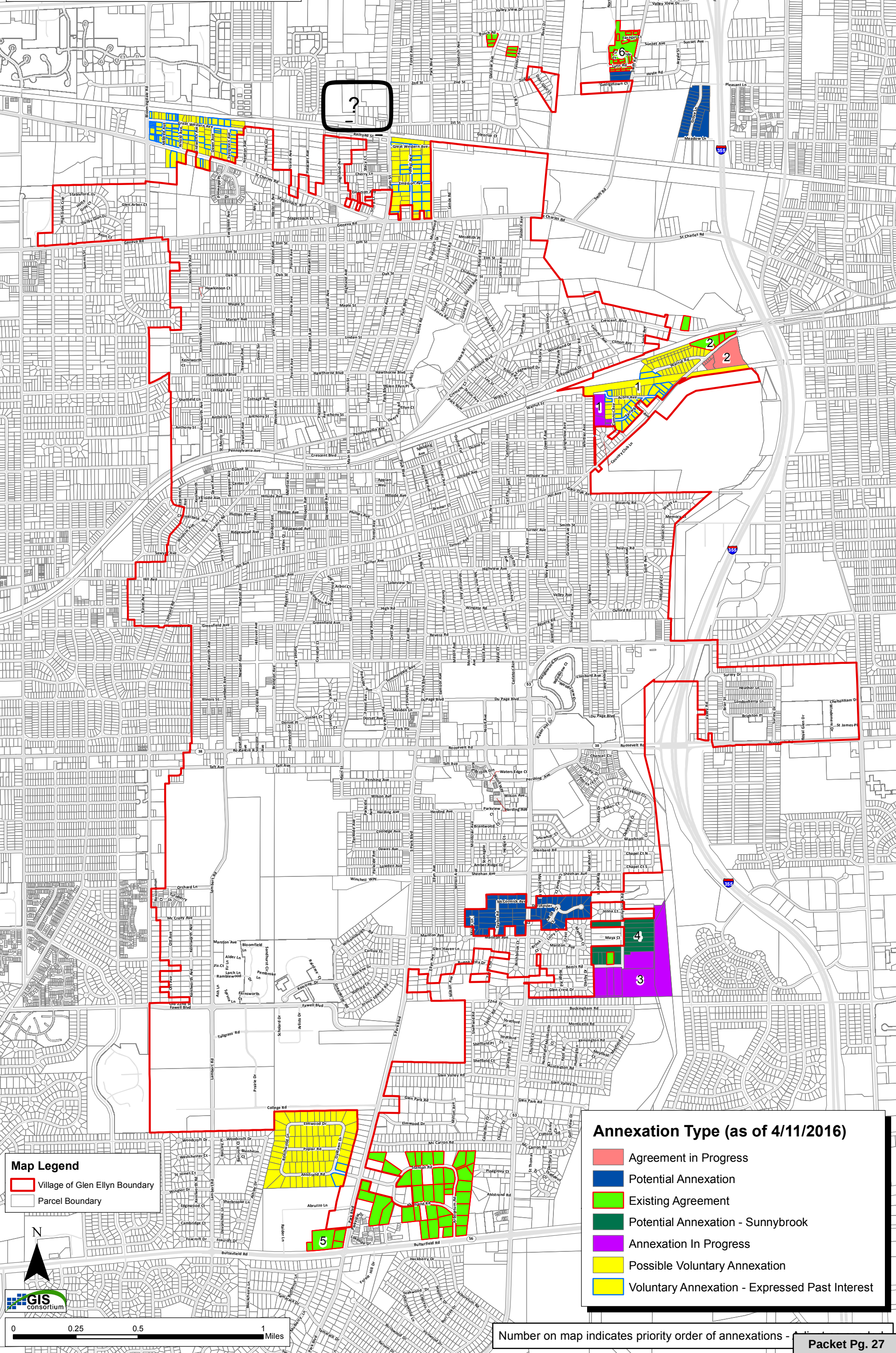
- Existing Pre-Annexation Agreement Map (PDF)
- Potential Neighborhood Annexation Map (PDF)
- Annexation Revenue Chart for VB March - DRAFT (PDF)
- Benefits of Annexation (PDF)
- Village's Annexation Policy (PDF)
- Annexation Revenue Chart (PDF)
- Annexation Agreements and Water Connections Map in Arboretum Estates East (PDF)
- Comprehensive Plan Excerpt (PDF)



Village of Glen Ellyn
Current Pre-Annexation Agreements



Village of Glen Ellyn
Potential Neighborhood Annexations



Fire:	SF	MF	Comm <20,00	Comm 20-40	Comm 40+	SSA#18	SSA#19	Water Estimate (Person/month)
	90	36	96	240	480	0.0961	0.0981	505.8

Note: EAV's and tax rates reflect 2014 values

0.5681 :Tax rate

142.2 :Per Capita Estimate:

DRAFT Revenue Accrued by Village from Annexation**

Area	Name	Address	P.I.N's	EAV	Property Tax	Utility Tax ¹	NetFire Fee ²	Per Capita Tax ³	Revenue To Village
1	Glenbard Wastewater	21w551 Bemis Rd	05-24-301-007-0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	21w551 Bemis Rd	05-24-301-008-0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	21w551 Bemis Rd	05-24-301-009-0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	21w551 Bemis Rd	05-24-302-017-0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	21w551 Bemis Rd	05-24-302-019-0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	N/A	05-24-400-006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Glenbard Wastewater	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Enclaves (Current)	21w576 Hill ⁴	05-12-313-001	\$ 194,190	\$ -	\$ -	\$ (187)		\$ (186.62)
2	Enclaves (Current)	0n201 Spring	05-12-313-002	\$ 128,120	\$ -	\$ -	\$ (123)	\$ -	\$ (123.12)
2	Enclaves (Current)	0n220 Cumnor Ave	05-12-313-043-0000	\$ 15,140	\$ -	\$ -	\$ (15)	\$ -	\$ (14.55)
2	Enclaves (Current)	N/A	05-12-313-044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Enclaves (Current)	0n208 Cumnor Ave	05-12-313-046-0000	\$ 11,220	\$ -	\$ -	\$ (11)	\$ -	\$ (10.78)
2	Lot 1 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 2 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 3 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 4 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 5 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 6 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 7 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 8 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 9 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 10 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 11 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Lot 12 (Proposed)	N/A	N/A	\$ 283,333	\$ 1,609.62	\$ 1,709.60	\$ 96	\$ 480.64	\$ 3,895.86
2	Enclaves of Glen Oak	Total		\$ 3,400,000	\$ 19,315.40	\$ 20,515.25	\$ 817	\$ 5,767.63	\$ 46,415.21
3	Sunnybrook	1s558 Sunnybrook Rd	05-24-300-053-0000	\$ 124,220	\$ 705.69	\$ 1,567.98	\$ (29)	\$ 440.82	\$ 2,685.12
3	Sunnybrook	1s547 Sunnybrook Rd	05-24-302-009-0000	\$ 114,110	\$ 648.26	\$ 1,567.98	\$ (20)	\$ 440.82	\$ 2,637.40
3	Sunnybrook	1s557 Sunnybrook Rd	05-24-302-010-0000	\$ 151,430	\$ 860.27	\$ 1,567.98	\$ (56)	\$ 440.82	\$ 2,813.55
3	Sunnybrook	1s571 Sunnybrook Rd	05-24-302-011-0000	\$ 167,340	\$ 950.66	\$ 1,567.98	\$ (71)	\$ 440.82	\$ 2,888.64
3	Sunnybrook	1s601 Sunnybrook Rd	05-24-302-020-0000	\$ 253,050	\$ 1,437.58	\$ 1,567.98	\$ (153)	\$ 440.82	\$ 3,293.20
3	Sunnybrook	RD	05-24-302-021	\$ 8,470	\$ 48.12	\$ -	\$ -	\$ -	\$ 48.12
3	Sunnybrook	1s613 Sunnybrook Rd	05-24-302-013-0000	\$ 98,760	\$ 561.06	\$ 1,567.98	\$ (5)	\$ 440.82	\$ 2,564.95
3	Sunnybrook	1s627 Sunnybrook Rd	05-24-302-014-0000	\$ 236,390	\$ 1,342.93	\$ 1,567.98	\$ (137)	\$ 440.82	\$ 3,214.56
3	Sunnybrook	1s641 Sunnybrook Rd	05-24-302-015-0000	\$ 125,180	\$ 711.15	\$ 1,567.98	\$ (30)	\$ 440.82	\$ 2,689.65
3	Sunnybrook	1s659 SunnyBrook Rd	05-24-302-018	\$ 104,250	\$ 592.24	\$ 1,567.98	\$ (10)	\$ 440.82	\$ 2,590.86
3	Sunnybrook	1s640 Sunnybrook Rd	05-24-300-057-0000	\$ 98,320	\$ 558.56	\$ 1,567.98	\$ (4)	\$ 440.82	\$ 2,562.87
3	Sunnybrook	21w518 Bemis Rd	05-24-300-061-0000	\$ 75,840	\$ 430.85	\$ 1,567.98	\$ 17	\$ 440.82	\$ 2,456.76
3	Sunnybrook	21w546 Bemis Rd	05-24-300-077-0000	\$ 89,940	\$ 510.95	\$ 1,567.98	\$ 4	\$ 440.82	\$ 2,523.32
3	Sunnybrook	21w560 Bemis Rd	05-24-300-076-0000	\$ 65,390	\$ 371.48	\$ 1,567.98	\$ 27	\$ 440.82	\$ 2,407.44
3	Sunnybrook	21w572 Bemis Rd	05-24-300-058-0000	\$ 70,220	\$ 398.92	\$ 1,567.98	\$ 23	\$ 440.82	\$ 2,430.24
3	Sunnybrook	21w534 Bemis Rd	05-24-300-060-0000	\$ 75,410	\$ 428.40	\$ 1,567.98	\$ 18	\$ 440.82	\$ 2,454.74
3	Sunnybrook	Total		\$ 1,858,320	\$ 10,557.12	\$ 23,519.70	\$ (428)	\$ 6,612.30	\$ 40,261.41
4	Hill Ave Industrial	21w200 Hill Ave	05-12-207-038-0000	\$ 183,440	\$ 1,042.12	\$ 4,046.40	\$ (80)	\$ -	\$ 5,008.24

4	Hill Ave Industrial	21w200 Hill Ave	05-12-207-037-0000	\$ 95,450	\$ 542.25	\$ 4,046.40	\$ 4	\$ -	\$ 4,592.92
4	Hill Ave Industrial	21w180 Hill Ave	05-12-207-033-0000	\$ 90,790	\$ 515.78	\$ 4,046.40	\$ 9	\$ -	\$ 4,570.93
4	Hill Ave Industrial	21w180 Hill Ave	05-12-207-032-0000	\$ 167,400	\$ 951.00	\$ 4,046.40	\$ (65)	\$ -	\$ 4,932.53
4	Hill Ave Industrial	21w171 Hill Ave	05-12-405-007-0000	\$ 100,230	\$ 569.41	\$ 4,046.40	\$ 384	\$ -	\$ 4,999.49
4	Hill Ave Industrial	21w171 Hill Ave	05-12-401-016	\$ 9,980	\$ 56.70	\$ -	\$ (10)	\$ -	\$ 47.11
4	Hill Ave Industrial	Hill Ave	05-12-401-006	\$ 24,650	\$ 140.04	\$ 2,023.20	\$ 72	\$ -	\$ 2,235.55
4	Hill Ave Industrial	Hill Ave	05-12-401-005	\$ 24,800	\$ 140.89	\$ 2,023.20	\$ 72	\$ -	\$ 2,236.26
4	Hill Ave Industrial	Hill Ave	05-12-401-004	\$ 25,080	\$ 142.48	\$ 2,023.20	\$ 72	\$ -	\$ 2,237.58
4	Hill Ave Industrial	Hill Ave	05-12-401-003	\$ 25,080	\$ 142.48	\$ 2,023.20	\$ 72	\$ -	\$ 2,237.58
4	Hill Ave Industrial	21w201 Hill Ave	05-12-401-017	\$ 83,830	\$ 476.24	\$ -	\$ 15	\$ -	\$ 491.68
4	Hill Ave Industrial	Total		\$ 830,730	\$ 4,719.38	\$ 28,324.80	\$ 546	\$ -	\$ 33,589.85
5	Butterfield & Park	35020 Park	05-26-306-006	\$ 124,380	\$ 706.60	\$ (133.00)	\$ (24)	\$ -	\$ 550.07
5	Butterfield & Park	22w600 Butterfield Rd	05-26-306-007-0000	\$ -	\$ -	\$ (255.00)	\$ 96	\$ -	\$ (159.00)
5	Butterfield & Park	25706 Park	05-26-306-004-0000	\$ 1,625,920	\$ 9,236.85	\$ (13,982.00)	\$ 597	\$ 8,532.00	\$ 4,384.34
5	Butterfield & Park	22w654 Butterfield Rd	05-26-306-003	\$ 386,970	\$ 2,198.38	\$ (242.00)	\$ (276)	\$ -	\$ 1,680.50
5	Butterfield & Park	Total		\$ 2,137,270	\$ 12,141.83	\$ (14,612.00)	\$ 394	\$ 8,532.00	\$ 6,455.91
6	Maple Hollow	1n480 Swift Rd	05-01-107-029-0000	\$ 46,760	\$ 265.64	\$ 1,628.68	\$ 45	\$ 457.88	\$ 2,397.27
6	Maple Hollow	1n510 Swift Rd	05-01-107-028-0000	\$ 80,240	\$ 455.84	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,555.29
6	Maple Hollow	21w533 Lynn Rd	05-01-107-069-0000	\$ 74,980	\$ 425.96	\$ 1,628.68	\$ 18	\$ 457.88	\$ 2,530.47
6	Maple Hollow	21w531 Lynn Rd	05-01-107-071-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	21w501 Lynn Rd	05-01-107-073-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	21w491 Lynn Rd	05-01-107-075-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	21w489 Lynn Rd	05-01-107-074-0000	\$ 74,980	\$ 425.96	\$ 1,628.68	\$ 18	\$ 457.88	\$ 2,530.47
6	Maple Hollow	21w503 Lynn Rd	05-01-107-072-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	21w529 Lynn Rd	05-01-107-070-0000	\$ 74,980	\$ 425.96	\$ 1,628.68	\$ 18	\$ 457.88	\$ 2,530.47
6	Maple Hollow	21w535 Lynn Rd	05-01-107-068-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	1n540 Creekside Ct	05-01-111-022-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	1n538 Creekside Ct	05-01-111-021-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	1n536 Creekside Ct	05-01-111-020-0000	\$ 76,660	\$ 435.51	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.40
6	Maple Hollow	1n534 Creekside Ct	05-01-111-019-0000	\$ 76,660	\$ 435.51	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.40
6	Maple Hollow	1n526 Creekside Ct	05-01-111-024-0000	\$ 75,450	\$ 428.63	\$ 1,628.68	\$ 17	\$ 457.88	\$ 2,532.68
6	Maple Hollow	1n524 Creekside Ct	05-01-111-023-0000	\$ 80,030	\$ 454.65	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,554.30
6	Maple Hollow	1n532 Creekside Ct	05-01-111-027-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	1n530 Creekside Ct	05-01-111-026-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n528 Creekside Ct	05-01-111-025-0000	\$ 74,100	\$ 420.96	\$ 1,628.68	\$ 19	\$ 457.88	\$ 2,526.31
6	Maple Hollow	1n556 Creekside Ct	05-01-111-016-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	1n550 Creekside Ct	05-01-111-013-0000	\$ 80,030	\$ 454.65	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,554.30
6	Maple Hollow	1n552 Creekside Ct	05-01-111-014-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n554 Creekside Ct	05-01-111-015-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	1n560 Creekside Ct	05-01-111-018-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n558 Creekside Ct	05-01-111-017-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n567 Creekside Ct	05-01-111-008-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	1n559 Creekside Ct	05-01-111-012-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	1n563 Creekside Ct	05-01-111-010-0000	\$ 76,660	\$ 435.51	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.40
6	Maple Hollow	1n569 Creekside Ct	05-01-111-007-0000	\$ 58,760	\$ 333.82	\$ 1,628.68	\$ 34	\$ 457.88	\$ 2,453.91
6	Maple Hollow	1n565 Creekside Ct	05-01-111-009-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n561 Creekside Ct	05-01-111-011-0000	\$ 74,100	\$ 420.96	\$ 1,628.68	\$ 19	\$ 457.88	\$ 2,526.31

6	Maple Hollow	1n557 Creekside Ct	05-01-111-001-0000	\$ 74,100	\$ 420.96	\$ 1,628.68	\$ 19	\$ 457.88	\$ 2,526.31
6	Maple Hollow	1n555 Creekside Ct	05-01-111-002-0000	\$ 80,030	\$ 454.65	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,554.30
6	Maple Hollow	1n551 Creekside Ct	05-01-111-004-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	1n547 Creekside Ct	05-01-111-006-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	1n553 Creekside Ct	05-01-111-003-0000	\$ 76,660	\$ 435.51	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.40
6	Maple Hollow	1n549 Creekside Ct	05-01-111-005-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	1n537 Creekside Ct	05-01-111-058-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	1n543 Creekside Ct	05-01-111-055-0000	\$ 68,570	\$ 389.55	\$ 1,628.68	\$ 24	\$ 457.88	\$ 2,500.21
6	Maple Hollow	1n535 Creekside Ct	05-01-111-059-0000	\$ 56,080	\$ 318.59	\$ 1,628.68	\$ 36	\$ 457.88	\$ 2,441.26
6	Maple Hollow	1n539 Creekside Ct	05-01-111-057-0000	\$ 76,330	\$ 433.63	\$ 1,628.68	\$ 17	\$ 457.88	\$ 2,536.84
6	Maple Hollow	1n541 Creekside Ct	05-01-111-056-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	1n533 Creekside Ct	05-01-111-060-0000	\$ 73,510	\$ 417.61	\$ 1,628.68	\$ 19	\$ 457.88	\$ 2,523.53
6	Maple Hollow	21w509 Tanager Ct	05-01-111-054-0000	\$ 76,610	\$ 435.22	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.16
6	Maple Hollow	21w485 Tanager Ct	05-01-111-050-0000	\$ 74,980	\$ 425.96	\$ 1,628.68	\$ 18	\$ 457.88	\$ 2,530.47
6	Maple Hollow	21w487 Tanager Ct	05-01-111-051-0000	\$ 57,430	\$ 326.26	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.63
6	Maple Hollow	21w507 Tanager Ct	05-01-111-053-0000	\$ 74,980	\$ 425.96	\$ 1,628.68	\$ 18	\$ 457.88	\$ 2,530.47
6	Maple Hollow	21w505 Tanager Ct	05-01-111-052-0000	\$ 55,950	\$ 317.85	\$ 1,628.68	\$ 36	\$ 457.88	\$ 2,440.64
6	Maple Hollow	21w483 Tanager Ct	05-01-111-049-0000	\$ 73,510	\$ 417.61	\$ 1,628.68	\$ 19	\$ 457.88	\$ 2,523.53
6	Maple Hollow	21w471 Tanager Ct	05-01-111-031-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	21w469 Tanager Ct	05-01-111-030-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	21w467 Tanager Ct	05-01-111-029-0000	\$ 57,430	\$ 326.26	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.63
6	Maple Hollow	21w473 Tanager Ct	05-01-111-032-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	21w475 Tanager Ct	05-01-111-033-0000	\$ 78,580	\$ 446.41	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.46
6	Maple Hollow	21w465 Tanager Ct	05-01-111-028-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	21w478 Tanager Ct	05-01-111-042-0000	\$ 78,000	\$ 443.12	\$ 1,628.68	\$ 15	\$ 457.88	\$ 2,544.72
6	Maple Hollow	21w484 Tanager Ct	05-01-111-039-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	21w486 Tanager Ct	05-01-111-038-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	21w482 Tanager Ct	05-01-111-040-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	21w480 Tanager Ct	05-01-111-041-0000	\$ 60,120	\$ 341.54	\$ 1,628.68	\$ 32	\$ 457.88	\$ 2,460.33
6	Maple Hollow	21w466 Tanager Ct	05-01-111-034-0000	\$ 80,030	\$ 454.65	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,554.30
6	Maple Hollow	21w464 Tanager Ct	05-01-111-035-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	21w460 Tanager Ct	05-01-111-037-0000	\$ 57,410	\$ 326.15	\$ 1,628.68	\$ 35	\$ 457.88	\$ 2,447.54
6	Maple Hollow	21w462 Tanager Ct	05-01-111-036-0000	\$ 75,450	\$ 428.63	\$ 1,628.68	\$ 17	\$ 457.88	\$ 2,532.68
6	Maple Hollow	21w524 Tanager Ct	05-01-111-044-0000	\$ 78,680	\$ 446.98	\$ 1,628.68	\$ 14	\$ 457.88	\$ 2,547.93
6	Maple Hollow	21w526 Tanager Ct	05-01-111-043-0000	\$ 70,350	\$ 399.66	\$ 1,628.68	\$ 22	\$ 457.88	\$ 2,508.61
6	Maple Hollow	21w520 Tanager Ct	05-01-111-046-0000	\$ 58,760	\$ 333.82	\$ 1,628.68	\$ 34	\$ 457.88	\$ 2,453.91
6	Maple Hollow	21w522 Tanager Ct	05-01-111-045-0000	\$ 71,700	\$ 407.33	\$ 1,628.68	\$ 21	\$ 457.88	\$ 2,514.98
6	Maple Hollow	21w518 Tanager Ct	05-01-111-047-0000	\$ 76,660	\$ 435.51	\$ 1,628.68	\$ 16	\$ 457.88	\$ 2,538.40
6	Maple Hollow	21w516 Tanager Ct	05-01-111-048-0000	\$ 80,030	\$ 454.65	\$ 1,628.68	\$ 13	\$ 457.88	\$ 2,554.30
6	Maple Hollow	-	-		\$ -	\$ -	\$ -	\$ -	\$ -
6	Maple Hollow	Total		\$ 5,001,320	\$ 28,412.50	\$ 114,007	\$ 1,494	\$ 32,052	\$ 175,965.43

** Does not include cost!

- 1: Utility tax is estimate is based of Cashier handout which estimates rate per person per month for water/sewer. Rate was multiplied by block group average household size
- 2: Townhomes were estimated to be charged as single family; typically when there is a separate meter, single family rates are charged
- 3: Per Capita revenue was multiplied by average number of people in household for block group, via census (accessed via map office)
- 4: EAV was estimated off of \$850,000 starting price of homes, as provided by developer.

Project Overviews

Priority Number	Project Name	Estimated Revenue	Special Cost Considerations
1	Glenbard Wastewater	\$ -	
2	Enclaves of Glen Oak	\$ 46,415.21	Will most likely require road improvements
3	Sunnybrook	\$ 40,261.41	Will most likely require road improvements
4	Hill Ave Industrial	\$ 33,589.85	Bridge will require repair. Is part of an agreement with lombard
5	Butterfield and Park	\$ 6,455.91	Arden Courts. High Demand on Ambulance/Fire. -Lot infrastructure are lowering cost per capita
6	Maple Hollow	\$ 175,965.43	May be a high service area for police department. On county water?

The Benefits of Residing in Glen Ellyn, Illinois
Updated: April 13, 2011

The benefits to property owners who reside within the corporate limits of the Village of Glen Ellyn are listed below. Some benefits only apply to the residents who use them.

1. Lake Michigan water is the Village's sole source of water. The Village has established extensive storage and pumping capabilities for this high quality water source and is expending considerable dollars to improve water storage, distribution, and fire fighting systems. The Village has installed additional fire hydrants in residential areas and has maintained the ability to use its water wells for emergency purposes. These measures have lowered some homeowners' costs for fire insurance and reduced the risks of potential fire losses. This naturally soft water source also can eliminate the need for water softeners.
2. Following connection to the Village's water system, property owners are permitted to retain a private well for watering yards and plants. The well water system must be completely separated from the Village's water system and the owner must provide an annual plumbing inspection report to the Village for the well.
3. Glen Ellyn offers a complete and dependable sanitary sewer system with treatment provided by the Glenbard Wastewater Authority. When homes are connected to a public sanitary sewer, the possibility of soil contamination is greatly reduced.
4. The Village provides a competitively priced system of refuse collection and recycling. The collection service is available curbside and for an additional payment, refuse can be picked up at the rear door of a residence. The recycling program benefits the environment while helping residents lower their refuse collection fees. A bi-annual Clean Sweep Day has been scheduled to allow residents the opportunity to place an unlimited amount of refuse at the curb for collection.
5. The Village's Police Department provides professionally trained police officers, public service officers, and detectives that are familiar with your neighborhood. The Police Department is centrally-located in the Village to provide uniformity in service and is open 24 hours each day. Average response time to emergency calls is less than four minutes Village-wide.
6. The Village Public Works Department maintains all Village streets and rights-of-way except for certain county, state, and private roads. The Department's services include water and sewer installation and maintenance, snow removal, street maintenance and repairs, public sign replacements, and parkway tree planting and maintenance. This Department also oversees the construction of roads and sidewalks and in cooperation with Commonwealth Edison it maintains most streetlights.
7. Residents of Glen Ellyn have unlimited access to the Glen Ellyn Public Library without the payment of additional fees. Located in the downtown area, the Library has an inventory of over 200,000 volumes of books, periodicals, magazines, video and audio materials, and electronic books available online through the library catalog. It also offers computers and internet access for public use. The Library offers many programs for children and adults including story hours, book discussions, a summer reading program for adults and children, and a wide selection of

special presentations. Glen Ellyn residents are entitled to participate in the election of Glen Ellyn Library Trustees.

8. In some situations, cable television fees will be reduced following annexation. Glen Ellyn residents have a choice of several cable companies that provide cable television service and high-speed internet in the Village.
9. Residents of the Village may use the Village Links Golf Course at fees that are approximately 50 percent lower than those paid by non-residents. Residents also are given priority in the assignment of all tee times.
10. Residents have the opportunity to reserve long-term commuter parking spaces in the Village's downtown parking lots at approximately 50 percent of the cost paid by non-residents. They also receive a priority in parking space allocations.
11. The Village historic preservation ordinance promotes and protects single-family homes and other sites that have been recognized for their historic significance. Glen Ellyn is justifiably proud of its history, its neighborhoods, and its variety of homes and architecture. The Village intends to preserve these vital characteristics. Together, Glen Ellyn's residents and neighborhoods form an outstanding community.
12. Municipal facilities, the Civic Center and Reno Center, are conveniently located to serve you (obtain building permits, pay water bills, purchase garbage stickers and vehicle stickers, etc...).
13. Village residents are given priority in the reservation of the meeting rooms and the gymnasium at the Civic Center in downtown Glen Ellyn. (A fee may be charged.)
14. Residents of Glen Ellyn are entitled to participate in the election of Village officials. Local elected officials all live in the Village and are familiar with community issues.
15. Residents are eligible, and are encouraged, to volunteer for service on Glen Ellyn Boards and Commissions. The 100+ citizen volunteers on our 15 boards and commissions perform many important tasks for the Village.
16. The Village publishes a bi-monthly newsletter which is mailed to all residents. A weekly e-mail blast is sent to all interested residents. These publications help citizens stay informed about Village activities and projects.
17. Village officials and employees place a high value on service to the community and its residents. They are available to help solve problems, answer questions and provide assistance.
18. Glen Ellyn residents receive police service from the Village and fire service from the Glen Ellyn Volunteer Fire Company. Glen Ellyn residents do not pay separate property taxes to the township police or fire protection district. Unincorporated property owners who currently pay property taxes to these entities will no longer pay them upon annexation. The Glen Ellyn Volunteer Fire Company does not have a property tax.

RESOLUTION NO. 92-7RESOLUTION TO ESTABLISH AN ANNEXATION POLICY
FOR THE VILLAGE OF GLEN ELLYN

WHEREAS, the Village has recently received an increased number of annexation requests; and

WHEREAS, the Village desires to establish a framework in which future annexations will be considered in a uniform manner, with the flexibility to respond to individual circumstances or concerns; and

WHEREAS, the Village also desires to assume a more active role in encouraging properties to annex into the Village when such annexation is mutually beneficial; and

WHEREAS, the Village Board discussed the elements of a formal annexation policy at the February 4, 1992, and February 17, 1992, Board workshop meetings;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The purpose of this policy is to establish a framework in which the Village will consider future annexations. Furthermore, it is the Village's position to actively encourage annexations for, including but not limited to, the following reasons:

- A. Expansion of Village revenue base;
- B. Annexation of properties that have existing annexation or pre-annexation agreements with the Village;
- C. Improved planning of future land uses/developments within the Village's planning jurisdiction; and

- D. Matter of convenience or desire on the part of the annexing property for community identification as well as securing Village services such as law enforcement, utilities, etc.

SECTION TWO: The out-of-pocket costs to the Village generally should not exceed the anticipated revenue benefits to the Village for the five years following the annexation. Where appropriate, any new or existing non-revenue benefits to the Village also may be considered.

SECTION THREE: The following areas are considered to be of special interest for annexation into the Village:

- A. Areas which currently have an annexation or pre-annexation agreement with the Village but are outside the present Village boundaries;
- B. Areas outside of the present Village boundaries which will establish contiguity with areas currently under pre-annexation or annexation agreements;
- C. Areas that are completely surrounded by the Village boundaries (enclaves); and
- D. Areas where a petition is signed by a majority of the property owners expressing a desire to annex into the Village.

SECTION FOUR: In those cases where the Village elects to construct water and/or sanitary sewer lines, Special Service Areas are the preferred method of financing such public improvements, with a maximum length not to exceed ten years. Prior to the construction of such improvements, a majority of property owners must agree to sign an area annexation petition, if requested by the Village. The annexation agreement shall contain a provision that the property owner agrees not to object to the creation of a Special Service Area to finance these improvements. This section does not apply to new subdivision developments, which will continue to be governed by applicable Village development codes.

SECTION FIVE: Property owners in newly annexed areas may not be required to connect to Village utilities for a period of up to ten years. However, in those areas where a Special Service Area has been established to finance the construction of public improvements, such a deferred connection shall not exceed the life of the Special Service Area. In all cases, a request for a deferral from connecting to Village utilities shall be considered on a case-by-case basis in the annexation agreement and will be subject to any applicable DuPage Water Commission customer charges. Upon connection to Village utilities, operation of existing private wells and/or septic systems shall be prohibited.

SECTION SIX: The Village will seek to maintain the present character of the area being annexed.

SECTION SEVEN: Each potential annexation will be considered on a case-by-case basis.

SECTION EIGHT: Future requests for connection to Village utilities shall continue to be subject to entering into an annexation agreement with the Village. Properties which desire to be annexed into the Village, but receive water or sewer service from other sources excluding private wells and/or septic systems, shall not be required to connect to Village utilities upon annexation.

SECTION NINE: Village staff shall develop and maintain current, accurate information concerning the benefits of annexation, the out-of-pocket costs, taxes, Village ordinances, annexation procedures, and other information to assist property owners in annexation decisions.

SECTION TEN: This resolution shall 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 9TH day of MARCH, 1992, on first reading, second reading not being
requested.

AYES: SCANLON, WARR, DEMING, FRANKS, GILBERTSON, PORPHEL

NAYS: -0-

ABSENT: -0-

Cathleen O'Leary
Acting Village Clerk of the Village
of Glen Ellyn, Illinois

Arthur W. August
Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

Cathleen O'Leary
Acting Village Clerk of the Village
of Glen Ellyn, Illinois

Additional Revenue to Community From Park/Butterfield Annexations

5/10/2016

Variables:

EAV Rate 33%	Village Share 0.5451	Library Share 0.3492	per capita tax 151.4	SSA fee: #19 0.1165	Fire Fee: M. Fam 3.0 unit/mo	Fire: Commercial 96.00	H ₂ O: resident rate 9.75	non-resident rate 14.64
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Park and Butterfield Annexations

Location/Address	P.I.N.	Equalized Assessed Value	Property Taxes to the Village	Property Taxes to the Library	Per Capita Tax	-SSA Fee + GE Fire Fee	Water: resident rt. -non-resident rate	Total Difference in Revenue	Change in Village Revenue (less Librar)
Doctor's Office 22W654 Butterfield Rd.	05-26-306-003	\$ 386,970			N/A	\$ (450.82) \$ 96.00 \$ (354.82)	\$ 96.53 \$ (144.94) \$ (48.41)		
Arden Courts 25706 Park Blvd (Expires 2019)	05-26-306-004	\$ 1,714,010			Beds: 60	\$ (1,996.82) \$ 2,160.00 \$ 163.18	\$ 27,257.10 \$ (40,927.58) \$ (13,670.48)		
Village Theater 35020 Park Blvd	05-26-306-006	\$ 124,380			N/A	\$ (144.90) \$ 96.00 \$ (48.90)	\$ 298.35 \$ (447.98) \$ (149.63)		
School District 89 Offices, 22W600 Butterfield Rd.	05-26-306-007	Currently Exempt	N/A	N/A	N/A	\$ 96.00 \$ 96.00	\$ 625.95 \$ (939.89) \$ (313.94)		
Total w/o 2S678			\$ 12,130.44	\$ 7,770.96	\$ 9,084.00	\$ (144.54)	\$ (14,182.47)	\$ 14,658.38	\$ 6,887.43

Proposed RJ Development

^{1,2} Proposed RJ Development 2S678 Park Blvd.	05-26-306-002	\$ 1,621,040.0			Beds: 65	\$ 2,340.00 \$ 2,340.00	\$ 27,257.10 \$ (326.47) \$ 26,930.63		
³ RJ Development Projected Value		\$ 5,610,000.00			Beds: 65	\$ 2,340.00 \$ 2,340.00	\$ 27,257.10 \$ (326.47) \$ 26,930.63		
Total w/ RJ Low			\$ 20,966.73	\$ 13,431.63	\$ 18,925.00	\$ 2,195.46	\$ 12,748.16	\$ 68,266.97	\$ 54,835.34
Total w/ RJ High			\$ 42,710.55	\$ 27,361.08	\$ 18,925.00	\$ 2,195.46	\$ 12,748.16	\$ 103,940.24	\$ 76,579.16

¹ The proposed RJ Development assumes the same EAV as Arden Courts due to similar number of beds² The proposed RJ Development subtracts Church of God water usage, assumes Arden Courts for new³ Additional Reveune Estimates using median EAV of RJ Development's Projected Value (16-18m)⁴ Not Including utility taxes, sewer rates, RETT

Sources:

-Water rates from GE website
 -Gallons of Water/fire rates from cashier
 -Property tax assessment rates/per capita from finance
 -EAV from Miltion township

Revenue from Annexation less Payback to Lisle Woodridge

7/29/2015

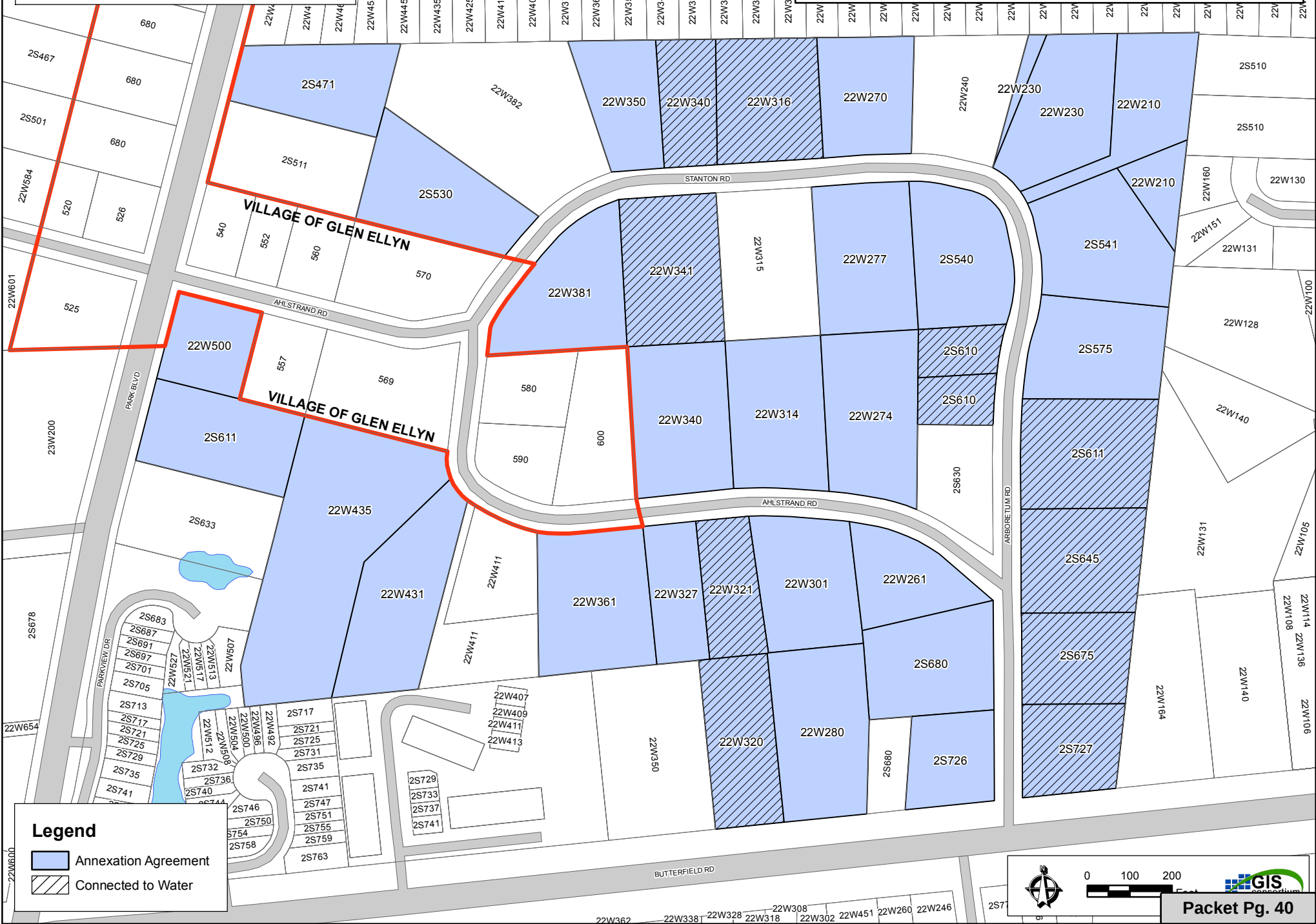
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total (Year 1-5)
Pay Back to Lisle-Woodridge	\$ (13,885.00)	\$ (11,108.00)	\$ (8,331.00)	\$ (5,554.00)	\$ (2,777.00)	\$ -	\$ (41,655.00)
Additional Revenue From Annexations	\$ 14,658.38	\$ 14,658.38	\$ 14,658.38	\$ 14,658.38	\$ 14,658.38	\$ 14,658.38	\$ 73,291.92
Additional Revenue to Village Only	\$ 6,887.43	\$ 6,887.43	\$ 6,887.43	\$ 6,887.43	\$ 6,887.43	\$ 6,887.43	\$ 34,437.13
Net Gain to Community	\$ 773.38	\$ 3,550.38	\$ 6,327.38	\$ 9,104.38	\$ 11,881.38	\$ 14,658.38	\$ 31,636.92 ²
¹ Net Gain to Village Only	\$ (6,997.57)	\$ (4,220.57)	\$ (1,443.57)	\$ 1,333.43	\$ 4,110.43	\$ 6,887.43	\$ (7,217.87) ²

¹ Net Gain to Village Only = Net Gain To Community -- Library² Not Including utility taxes, sewer rates, RETT



Village of Glen Ellyn

Arborteum Estates East Annexation Agreements and Water Connections



Community Wide Plan

The Community-Wide Plan provides an overall framework for improvement and development within Glen Ellyn over the next 10 to 15 year period. It establishes long-range policies for key aspects of the Village, consistent with the recently prepared Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

Map Legend:

- Single-Family Detached Residential
- Low-Density Attached Residential
- Medium-Density Residential
- Senior Residential
- Downtown Glen Ellyn
- Service Commercial
- Neighborhood Commercial
- Office
- Light Industry
- Utilities
- Schools
- Public/Semi-Public
- Parks and Open Space
- Mixed-Use Development Area

