



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, March 13, 2017
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact 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. Village Recognition: (Village Clerk)

1. The Village would like to acknowledge the outstanding customer service received from Michael Foster, ComEd External Affairs Representative, in going above and beyond in his professionalism and determination while helping our community.

E. Audience Participation

1. Presentation by DuPage County Board Member Tim Elliott regarding County initiatives.

2. Open:

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

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

Motion to approve the following items including Payroll and Vouchers totaling \$1,864,751.10: (Trustee Senak)

1. February 13, 2017 Regular Village Board Meeting Minutes.
2. Total Expenditures (Payroll and Vouchers) - \$1,864,751.10.

The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

3. Ordinance No. 6483, An Ordinance Amending Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to Allow an Expansion to the Existing Aldi Food Store Building, to Allow a Reduction in the Required Number of Shared Parking Stalls in Danby Crossing, to Amend to the Previously Approved Exterior Appearance for the Aldi Food Store Building, and to Amend to the Previously Approved Variations from the Glen Ellyn Sign Code for the Aldi Food Store building, Located at 700 Roosevelt Road in Danby Crossing. (Planning and Development Director Hulseberg)
4. Petition for Disconnection of Certain Real Property at 21W551 Bemis Road from the Village of Lombard. (Planning and Development Director Hulseberg)
5. Approval to purchase furniture for use in the new Police Facility, from Villa Park Office Equipment, of Villa Park, Illinois, pursuant to Section 1-10-7 of the Village Code to adopt the competitive bidding procedures of the National Intergovernmental Purchasing Alliance, in lieu of the provisions of Chapter 10 on Village Contracts, in an amount not to exceed \$230,000, to be expensed to the Capital Fund (Bond). (Chief Norton)

G. First Amendment to the Intergovernmental Agreement between the College of DuPage, the County of DuPage and the Village of Glen Ellyn: (Presented by Village Manager Franz) (Trustee McGinley)

1. Motion to approve the First Amendment to the Intergovernmental Agreement between the College of DuPage, the County of DuPage, and the Village of Glen Ellyn.

H. Proposed Development at 825 N. Main Street: (Presented by Planning and Development Director Hulseberg) (Trustee Clark)

1. Ordinance No. 6486, An Ordinance Granting Approval of A Special Use Permit for a Service Station and Variations from the Glen Ellyn Sign Code for the Construction of a Gas Station and Convenience Store for True North LLC to be Located at 825 North Main Street.

I. Reminders

1. A Special Village Board Workshop is scheduled for Monday, March 20, 2017 at 5:30PM in Room 301 of the Glen Ellyn Civic Center.
2. A Special Village Board Meeting is scheduled for Monday, March 20, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
3. The Village Board Meeting scheduled for Monday, March 27, 2017 at 7:00PM has been cancelled.

J. Other Business

K. Adjournment



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

Meeting: 03/13/17 07:00 PM
Department: Administration - Recognition
Department Head: Caroline Conlon
Category: Recognition
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2638)

DOC ID: 2638

The Village would like to acknowledge the outstanding customer service received from Michael Foster, ComEd External Affairs Representative, in going above and beyond in his professionalism and determination while helping our community.



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

Meeting: 03/13/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Presentation
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2634)

DOC ID: 2634

**Presentation by DuPage County Board Member Tim Elliott
regarding County initiatives.**



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

Meeting: 03/13/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Minutes
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2636)

DOC ID: 2636

February 13, 2017 Regular Village Board Meeting Minutes.

ATTACHMENTS:

- Minutes 02-13-2017 Regular Village Board Meeting (PDF)

**Minutes
Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 13, 2017**

Call to Order

President Demos called the meeting to order at 7:06 p.m.

Roll Call:

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

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Director of Planning & Development Hulsberg, Public Works Director Hansen, Police Chief Norton, Volunteer Fire Company Chief Clark, Village Links General Manager Vesevick, Professional Engineer Minix, Senior Civil Engineer Daubert and several members of the Glen Ellyn Volunteer Fire Company.

Pledge of Allegiance:

President Demos asked Chief Clark to lead the Pledge of Allegiance.

Audience Participation

President Demos led a moment of silence in honor of the late Fire Chief, Stuart Stone.

Village Manager Franz read a Proclamation in recognition of the retirement of Professional Engineer Bob Minix into the record. Mr. Minix thanked the Village President, the Village Board and members of the Capital Improvements Commission.

Representatives from School District 41, including Superintendent Paul Gordon, Board Member Kurt Bucholz, Assistant Superintendent of Finance Cheryl Witham, and Chief Communications Officer Erica Krehbiel presented information regarding an upcoming referendum.

Mr. Lee Marks, Chairman of the Preservation Commission presented landmark designation to Joanne McDonald, owner of the property at 250 Regent Street. Ms. McDonald recently renovated a mid-century modern home.

Ms. Jodi Henninger Herbold, 760 Western Ave., Glen Ellyn representing 41 Forward for Kids spoke in support of an upcoming referendum.

Minutes
Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 13, 2017
Page 2

Agenda Item E. Consent Agenda:

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below: Motion to approve the following items including Payroll and Vouchers totaling \$3,387,328.65:

1. January 9, 2017 Regular Village Board Meeting Minutes.
2. January 23, 2017 Special Village Board Workshop Minutes.
3. January 23, 2017 Regular Village Board Meeting Minutes.
4. Total Expenditures (Payroll and Vouchers) - \$3,387,328.65. The vouchers have been reviewed by Trustee McGinley and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
5. Approve the recommendation of Village President Alexander W. Demos that the following appointments be made: Robert M. Palumbo, Finance Commission, for a term ending May 31, 2018; Brenton J. Peck, Finance Commission, for a term ending May 31, 2018.
6. Resolution No. 17-03, A Resolution Authorizing and Approving the DuPage Mayors and Managers Conference ("DMMC") to act on behalf of Glen Ellyn with the 2017 DMMC Legislative Action Program.
7. Resolution 17-04, A Resolution Accepting Public Improvements and A Bill of Sale Associated with the Amber Ridge Subdivision Located at the Northwest Corner of Route 53 and Sheehan Avenue.
8. Ordinance No. 6480, An Ordinance Approving A Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow the Construction of a Porch Addition on the Property Located at 614 Lenox Road.
9. Ordinance No. 6481-VC, An Ordinance Amending Title 6, Chapter 3 (Animal Control) of the Glen A motion was made by Trustee and seconded by Trustee to approve the following items including Payroll and Vouchers totaling \$3,387,328.65.

Trustee Ladesic requested changes to Consent Agenda Items 1 and 3.

A motion was made by Trustee McGinley and seconded by Trustee Kenwood to approve amended items 1 and 3, and items 2, 4-9, including Payroll and Vouchers totaling \$3,387,328.65.

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

Minutes
Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 13, 2017
Page 3

F. 739-799 Roosevelt Road (Roosevelt Glen Corporate Center): (Presented by Planning and Development Director Hulseberg)

A motion was made by Trustee Clark and seconded by Trustee Ladesic to approve Ordinance No. 6478, An Ordinance Granting Approval of A Zoning Map Amendment, A Preliminary Planned Unit Development, A Final Planned Unit Development for Lot 2, A Special Use Permit for a Drive-In Commercial Facility, A Preliminary and Final Plat of Subdivision, Plats of Vacation, Variations to the Planned Unit Development Standards of the Zoning Code, Variations to the Subdivision Regulations Code Variations to the Sign Code, and Exterior Appearance Approval for the Roosevelt Glen Corporate Center and a Panera Bread Restaurant to be Located on Lot 2 of the Roosevelt Glen Corporate Center at 739-799 Roosevelt Road.

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

G. 2017 Engineering Service Agreements for Utility and Roadway Improvements: (Presented by Professional Engineer Daubert)

A motion was made by Trustee McGinley and seconded by Trustee Kenwood to approve the following in a single vote:

1. Motion to approve an engineering services agreement with Baxter & Woodman, of Chicago, Illinois, for Phase II Engineering Services for the Roosevelt Road and Route 53 Water Main Lining Project, in the amount of \$74,730, to be expensed to the Water Fund.
2. Motion to approve an engineering services agreement with Engineering Resource Associates, of Warrenville, Illinois, for Phase II Engineering Services for the Roosevelt Road Water Main Replacement Project, in the amount of \$41,104, to be expensed to the Water Fund.
3. Motion to approve an engineering services agreement with AECOM, of Chicago, Illinois, for Phase II Engineering Services for the Montclair-East-Davis-SmithTurner Utility and Roadway Improvements Project, in the amount of \$97,500, to be expensed to the Capital Projects, Sanitary Sewer, and Water Funds.

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

Minutes
Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 13, 2017
Page 4

Agenda Item H. FY2017 Budget Amendments: (Presented by Finance Director Coyle)

A total of \$3,369,760.86 in encumbrances and planned expenditures is proposed to be added to the Fiscal Year 2017 budget via the attached budget amendment ordinance for consideration by the Village Board.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to approve Ordinance No. 6482, An Ordinance Amending the Budget for the Fiscal Year Ending December 31, 2017 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements.

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

**Agenda Item I. - 2016 Year End Financial Report: (Presented by Finance Director Coyle)
(Discussion Only)**

Finance Director Christina Coyle discussed the 2016 Year End Financial Report.

Agenda Item J. – Reminders:

1. The Village Board Workshop scheduled for Monday, February 20, 2017 at 7:00PM has been cancelled.
2. A Special Village Board Workshop is scheduled for Monday, February 27, 2017 at 5:30PM in Room 301 of the Glen Ellyn Civic Center.
3. A Special Village Board Meeting is scheduled for Monday, February 27, 2017 at 7:30PM in the Galligan Board Room of the Glen Ellyn Civic Center

Adjournment

At 8:14 p.m. a motion was made by Trustee Kenwood and seconded by Trustee O'Shea to adjourn to executive session to discuss pending, threatened or imminent litigation without returning to open session thereafter.

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



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

Meeting: 03/13/17 07:00 PM
Department: Administration - Recognition
Department Head: Al Stonitsch
Category: Vouchers
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2635)

DOC ID: 2635

Total Expenditures (Payroll and Vouchers) - \$1,864,751.10.
The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 03-13-2017 (PDF)

Approval of Vouchers
For the Village Board Meeting of March 13, 2017

EXPENDITURES:

Accounts Payable Warrant 0217-4	2/24/2017	\$	544,743.48
Accounts Payable Warrant 0217-5	2/27/2017	\$	43,749.63
Accounts Payable Warrant 0317-1	3/3/2017	\$	808,697.70
Sub-Total		\$	1,397,190.81
Warrant Total			\$ 1,397,190.81

PAYROLL EXPENDITURES**March 3, 2017****Net Employee Payroll Checks**

284,725.11

Employee & Employer Payroll Deductions:

Employee Deductions*

IMRF - Employer contribution

Social Security/Medicare Tax Withheld - Employer portion

136,050.79

23,774.82

23,009.57

Total Payroll

\$	-	\$	-	\$	467,560.29
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GRAND TOTAL \$ 1,864,751.10

* 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.

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VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

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WARRANT: 0217-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
2021 A-RELIABLE PRINTING 75370 INVOICE: 19383 75370 INVOICE: 19383	02/14/17 02/14/17			224819 224819	P P	02/24/17 02/24/17	50100 50200	PROFESSIONAL SERVICES - O PROFESSIONAL SERVICES - O	521055 521055 37.50 37.50
VENDOR TOTALS									2,242.20 YTD PAID 75.00
8181 MWSTAR WASTE HOLDINGS CORPORATION 75371 INVOICE: TB0000015327	01/31/17			224820	P	02/24/17	143300	LANDFILL FEES	521115 3,428.59
VENDOR TOTALS									3,428.59 YTD PAID
2556 ADVANCED WATERJET TECHNOLOGIES 75466 INVOICE: 4375	02/17/17			224821	P	02/24/17	143300	MAINTENANCE-SIGNS	520995 764.43
VENDOR TOTALS									764.43 YTD PAID
2959 APWA CHICAGO METRO CHAPTER C/O 75372 INVOICE: 22117 75372 INVOICE: 22117 75400 INVOICE: 75400 75400 INVOICE: 75401 75401 INVOICE: 75401 75402 INVOICE: 75402 75403 INVOICE: 75403 75404 INVOICE: 75404	02/08/17 02/08/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17 02/15/17			224822 224822 224823 224823 224823 224823 224823 224823 224823 224823 224823 224823 224823	P P P P P P P P P P P P P	02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17	50100 50200 50100 50200 50100 50200 50100 50200 50100 50200 50100 50200 50100	DUES-SUBSCRIPTIONS-REG FE DUES-SUBSCRIPTIONS-REG FE EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION EMPLOYEE EDUCATION	520600 520600 520620 520620 520620 520620 520620 520620 520620 520620 520620 520620 520620
VENDOR TOTALS									4,675.00 YTD INVOICED 4,675.00 YTD PAID
10480 ARAMARK UNIFORM & CAREER APPAREL GROUP, INC 75463 INVOICE: 2080942689 75463 INVOICE: 2080942689 75463 INVOICE: 2080942689	02/21/17 02/21/17 02/21/17 02/21/17			224824 224824 224824 224824	P P P P	02/24/17 02/24/17 02/24/17 02/24/17	55730 55730 55730 55730	OPERATING SUPPLIES UNIFORMS LINENS AND RENTALS	530105 530445 530446 530446
VENDOR TOTALS									8.10 298.58

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PAID WARRANT REPORT

WARRANT: 0217-4

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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75464 INVOICE: 2080933320	02/14/17			224824	P	02/24/17	55730	OPERATING SUPPLIES	49.97
75464 INVOICE: 2080933320	02/14/17			224824	P	02/24/17	55730	UNIFORMS	11.85
75464 INVOICE: 2080933320	02/14/17			224824	P	02/24/17	55730	LINENS AND RENTALS	490.42
75465 INVOICE: 2080933320	02/07/17			224824	P	02/24/17	55730	OPERATING SUPPLIES	24.40
75465 INVOICE: 2080923926	02/07/17			224824	P	02/24/17	55730	UNIFORMS	75.60
75465 INVOICE: 2080923926	02/07/17			224824	P	02/24/17	55730	LINENS AND RENTALS	250.77
75465 INVOICE: 2080923926	02/07/17								1,243.79
VENDOR TOTALS			1,243.79 YTD INVOICED					1,243.79 YTD PAID	
58 ARMERBUST PLUMBING, HEATING, & AIR, INC. 75461 INVOICE: 94215	02/23/17			224825	P	02/24/17	121300	MAINTENANCE-BUILDING & GR	438.00
VENDOR TOTALS			1,162.86 YTD INVOICED					1,404.86 YTD PAID	438.00
8437 B & F CONSTRUCTION CODE SERVICES, INC. 75373 INVOICE: 45910	02/10/17			224826	P	02/24/17	126200	BUILDING REVIEWS	142.31
75374 INVOICE: 45908	02/10/17			224826	P	02/24/17	126200	BUILDING REVIEWS	142.31
75375 INVOICE: 45890	02/09/17			224826	P	02/24/17	126200	BUILDING REVIEWS	142.31
VENDOR TOTALS			9,114.51 YTD INVOICED					9,114.51 YTD PAID	426.93
4670 DYNAMIC BRANDS LLC 75385 INVOICE: 1070015	01/31/17			224827	P	02/24/17	55700	EQUIPMENT/CAPITAL OUTLAY	9,860.00
VENDOR TOTALS			9,860.00 YTD INVOICED					9,860.00 YTD PAID	9,860.00
10010 BELLA BREW COFFEE & BEVERAGE CO 75467 INVOICE: 49310	02/14/17			224828	P	02/24/17	550	NA BEVERAGES INVENTORY	153.34
VENDOR TOTALS			153.34 YTD INVOICED					153.34 YTD PAID	153.34
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC 75376 INVOICE: 1013608844	02/09/17			224829	P	02/24/17	550	LIQUOR INVENTORY	585.27
75376 INVOICE: 1013608844	02/09/17			224829	P	02/24/17	550	WINE INVENTORY	40.70
VENDOR TOTALS			997.15 YTD INVOICED					1,215.75 YTD PAID	625.97

03/03/2017 12:13

VILLAGE OF GLEN ELLYN
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WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017
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VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
137 CDW GOVERNMENT, INC. 75381 INVOICE: GVV2021	02/13/17			224830	P	02/24/17	121400 570110	COMPUTER EQUIPMENT/PROJEC	1,730.48
VENDOR TOTALS		1,846.48	YTD INVOICED				1,846.48	YTD PAID	1,730.48
8502 NEW CHICAGO WHOLESALE BAKERY, INC 75379 INVOICE: 336139	02/09/17			224831	P	02/24/17	550 150301	FOOD INVENTORY	72.75
VENDOR TOTALS		242.45	YTD INVOICED				430.19	YTD PAID	72.75
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO. 75380 INVOICE: IN00150260	01/01/17			224832	P	02/24/17	121600 521055	PROFESSIONAL SERVICES - O	214.50
VENDOR TOTALS		2,728.00	YTD INVOICED				2,728.00	YTD PAID	214.50
150 CHICAGO TITLE INSURANCE COMPANY 75468 INVOICE: 20150135 75469 INVOICE: 20150193 75470 INVOICE: 20150194	01/14/15			224833	P	02/24/17	40000 580160	STREET IMPROVEMENTS	4,083.00
VENDOR TOTALS		11,679.00	YTD INVOICED				11,679.00	YTD PAID	3,798.00
1076 CINTAS CORPORATION NO 2 75378 INVOICE: 5007202636	02/08/17			224834	P	02/24/17	55730 530105	OPERATING SUPPLIES	34.93
VENDOR TOTALS		70.48	YTD INVOICED				127.07	YTD PAID	34.93
10288 ROBERT CLEWLOW 75382 INVOICE: SWR022117	02/22/17			224835	P	02/24/17	50200 521145	OVERHEAD SEWER PROGRAM	2,867.50
VENDOR TOTALS		2,867.50	YTD INVOICED				2,867.50	YTD PAID	2,867.50
175 COMMONWEALTH EDISON COMPANY 75383 INVOICE: 75383 75384 INVOICE: 75384 75471 INVOICE: 75471 75471 INVOICE: 75471 75471 INVOICE: 75471	02/13/17			224837	P	02/24/17	21000 521190	STREET LIGHTING/ENERGY CO	49.97
VENDOR TOTALS				224836	P	02/24/17	21000 521190	STREET LIGHTING/ENERGY CO	303.19
				224836	P	02/24/17	143300 520915	ESDA EXPENSE	70.35
				224836	P	02/24/17	21000 521190	STREET LIGHTING/ENERGY CO	183.85
				224836	P	02/24/17	53000 521200	UTILITIES	56.56

03/03/2017 12:13 VILLAGE OF GLEN ELLYN
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WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75472 INVOICE: 75472	02/16/17			224836	P	02/24/17	121600 521200	UTILITIES	463.31
VENDOR TOTALS	17,075.25	YTD	INVOICED				24,724.92	YTD PAID	1,127.23
10373 HISTORIC PALM LLC 75473 INVOICE: 47324	02/01/17			224838	P	02/24/17	55730 521055	PROFESSIONAL SERVICES - O	1,893.25
VENDOR TOTALS	5,679.75	YTD	INVOICED				5,679.75	YTD PAID	1,893.25
8317 COPY KING OFFICE SOLUTIONS, INC 75377 INVOICE: 31726	02/01/17			224839	P	02/24/17	121500 530105	OPERATING SUPPLIES	315.74
VENDOR TOTALS	637.47	YTD	INVOICED				637.47	YTD PAID	315.74
5206 TAXKIT INC 75474 INVOICE: 2101705	02/10/17			224840	P	02/24/17	55720 520905	PRINTING	1,685.80
VENDOR TOTALS	1,685.80	YTD	INVOICED				1,685.80	YTD PAID	1,685.80
10481 CURRENT COMMUNICATIONS & ELECTRIC CORP 75475 INVOICE: 38741	02/13/17			224841	P	02/24/17	55700 580110	EQUIPMENT/CAPITAL OUTLAY	12,872.00
VENDOR TOTALS	12,872.00	YTD	INVOICED				12,872.00	YTD PAID	12,872.00
6975 THISILE SPORTSWEAR CO LLC 75476 INVOICE: 61277	01/30/17			224842	P	02/24/17	550 150300	PRO SHOP INVENTORY	6,037.98
75478 INVOICE: 61688	02/20/17			224842	P	02/24/17	550 150300	PRO SHOP INVENTORY	315.00
VENDOR TOTALS	6,352.98	YTD	INVOICED				6,352.98	YTD PAID	6,352.98
9549 DUNBAR ARMORED INC 75387 INVOICE: 3929391	02/01/17			224843	P	02/24/17	122200 520835	BANKING SERVICES	68.60
75387 INVOICE: 3929391	02/01/17			224843	P	02/24/17	50100 520835	BANKING SERVICES	68.60
75387 INVOICE: 3929391	02/01/17			224843	P	02/24/17	50200 520835	BANKING SERVICES	68.60
75387 INVOICE: 3929391	02/01/17			224843	P	02/24/17	54000 520835	BANKING SERVICES	68.59
VENDOR TOTALS	554.96	YTD	INVOICED				554.96	YTD PAID	274.39
9820 DUNNING LIFESTYLES LLC 75477 10/13/16				224844	P	02/24/17	550 150300	PRO SHOP INVENTORY	143.85

03/03/2017 12:13
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TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

WARRANT: 0217-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 80028323									
VENDOR TOTALS				143.85	YTD	INVOICED		143.85	YTD PAID
256 DUPAGE MAYORS & MANAGERS CONF. 75386	02/13/17			224845	P	02/24/17	121200	521230	PUBLIC RELATIONS
INVOICE: 9779									
VENDOR TOTALS				110.00	YTD	INVOICED		110.00	YTD PAID
3997 EASY PICKER GOLF PRODUCTS INC 75388	02/06/17			224846	P	02/24/17	55720	530105	OPERATING SUPPLIES
INVOICE: 96853-IN									
VENDOR TOTALS				77.19	YTD	INVOICED		77.19	YTD PAID
8327 ETS CORPORATION 5089829	02/23/17			18192	W	02/24/17	55720	520810	CREDIT CARD FEES
INVOICE: ETSREC-44									
5089829	02/23/17			18192	W	02/24/17	55730	520810	CREDIT CARD FEES
INVOICE: ETSREC-44									
5089829	02/23/17			18192	W	02/24/17	55750	520810	CREDIT CARD FEES
INVOICE: ETSREC-44									
VENDOR TOTALS				3,918.97	YTD	INVOICED		3,918.97	YTD PAID
291 EUCLID BEVERAGE, LTD 75479	02/16/17			224847	P	02/24/17	550	150303	BEER INVENTORY
INVOICE: 336-127									
VENDOR TOTALS				1,059.70	YTD	INVOICED		1,476.05	YTD PAID
329 GADD, TIBBLE & ASSOCIATES, INC. 75391	01/20/17			224848	P	02/24/17	25000	521055	PROFESSIONAL SERVICES - O
INVOICE: 17-01-01									
75392	02/15/17			224848	P	02/24/17	25000	521055	PROFESSIONAL SERVICES - O
INVOICE: 17-02-03									
VENDOR TOTALS				5,500.00	YTD	INVOICED		5,500.00	YTD PAID
6961 GFS MARKETPLACE LLC 75389	02/10/17			224849	P	02/24/17	550	150305	NA BEVERAGES INVENTORY
INVOICE: 770183719									
75481	02/11/17			224849	P	02/24/17	550	150301	FOOD INVENTORY
INVOICE: 770183758									
75481	02/11/17			224849	P	02/24/17	550	150305	NA BEVERAGES INVENTORY
INVOICE: 770183758									
75481	02/11/17			224849	P	02/24/17	55730	530410	DRY GOODS
INVOICE: 770183758									
75482	02/18/17			224849	P	02/24/17	550	150301	FOOD INVENTORY
INVOICE: 934054434									

03/03/2017 12:13
marycVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

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TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	252.28 YTD PAID	203.42 YTD INVOICED
VENDOR TOTALS									134.45	
923 VIL. OF GLEN ELLYN - FINANCE DEPT.										
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	121700	OFFICE SUPPLIES	530100	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	121200	OFFICE SUPPLIES	530100	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	121700	OFFICE SUPPLIES	530100	
75545 INVOICE: 02/23/17	02/23/17			224850	P	02/24/17	126200	EMPLOYEE EDUCATION	520620	
VENDOR TOTALS									366.96 YTD PAID	366.96 YTD INVOICED
922 VILLAGE OF GLEN ELLYN										
120495-140 INVOICE: 02/01/17	02/01/17			18174	W	02/24/17	135100	UTILITIES	521200	
121350-143 INVOICE: 02/01/17	02/01/17			18175	W	02/24/17	121600	UTILITIES	521200	
122670-143 INVOICE: 02/01/17	02/01/17			18176	W	02/24/17	121600	UTILITIES	521200	
127680-145 INVOICE: 02/01/17	02/01/17			18178	W	02/24/17	50100	UTILITIES	521200	
140210-141 INVOICE: 02/01/17	02/01/17			18180	W	02/24/17	53000	UTILITIES	521200	
140220-143 INVOICE: 02/01/17	02/01/17			18181	W	02/24/17	53000	UTILITIES	521200	
140250-142 INVOICE: 02/01/17	02/01/17			18182	W	02/24/17	55720	UTILITIES	521200	
315090-141 INVOICE: 02/01/17	02/01/17			18183	W	02/24/17	121300	UTILITIES	521200	
315215-127 INVOICE: 02/01/17	02/01/17			18184	W	02/24/17	53000	UTILITIES	521200	
410010-142 INVOICE: 02/01/17	02/01/17			18185	W	02/24/17	121300	UTILITIES	521200	
411170-131 INVOICE: 02/01/17	02/01/17			18186	W	02/24/17	55710	UTILITIES	521200	
413030-138 INVOICE: 02/01/17	02/01/17			18187	W	02/24/17	55720	UTILITIES	521200	
413030-139 INVOICE: 02/01/17	02/01/17			18187	W	02/24/17	55730	UTILITIES	521200	
VENDOR TOTALS									366.96 YTD PAID	366.96 YTD INVOICED
922 VILLAGE OF GLEN ELLYN										
120495-140 INVOICE: 02/01/17	02/01/17			18174	W	02/24/17	135100	UTILITIES	521200	
121350-143 INVOICE: 02/01/17	02/01/17			18175	W	02/24/17	121600	UTILITIES	521200	
122670-143 INVOICE: 02/01/17	02/01/17			18176	W	02/24/17	121600	UTILITIES	521200	
127680-145 INVOICE: 02/01/17	02/01/17			18178	W	02/24/17	50100	UTILITIES	521200	
140210-141 INVOICE: 02/01/17	02/01/17			18180	W	02/24/17	53000	UTILITIES	521200	
140220-143 INVOICE: 02/01/17	02/01/17			18181	W	02/24/17	53000	UTILITIES	521200	
140250-142 INVOICE: 02/01/17	02/01/17			18182	W	02/24/17	55720	UTILITIES	521200	
315090-141 INVOICE: 02/01/17	02/01/17			18183	W	02/24/17	121300	UTILITIES	521200	
315215-127 INVOICE: 02/01/17	02/01/17			18184	W	02/24/17	53000	UTILITIES	521200	
410010-142 INVOICE: 02/01/17	02/01/17			18185	W	02/24/17	121300	UTILITIES	521200	
411170-131 INVOICE: 02/01/17	02/01/17			18186	W	02/24/17	55710	UTILITIES	521200	
413030-138 INVOICE: 02/01/17	02/01/17			18187	W	02/24/17	55720	UTILITIES	521200	
413030-139 INVOICE: 02/01/17	02/01/17			18187	W	02/24/17	55730	UTILITIES	521200	
VENDOR TOTALS									366.96 YTD PAID	366.96 YTD INVOICED

03/03/2017 12:13

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT7
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TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

WARRANT: 0217-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 413030-139 423925-143 02/01/17 INVOICE: 423925-144 4709534 02/01/17 INVOICE: 122675-68 6348316 02/01/17 INVOICE: 132570-16				18188	W	02/24/17	135100 521200	UTILITIES	96.67
VENDOR TOTALS			4,519.25 YTD INVOICED						19.70
356 GLEN ELLYN VOLUNTEER FIRE CO. 75480 02/16/17 INVOICE: 22317				224851	P	02/24/17	650 250300	UTILITIES	34.53
VENDOR TOTALS			103,176.16 YTD INVOICED					CONSTRUCTION PROJECTS	2,026.66
360 GLENBARD W. W. TREATMENT PLT. 749952 02/23/17 INVOICE: FY17-2				18190	W	02/24/17	50200 521130	DUE FROM/(TO) FIRE COMPAN	3,734.50
VENDOR TOTALS			511,519.46 YTD INVOICED					PAYMENT TO GWA	3,734.50
9692 LOUIS GLUNZ BEER, INC 75390 02/10/17 INVOICE: 949871 75483 02/17/17 INVOICE: 951717				224852	P	02/24/17	550 150303	BEER INVENTORY	258.94
VENDOR TOTALS			651.78 YTD INVOICED					NA BEVERAGES INVENTORY	18.00
7688 JAMES V GRUTZMACHER 75393 02/09/17 INVOICE: 2091				224853	P	02/24/17	550 150301	FOOD INVENTORY	276.94
VENDOR TOTALS			192.00 YTD INVOICED						52.00
8514 MEREDITH A HANNAH 75484 02/17/17 INVOICE: ER022317				224854	P	02/24/17	126500 520625	TRAVEL	415.97
VENDOR TOTALS			605.97 YTD INVOICED						415.97
9514 HD SUPPLY CONSTRUCTION SUPPLY, LTD 75398 02/06/17 INVOICE: 50005701283				224855	P	02/24/17	143300 520975	MAINTENANCE-EQUIPMENT	178.57
VENDOR TOTALS			1,634.14 YTD INVOICED						178.57
4547 HD SUPPLY WATERWORKS, LTD. 75493 02/16/17 INVOICE: G730192				224856	P	02/24/17	143300 530105	OPERATING SUPPLIES	495.00

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

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appdwarr
TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75493 INVOICE: G730192	02/16/17			224856	P	02/24/17	520975	MAINTENANCE-EQUIPMENT	165.00
VENDOR TOTALS			660.00	YTD INVOICED			2,213.50	YTD PAID	660.00
9766 HEARTLAND 6387615 INVOICE: 02/23/17 6387615 INVOICE: 02/23/17 6387615 INVOICE: 02/23/17 6387615 INVOICE: 02/23/17	02/23/17			18193	W	02/24/17	520835	BANKING SERVICES	565.21
				18193	W	02/24/17	520835	BANKING SERVICES	565.20
				18193	W	02/24/17	520835	BANKING SERVICES	565.20
VENDOR TOTALS			3,818.29	YTD INVOICED			3,818.29	YTD PAID	1,695.61
10282 HEARTLAND BEVERAGE, LLC 75397 INVOICE: 02/08/17 INVOICE: 14539	02/08/17			224857	P	02/24/17	150303	BEER INVENTORY	124.00
VENDOR TOTALS			243.00	YTD INVOICED			243.00	YTD PAID	124.00
6405 HIGHLAND BAKING CO 75394 INVOICE: 02/07/17 75395 INVOICE: 02/08/17 75396 INVOICE: 1286821 75396 INVOICE: 02/10/17 75485 INVOICE: 1289198 75485 INVOICE: 1297363 75486 INVOICE: 02/18/17 75487 INVOICE: 1295865 75488 INVOICE: 02/11/17 75488 INVOICE: 1290191 75489 INVOICE: 02/14/17 75489 INVOICE: 1291849 75490 INVOICE: 02/16/17 75490 INVOICE: 1294040 75491 INVOICE: 02/17/17 75491 INVOICE: 1294770 75492 INVOICE: 02/21/17 75492 INVOICE: 1298012 75492 INVOICE: 02/22/17 75492 INVOICE: 1298991	02/07/17			224858	P	02/24/17	150301	FOOD INVENTORY	17.34
				224858	P	02/24/17	150301	FOOD INVENTORY	23.47
				224858	P	02/24/17	150301	FOOD INVENTORY	55.62
				224858	P	02/24/17	150301	FOOD INVENTORY	111.89
				224858	P	02/24/17	150301	FOOD INVENTORY	268.61
				224858	P	02/24/17	150301	FOOD INVENTORY	119.76
				224858	P	02/24/17	150301	FOOD INVENTORY	39.73
				224858	P	02/24/17	150301	FOOD INVENTORY	52.24
				224858	P	02/24/17	150301	FOOD INVENTORY	42.16
				224858	P	02/24/17	150301	FOOD INVENTORY	74.54
				224858	P	02/24/17	150301	FOOD INVENTORY	102.00
VENDOR TOTALS			2,283.12	YTD INVOICED			2,465.01	YTD PAID	907.36
414 ILLINOIS DEPT. OF REVENUE 75547 INVOICE: 02/23/17 INVOICE: ST-1-138	02/23/17			18196	W	02/24/17	250900	DUE TO STATE OF ILLINOIS	5,552.00

03/03/2017 12:13 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				13,063.00	YTD	INVOICED	13,063.00	YTD PAID	5,552.00
6370 ILLINOIS DIVISION IAI 75494 02/16/17				224859	P	02/24/17	134200	DUES-SUBSCRIPTIONS-REG FE	800.00
INVOICE: 22317									400.00
75494 02/16/17				224859	P	02/24/17	134300	DUES-SUBSCRIPTIONS-REG FE	
INVOICE: 22317									1,200.00
VENDOR TOTALS				1,200.00	YTD	INVOICED	1,200.00	YTD PAID	
415 ILLINOIS EPA 75369 01/12/17				18189	W	02/24/17	50200	INTEREST-LAMBERT FARMS IE	8,048.78
INVOICE: 22117									45,923.79
75369 01/12/17				18189	W	02/24/17	50200	PRINCIPAL-LAMBERT FARMS I	
INVOICE: 22117									53,972.57
VENDOR TOTALS				53,972.57	YTD	INVOICED	53,972.57	YTD PAID	350.00
3334 ILLINOIS LIQUOR CONTROL COMMISSION 75548 01/11/17				224860	P	02/24/17	134200	DUES-SUBSCRIPTIONS-REG FE	
INVOICE: 5A-0075878									350.00
VENDOR TOTALS				350.00	YTD	INVOICED	350.00	YTD PAID	
444 INTERSTATE BATTERY SYS OF SW CHICAGO 75399 02/09/17				224861	P	02/24/17	55715	OPERATING SUPPLIES	108.90
INVOICE: 24028189									108.90
VENDOR TOTALS				1,266.40	YTD	INVOICED	1,371.35	YTD PAID	
1127 JAMES J BENES AND ASSOCIATES, INC. 75405 01/31/17				224862	P	02/24/17	100	ESCROWS - DEVELOPER DEPOS	809.77
INVOICE: 1115.058									327.49
75406 01/31/17				224862	P	02/24/17	100	ESCROWS - DEVELOPER DEPOS	
INVOICE: 1115.057-1									547.78
75407 01/31/17				224862	P	02/24/17	100	ESCROWS - DEVELOPER DEPOS	
INVOICE: 1115.055-7									654.99
75495 01/31/17				224862	P	02/24/17	100	ESCROWS - DEVELOPER DEPOS	
INVOICE: 1115.059									2,340.03
VENDOR TOTALS				4,772.27	YTD	INVOICED	5,486.54	YTD PAID	
9751 KLF ENTERPRISES 75496 12/05/16				20160010	P	02/24/17	143300	SNOW REMOVAL SERVICES	2,608.50
INVOICE: 30119									282.00
75549 12/05/16				224864	P	02/24/17	143300	SNOW REMOVAL SERVICES	
INVOICE: 30274									4,394.50
75550 12/12/16				224863	P	02/24/17	143300	SNOW REMOVAL SERVICES	
INVOICE: 30154									

03/03/2017 12:13	VILLAGE OF GLEN ELLYN PAID WARRANT REPORT	10 P appdwarr	TO FISCAL 2017/02 01/01/2017 TO 12/31/2017
WARRANT: 0217-4			
VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO T CHK DATE GL ACCOUNT	GL ACCOUNT DESCRIPTION

VENDOR TOTALS	7,285.00 YTD INVOICED	7,285.00 YTD PAID	
5413 LEE MFG. CO. LLC 75497 INVOICE: 22317	02/23/17 22317	224865 P 02/24/17 121300	MAINTENANCE-BUILDING & GR
VENDOR TOTALS	560.00 YTD INVOICED	560.00 YTD PAID	
546 LEN'S ACE HARDWARE, INC. 75408 INVOICE: 76884	01/09/17 76884	224866 P 02/24/17 55715	OPERATING SUPPLIES
75409 INVOICE: 76953	01/12/17 76953	224866 P 02/24/17 55715	OPERATING SUPPLIES
75410 INVOICE: 77024	01/17/17 77024	224866 P 02/24/17 55710	OPERATING SUPPLIES
75411 INVOICE: 77171	01/25/17 77171	224866 P 02/24/17 55710	OPERATING SUPPLIES
75412 INVOICE: 77204	01/26/17 77204	224866 P 02/24/17 55715	OPERATING SUPPLIES
75413 INVOICE: 76986	01/15/17 76986	224866 P 02/24/17 55730	TELECOMMUNICATIONS
75414 INVOICE: 77109	01/20/17 77109	224866 P 02/24/17 55750	OPERATING SUPPLIES
75415 INVOICE: 77299	01/31/17 77299	224866 P 02/24/17 55715	OPERATING SUPPLIES
75416 INVOICE: 77290	01/31/17 77290	224866 P 02/24/17 55710	OPERATING SUPPLIES
VENDOR TOTALS	1,337.32 YTD INVOICED	1,337.32 YTD PAID	
7561 JACK R MCMAHON 75417 INVOICE: 20151474	02/20/17 20151474	224867 P 02/24/17 100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS	6,780.00 YTD INVOICED	6,780.00 YTD PAID	
595 MENARDS, INC. 75505 INVOICE: 44901	02/09/17 44901	224868 P 02/24/17 50100	MAINTENANCE-HYDRANTS
75505 INVOICE: 44901	02/09/17 44901	224868 P 02/24/17 50100	MAINTENANCE-BUILDING & GR
75505 INVOICE: 44901	02/09/17 44901	224868 P 02/24/17 50200	MAINTENANCE-BUILDING & GR
75506 INVOICE: 44990	02/10/17 44990	224868 P 02/24/17 50100	MAINTENANCE-HYDRANTS
VENDOR TOTALS	583.45 YTD INVOICED	654.68 YTD PAID	
966 WM. F. MEYER CO. 75422	02/10/17	224869 P 02/24/17 50100	MAINTENANCE-WATER METERS

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: S3223373.001									
VENDOR TOTALS				861.37	YTD	INVOICED		861.37	YTD PAID
599 MICHAEL'S UNIFORM CO. 75421	02/02/17			224870	P	02/24/17	121100	OFFICE SUPPLIES	170.23
INVOICE: 83703									52.11
VENDOR TOTALS				1,249.84	YTD	INVOICED		5,380.29	YTD PAID
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC 75418	02/07/17			224871	P	02/24/17	550	FOOD INVENTORY	156.16
INVOICE: 671498									404.73
75419	02/09/17			224871	P	02/24/17	550	FOOD INVENTORY	320.32
INVOICE: 672886									185.79
75420	02/10/17			224871	P	02/24/17	550	FOOD INVENTORY	18.01
INVOICE: 673589									402.63
75498	02/20/17			224871	P	02/24/17	550	FOOD INVENTORY	153.16
INVOICE: 678164									156.52
75498	02/20/17			224871	P	02/24/17	550	FOOD INVENTORY	123.31
INVOICE: 678164									257.75
75499	02/18/17			224871	P	02/24/17	550	FOOD INVENTORY	191.50
INVOICE: 677752									2,369.89
75500	02/11/17			224871	P	02/24/17	550	FOOD INVENTORY	100.00
INVOICE: 674271									100.00
75501	02/14/17			224871	P	02/24/17	550	FOOD INVENTORY	84.15
INVOICE: 675116									84.15
75502	02/15/17			224871	P	02/24/17	550	FOOD INVENTORY	172.58
INVOICE: 675565									
75503	02/17/17			224871	P	02/24/17	550	FOOD INVENTORY	
INVOICE: 677001									
75504	02/10/17			224871	P	02/24/17	550	FOOD INVENTORY	
INVOICE: 673814									
VENDOR TOTALS				6,079.89	YTD	INVOICED		6,994.37	YTD PAID
635 NATIONAL ELEVATOR INSPECTION SVCS INC 75509	02/15/17			224872	P	02/24/17	126200	ELEVATOR INSPECTIONS	100.00
INVOICE: 262683									100.00
VENDOR TOTALS				2,695.00	YTD	INVOICED		2,695.00	YTD PAID
8130 NEUCO INC 75426	02/16/17			224873	P	02/24/17	121300	OPERATING SUPPLIES	84.15
INVOICE: 2362033									84.15
VENDOR TOTALS				84.15	YTD	INVOICED		84.15	YTD PAID
8790 A NEW DAIRY CO, INC 75508	02/17/17			224874	P	02/24/17	550	FOOD INVENTORY	172.58
INVOICE: 1528927									

03/03/2017 12:13 | VILLAGE OF GLEN ELLYN
maryi | PAID WARRANT REPORT
WARRANT: 0217-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	12 p appdwarr
75508 INVOICE: 1528927	02/17/17			224874	P	02/24/17	150305	NA BEVERAGES INVENTORY	12.53
VENDOR TOTALS		414.99	YTD INVOICED				414.99	YTD PAID	185.11
7183 NEWEGG INC 75423 INVOICE: 1300142019	02/09/17			224875	P	02/24/17	121400	COMPUTER EQUIPMENT/PROJEC	24.69
75424 INVOICE: 1300142203	02/09/17			224875	P	02/24/17	121400	COMPUTER EQUIPMENT/PROJEC	219.89
75510 INVOICE: 1300144385	02/10/17			224875	P	02/24/17	121400	COMPUTER EQUIPMENT/PROJEC	171.98
VENDOR TOTALS		1,142.83	YTD INVOICED				2,259.61	YTD PAID	416.56
3471 NFC CO. INC. 75507 INVOICE: 99139	02/14/17			224876	P	02/24/17	55730	OPERATING SUPPLIES	145.00
VENDOR TOTALS		280.00	YTD INVOICED				280.00	YTD PAID	145.00
651 NORTHERN ILLINOIS GAS COMPANY 75425 INVOICE: 75425	01/30/17			224877	P	02/24/17	21000	STREET LIGHTING/ENERGY CO	50.74
VENDOR TOTALS		15,508.96	YTD INVOICED				16,642.80	YTD PAID	50.74
1458 OFFICE DEPOT, INC 75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	121100	OFFICE SUPPLIES	.66
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	121200	OFFICE SUPPLIES	1.44
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	121300	OFFICE SUPPLIES	.66
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	122100	OFFICE SUPPLIES	58.71
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	122200	OFFICE SUPPLIES	.72
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	126100	OFFICE SUPPLIES	.72
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	126200	OFFICE SUPPLIES	.72
75427 INVOICE: 892909472001	01/07/17			224878	P	02/24/17	126500	OFFICE SUPPLIES	.35
75428 INVOICE: 892910818001	01/09/17			224878	P	02/24/17	121100	OFFICE SUPPLIES	10.15
75428 INVOICE: 892910818001	01/09/17			224878	P	02/24/17	121200	OFFICE SUPPLIES	21.03
75428 INVOICE: 892910818001	01/09/17			224878	P	02/24/17	121300	OFFICE SUPPLIES	10.73
75428 INVOICE: 892910818001	01/09/17			224878	P	02/24/17	122100	OFFICE SUPPLIES	10.15

03/03/2017 12:13
marytVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

P 13
appdwarr
TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	134100	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	134200	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	134300	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	126100	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	126200	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	126500	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	143100	530100	OFFICE SUPPLIES
INVOICE: 75428	892910818001	01/09/17		224878	P	02/24/17	122200	530100	OFFICE SUPPLIES
INVOICE: 75429	892910818001	01/11/17		224878	P	02/24/17	121100	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	121200	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	121300	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	122100	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	122200	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	126100	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	126200	530100	OFFICE SUPPLIES
INVOICE: 75429	893863676001	01/11/17		224878	P	02/24/17	126500	530100	OFFICE SUPPLIES
INVOICE: 75430	892884416001	02/13/17		224878	P	02/24/17	121300	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	121100	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	121200	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	121300	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	122100	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	122200	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	126100	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	126200	530100	OFFICE SUPPLIES
INVOICE: 75511	884575616001	12/05/16		224878	P	02/24/17	126500	530100	OFFICE SUPPLIES

03/03/2017 12:13
marycVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

P 14
appdwarr
TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	121100	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	121200	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	121300	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	122100	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	122200	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	134100	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	134200	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	134300	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	126100	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	126200	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17			224878	P	02/24/17	126500	530100	OFFICE SUPPLIES
75512 INVOICE: 893863885001	01/11/17								
VENDOR TOTALS				1,805.45	YTD	INVOICED		1,939.60	YTD PAID
6453 PARAMEDIC BILLING SERVICES, INC.									
1676564 02/23/17				18194	W	02/24/17	135200	520926	AMBULANCE BILLING SERVICE
INVOICE: PBS-80									
1676564 02/23/17				18194	W	02/24/17	135200	520926	AMBULANCE BILLING SERVICE
INVOICE: PBS-80									
1676564 02/23/17				18194	W	02/24/17	1000	440050	AMBULANCE SERVICE FEES
INVOICE: PBS-80									
VENDOR TOTALS				338.02	YTD	INVOICED		338.02	YTD PAID
10045 OJA ENTERPRISES, INC.									
75431 02/13/17				224879	P	02/24/17	121300	521055	PROFESSIONAL SERVICES - O
INVOICE: 9826									
VENDOR TOTALS				952.50	YTD	INVOICED		1,511.30	YTD PAID
7749 PAYMENT SERVICE NETWORK, INC.									
6592112 02/23/17				18191	W	02/24/17	50100	520835	BANKING SERVICES
INVOICE: PSN-56									
6592112 02/23/17				18191	W	02/24/17	50200	520835	BANKING SERVICES
INVOICE: PSN-56									
6592112 02/23/17				18191	W	02/24/17	54000	520835	BANKING SERVICES
INVOICE: PSN-56									
VENDOR TOTALS				1,018.40	YTD	INVOICED		1,018.40	YTD PAID

03/03/2017 12:13 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT
WARRANT: 0217-4

P 19
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TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
1201 PHILLIP'S FLOWERS 75433 01/24/17 INVOICE: 277493			224880	P	02/24/17	121100	521230	210.95
VENDOR TOTALS			210.95	YTD INVOICED			210.95	YTD PAID
702 PJ'S CAMERA & PHOTO SUPPLY 75432 02/15/17 INVOICE: 14931			224881	P	02/24/17	143100	521055	37.7
VENDOR TOTALS			71.36	YTD INVOICED			71.36	YTD PAID
703 PLANNING RESOURCES, INC. 75513 01/31/17 INVOICE: 12354			224882	P	02/24/17	126200	521047	880.0
VENDOR TOTALS			880.00	YTD INVOICED			880.00	YTD PAID
6552 PROVANTAGE CORPORATION 75514 02/09/17 INVOICE: 7853582 75515 02/13/17 INVOICE: 7855623			224883	P	02/24/17	121300	530100	285.0
VENDOR TOTALS			4,582.86	YTD INVOICED			4,619.86	YTD PAID
6514 REPUBLIC SERVICES, INC. 75434 02/15/17 INVOICE: 551-013260618 75434 02/15/17 INVOICE: 551-013260618			224884	P	02/24/17	54000	521080	106,293.16
VENDOR TOTALS			213,925.58	YTD INVOICED			213,925.58	YTD PAID
764 ROTARY CLUB OF GLEN ELLYN 75517 08/30/16 INVOICE: 6527 75517 08/30/16 INVOICE: 6527			224885	P	02/24/17	121200	520600	47.00
VENDOR TOTALS			441.00	YTD INVOICED			441.00	YTD PAID
9604 RULE29 CREATIVE, INC 75516 02/20/17 INVOICE: 16444VLS-01 75518 02/20/17 INVOICE: 16508VLS-01			224886	P	02/24/17	55730	520903	775.00
VENDOR TOTALS			950.00	YTD INVOICED			950.00	YTD PAID
6093 SCHAMBERGER BROTHERS, INC								950.00

03/03/2017 12:13
mairVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75438 INVOICE: 407228 75526 INVOICE: 407377 VENDOR TOTALS	02/10/17 02/15/17 02/17/17 02/17/17			224887 224887	P P	02/24/17 02/24/17	550 550	150303 150303	BEER INVENTORY BEER INVENTORY 1,751.30 YTD PAID
3330 SCHOOL DISTRICT 41 75435 INVOICE: 20132276 VENDOR TOTALS	02/15/17 02/15/17 02/15/17			224888	P	02/24/17	100	240100	ESCROWS - DEVELOPER DEPOS 6,000.00
6942 SMITH BROTHERS TREE SERVICE 75439 INVOICE: 22117 VENDOR TOTALS	02/10/17 02/10/17 02/10/17			224889	P	02/24/17	121300	521075	CONTRACT MAINT SERVICE 870.00
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC 75525 INVOICE: 1427882 75525 INVOICE: 1427882 VENDOR TOTALS	02/16/17 02/16/17 02/16/17 02/16/17			224890 224890	P P	02/24/17 02/24/17	550 550	150304 150302	WINE INVENTORY LIQUOR INVENTORY 2,610.00 YTD PAID
2687 STAPLES CONTRACT & COMMERCIAL, INC. 75437 INVOICE: 3328615605 75437 INVOICE: 3328615605 75437 INVOICE: 3328615605 75437 INVOICE: 3328615605 75437 INVOICE: 3328615605 75523 INVOICE: 3330391801 VENDOR TOTALS	01/28/17 01/28/17 01/28/17 01/28/17 01/28/17 02/12/17 02/12/17			224891 224891 224891 224891 224891 224891	P P P P P P	02/24/17 02/24/17 02/24/17 02/24/17 02/24/17 02/24/17	143100 143300 143400 50100 50200 121300	530100 530100 530100 530100 530100 530105	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OPERATING SUPPLIES 3,119.39 YTD PAID
7600 STUEVER & SONS, INC 75519 INVOICE: 175611 VENDOR TOTALS	02/15/17 02/15/17 02/15/17			224892	P	02/24/17	55730	530105	OPERATING SUPPLIES 142.00
823 SUBURBAN BUILDING OFFICIALS CONFERENCE 75522 02/17/17 VENDOR TOTALS	02/17/17 02/17/17 02/17/17			224894	P	02/24/17	126200	520620	EMPLOYEE EDUCATION 75.00

03/03/2017 12:13 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0217-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
TO FISCAL 2017/02 01/01/2017 TO 12/31/201									

INVOICE: 22317									
VENDOR TOTALS							1,825.00	YTD PAID	75.0
835 SUPERIOR BEVERAGE CO. 75524 02/17/17 INVOICE: 685640				224895	P	02/24/17	550	150303	137.1
VENDOR TOTALS							187.32	YTD PAID	137.1
10104 SUPREME LOBSTER CO 75436 02/10/17 INVOICE: 6058453 75520 02/14/17 INVOICE: 8385023 75521 02/17/17 INVOICE: 6063553				224896	P	02/24/17	550	150301	80.3
VENDOR TOTALS							1,442.53	YTD INVOICED	381.6
10475 TAPHOUSE GRILL GLEN ELLYN, LLC 75441 02/16/17 INVOICE: 22117				224897	P	02/24/17	100	240100	300.00
VENDOR TOTALS							300.00	YTD PAID	300.00
854 TERRACE SUPPLY COMPANY 75451 01/31/17 INVOICE: 973294				224898	P	02/24/17	55715	530105	13.64
VENDOR TOTALS							85.12	YTD INVOICED	13.64
865 ACUSHNET COMPANY 75452 02/08/17 INVOICE: 903617749 75453 02/07/17 INVOICE: 903614121 75454 02/06/17 INVOICE: 903608905				224899	P	02/24/17	550	150300	8,197.29
VENDOR TOTALS							14,643.57	YTD PAID	12,489.97
868 TOTAL FIRE & SAFETY 75527 01/16/17 INVOICE: 103711				224900	P	02/24/17	55730	521055	328.00
VENDOR TOTALS							328.00	YTD INVOICED	328.00
10477 TPI BUILDING CODE CONSULTANTS, INC 75440 01/31/17 INVOICE: 201701				224901	P	02/24/17	126200	521048	2,629.00

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75440 INVOICE: 201701	01/31/17			224901	P	02/24/17	126200	521042	2,280.00
VENDOR TOTALS			4,909.00	YTD INVOICED				4,909.00	YTD PAID
872 TRAFFIC CONTROL & PROTECTION INC 75450 INVOICE: 88911	02/09/17			224902	P	02/24/17	143300	520995	270.7
75530 INVOICE: 88941	02/20/17			224903	P	02/24/17	143300	520995	557.7
VENDOR TOTALS			3,935.20	YTD INVOICED				3,935.20	YTD PAID
9078 KEYSTONE MANAGEMENT, INC 75442 INVOICE: 28056469	02/11/17			224904	P	02/24/17	50100	521195	138.0
75443 INVOICE: 28056467	02/11/17			224904	P	02/24/17	135100	521195	138.0
75444 INVOICE: 28056488	02/11/17			224904	P	02/24/17	55710	521195	138.0
75445 INVOICE: 28056468	02/11/17			224904	P	02/24/17	135100	521195	138.0
75446 INVOICE: 28056489	02/11/17			224904	P	02/24/17	55710	521195	138.00
75447 INVOICE: 28056492	02/11/17			224904	P	02/24/17	50100	521195	138.00
75448 INVOICE: 28056491	02/11/17			224904	P	02/24/17	143300	520915	138.00
75449 INVOICE: 28056490	02/11/17			224904	P	02/24/17	50100	521195	138.00
VENDOR TOTALS			1,104.00	YTD INVOICED				1,104.00	YTD PAID
1007 TYLER TECHNOLOGIES, INC. 75529 INVOICE: 442309	02/14/17			224905	P	02/24/17	122100	520620	850.00
VENDOR TOTALS			4,450.00	YTD INVOICED				4,450.00	YTD PAID
892 UNITED COFFEE SERVICE, INC. 75456 INVOICE: 566277	02/15/17			224906	P	02/24/17	121300	530105	164.00
VENDOR TOTALS			439.40	YTD INVOICED				439.40	YTD PAID
898 UNITED STATES POSTMASTER 75540 INVOICE: 22317	02/20/17			224907	P	02/24/17	121200	520900	2,421.10
VENDOR TOTALS			3,596.28	YTD INVOICED				3,596.28	YTD PAID

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

P 19
appdwarr

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
884 U.S. FOODSERVICE, INC. 75455 INVOICE: 02/07/17	02/07/17	1418142		224908	P	02/24/17	550 150301	FOOD INVENTORY	2,555.38
75455 INVOICE: 02/07/17	02/07/17	1418142		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	303.78
75455 INVOICE: 02/07/17	02/07/17	1418142		224908	P	02/24/17	55730 530410	DRY GOODS	28.18
75531 INVOICE: 02/17/17	02/17/17	1418142		224908	P	02/24/17	550 150301	FOOD INVENTORY	38.88
75532 INVOICE: 01/30/17	01/30/17	1786604		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	128.78
75532 INVOICE: 01/30/17	01/30/17	1158063		224908	P	02/24/17	55720 530105	OPERATING SUPPLIES	32.08
75533 INVOICE: 02/10/17	02/10/17	1158063		224908	P	02/24/17	550 150301	FOOD INVENTORY	59.08
75534 INVOICE: 02/10/17	02/10/17	1560173		224908	P	02/24/17	550 150301	FOOD INVENTORY	23.38
75535 INVOICE: 02/14/17	02/14/17	1559269		224908	P	02/24/17	550 150301	FOOD INVENTORY	2,409.78
75535 INVOICE: 02/14/17	02/14/17	1643354		224908	P	02/24/17	550 150305	NA BEVERAGES INVENTORY	304.98
75535 INVOICE: 02/14/17	02/14/17	1643354		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	243.16
75535 INVOICE: 02/14/17	02/14/17	1643354		224908	P	02/24/17	55730 530410	DRY GOODS	83.26
75535 INVOICE: 02/14/17	02/14/17	1643354		224908	P	02/24/17	55720 530105	OPERATING SUPPLIES	62.77
75536 INVOICE: 02/17/17	02/17/17	1643354		224908	P	02/24/17	550 150301	FOOD INVENTORY	935.63
75536 INVOICE: 02/17/17	02/17/17	1775292		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	202.10
75536 INVOICE: 02/17/17	02/17/17	1775292		224908	P	02/24/17	55730 530410	DRY GOODS	93.71
75536 INVOICE: 02/17/17	02/17/17	1775292		224908	P	02/24/17	55720 530105	OPERATING SUPPLIES	302.60
75537 INVOICE: 02/07/17	02/07/17	1775292		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	499.11
75538 INVOICE: 02/07/17	02/07/17	1432311		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	822.42
75539 INVOICE: 02/20/17	02/20/17	1432310		224908	P	02/24/17	550 150301	FOOD INVENTORY	3,015.75
75539 INVOICE: 02/20/17	02/20/17	1833131		224908	P	02/24/17	550 150305	NA BEVERAGES INVENTORY	128.20
75539 INVOICE: 02/20/17	02/20/17	1833131		224908	P	02/24/17	55730 530105	OPERATING SUPPLIES	233.73
75539 INVOICE: 02/20/17	02/20/17	1833131		224908	P	02/24/17	55730 530410	DRY GOODS	158.64
VENDOR TOTALS				26,083.84	YTD INVOICED		28,937.30	YTD PAID	12,665.06

3995 WAREHOUSE DIRECT OFFICE PRODUCTS

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-4

P 20
appdwarr
TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75460 INVOICE: 3372875-0 02/13/17	02/13/17			224909	P	02/24/17	143100	OFFICE SUPPLIES	12.76
75460 INVOICE: 3372875-0 02/13/17	02/13/17			224909	P	02/24/17	143300	OFFICE SUPPLIES	12.76
75460 INVOICE: 3372875-0 02/13/17	02/13/17			224909	P	02/24/17	143400	OFFICE SUPPLIES	12.76
75460 INVOICE: 3372875-0 02/13/17	02/13/17			224909	P	02/24/17	50100	OFFICE SUPPLIES	30.67
75460 INVOICE: 3372875-0 02/13/17	02/13/17			224909	P	02/24/17	50200	OFFICE SUPPLIES	30.67
75460 INVOICE: 3372875-0 02/13/17	02/13/17								99.62
VENDOR TOTALS				421.07	YTD INVOICED		421.07	YTD PAID	
9807 CODY WEIGAND 75541 INVOICE: ER022317 02/20/17	02/20/17			224910	P	02/24/17	50100	UNIFORMS	32.47
75541 INVOICE: ER022317 02/20/17	02/20/17			224910	P	02/24/17	50200	UNIFORMS	32.47
75541 INVOICE: ER022317 02/20/17	02/20/17								64.94
VENDOR TOTALS				64.95	YTD INVOICED		64.95	YTD PAID	
7711 WINDY CITY DISTRIBUTION COMPANY 75458 INVOICE: 833371 02/09/17	02/09/17			224911	P	02/24/17	550	BEER INVENTORY	194.09
75458 INVOICE: 833371 02/09/17	02/09/17			224911	P	02/24/17	550	BEER INVENTORY	338.98
75458 INVOICE: 833371 02/09/17	02/09/17								533.07
VENDOR TOTALS				1,669.27	YTD INVOICED		2,203.95	YTD PAID	
10478 ROMAN/CARRIE WISNIEWSKI 75457 INVOICE: 20150235	02/20/17			224912	P	02/24/17	100	ESCROWS - DEVELOPER DEPOS	2,000.00
75457 INVOICE: 20150235	02/20/17								2,000.00
VENDOR TOTALS				2,000.00	YTD INVOICED		2,000.00	YTD PAID	
8565 WIDEPENWEST FINANCE LLC 75459 INVOICE: 75459 02/15/17	02/15/17			224913	P	02/24/17	121400	TELECOMMUNICATIONS	63.75
75459 INVOICE: 75459 02/15/17	02/15/17			224913	P	02/24/17	40000	STREET IMPROVEMENTS	63.75
75459 INVOICE: 75459 02/15/17	02/15/17								127.50
VENDOR TOTALS				391.00	YTD INVOICED		391.00	YTD PAID	
REPORT TOTALS									544,743.48
COUNT									AMOUNT
TOTAL PRINTED CHECKS									94
TOTAL WIRE TRANSFERS									22
									260,227.01
									284,516.47

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

Packet Pg. 33

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-5

P 22
appdwarr

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75559 INVOICE:	01/27/17	BUCD-309		18210	W	02/27/17	143100	520620	EMPLOYEE EDUCATION
75559 INVOICE:	01/27/17	BUCD-309		18210	W	02/27/17	143300	520620	EMPLOYEE EDUCATION
75559 INVOICE:	01/27/17	BUCD-309		18210	W	02/27/17	143400	520620	EMPLOYEE EDUCATION
75559 INVOICE:	01/27/17	BUCD-309		18210	W	02/27/17	50100	520620	EMPLOYEE EDUCATION
75559 INVOICE:	01/27/17	BUCD-309		18210	W	02/27/17	50200	520620	EMPLOYEE EDUCATION
75560 INVOICE:	01/27/17	BUCD-310		18211	W	02/27/17	143400	520620	EMPLOYEE EDUCATION
75561 INVOICE:	01/27/17	CAMM-456		18213	W	02/27/17	55720	520900	POSTAGE & SHIPPING
75562 INVOICE:	01/27/17	COYC-85		18215	W	02/27/17	122100	520620	EMPLOYEE EDUCATION
75563 INVOICE:	01/27/17	DETA-7		18217	W	02/27/17	55730	530105	OPERATING SUPPLIES
75564 INVOICE:	01/27/17	DETA-8		18218	W	02/27/17	55730	530105	OPERATING SUPPLIES
75565 INVOICE:	01/27/17	DETA-9		18219	W	02/27/17	55730	520900	POSTAGE & SHIPPING
75566 INVOICE:	01/27/17	FRAM-415		18220	W	02/27/17	55730	520903	MARKETING
75567 INVOICE:	01/27/17	FRAM-416		18221	W	02/27/17	550	150305	NA BEVERAGES INVENTORY
75568 INVOICE:	01/27/17	FRAM-417		18223	W	02/27/17	121200	521230	PUBLIC RELATIONS
75569 INVOICE:	01/27/17	FRAM-418		18224	W	02/27/17	121200	521230	PUBLIC RELATIONS
75570 INVOICE:	01/27/17	FRAM-419		18225	W	02/27/17	121200	521230	PUBLIC RELATIONS
75571 INVOICE:	01/27/17	GRER-196		18226	W	02/27/17	121200	520305	EMPLOYEE RECOGNITION
75572 INVOICE:	01/27/17	GRER-196		18228	W	02/27/17	50100	530445	UNIFORMS
75573 INVOICE:	01/27/17	GRER-196		18228	W	02/27/17	50200	530445	UNIFORMS
75574 INVOICE:	01/27/17	HANM-103		18230	W	02/27/17	126500	521230	PUBLIC RELATIONS
75575 INVOICE:	01/27/17	HANM-104		18231	W	02/27/17	126500	520620	EMPLOYEE EDUCATION
75576 INVOICE:	01/27/17	HANM-105		18232	W	02/27/17	126500	520625	TRAVEL
75577 INVOICE:	01/27/17	HARJ-316		18235	W	02/27/17	134200	530105	OPERATING SUPPLIES
75577 INVOICE:	01/27/17	HARJ-317		18236	W	02/27/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE
75577 INVOICE:	01/27/17	HARJ-317		18236	W	02/27/17	134200	520600	DUES-SUBSCRIPTIONS-REG FE
75577 INVOICE:	01/27/17	HARJ-317		18236	W	02/27/17	134300	520600	DUES-SUBSCRIPTIONS-REG FE

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-5

P 23
apdwarr

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: 75578	HARJ-317			18237	W	02/27/17	134200	530105	OPERATING SUPPLIES	229.90
INVOICE: 75579	HARJ-318			18238	W	02/27/17	134200	530105	OPERATING SUPPLIES	446.78
INVOICE: 75580	HARJ-319			18240	W	02/27/17	550	150301	FOOD INVENTORY	7.57
INVOICE: 75580	HERT-5			18240	W	02/27/17	550	150305	NA BEVERAGES INVENTORY	28.75
INVOICE: 75581	HERT-5			18241	W	02/27/17	550	150301	FOOD INVENTORY	84.96
INVOICE: 75582	HERT-6			18243	W	02/27/17	134200	530105	OPERATING SUPPLIES	63.48
INVOICE: 75583	HOLC-13			18245	W	02/27/17	143100	520305	EMPLOYEE RECOGNITION	158.80
INVOICE: 75584	HORK-142			18246	W	02/27/17	143100	520305	EMPLOYEE RECOGNITION	435.02
INVOICE: 75586	HORK-143			18247	W	02/27/17	143100	520305	EMPLOYEE RECOGNITION	153.53
INVOICE: 75587	HORK-144			18249	W	02/27/17	126200	520600	DUES-SUBSCRIPTIONS-REG FE	135.00
INVOICE: 75588	HULS-275			18250	W	02/27/17	126200	520620	EMPLOYEE EDUCATION	199.00
INVOICE: 75589	HULS-276			18251	W	02/27/17	126100	520620	EMPLOYEE EDUCATION	45.00
INVOICE: 75590	HULS-277			18252	W	02/27/17	126100	520625	TRAVEL	2.00
INVOICE: 75591	HULS-278			18253	W	02/27/17	126100	520625	TRAVEL	177.40
INVOICE: 75592	HULS-279			18255	W	02/27/17	55715	530105	OPERATING SUPPLIES	239.17
INVOICE: 75593	LUDM-1030			18256	W	02/27/17	55710	530445	UNIFORMS	53.49
INVOICE: 75594	LUDM-1031			18257	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT	687.83
INVOICE: 75594	LUDM-1032			18257	W	02/27/17	55715	530105	OPERATING SUPPLIES	75.34
INVOICE: 75595	LUDM-1032			18258	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT	4,249.00
INVOICE: 75595	LUDM-1033			18259	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT	782.05
INVOICE: 75596	LUDM-1034			18259	W	02/27/17	55715	530105	OPERATING SUPPLIES	372.11
INVOICE: 75597	LUDM-1034			18260	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT	1,602.72
INVOICE: 75598	LUDM-1035			18261	W	02/27/17	55710	530105	OPERATING SUPPLIES	32.97
INVOICE: 75599	LUDM-1036			18262	W	02/27/17	55715	530105	OPERATING SUPPLIES	62.57
INVOICE: 75600	LUDM-1037			18263	W	02/27/17	55735	520975	MAINTENANCE-EQUIPMENT	101.20
INVOICE: 75600	LUDM-1038									

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-5

P 24
appdwarr

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75601 INVOICE:	01/27/17			18264	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT
75602 INVOICE:	01/27/17			18265	W	02/27/17	55715	520975	MAINTENANCE-EQUIPMENT
75603 INVOICE:	01/27/17			18266	W	02/27/17	55715	530105	OPERATING SUPPLIES
75604 INVOICE:	01/27/17			18267	W	02/27/17	55715	530105	OPERATING SUPPLIES
75605 INVOICE:	01/27/17			18269	W	02/27/17	65000	520970	MAINTENANCE-BUILDING & GR
75606 INVOICE:	01/27/17			18270	W	02/27/17	65000	530310	PARTS PURCHASED
75607 INVOICE:	01/27/17			18272	W	02/27/17	134100	530105	OPERATING SUPPLIES
75608 INVOICE:	01/27/17			18273	W	02/27/17	134100	530105	OPERATING SUPPLIES
75609 INVOICE:	01/27/17			18274	W	02/27/17	134300	520620	EMPLOYEE EDUCATION
75610 INVOICE:	01/27/17			18275	W	02/27/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE
75611 INVOICE:	01/27/17			18276	W	02/27/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE
75612 INVOICE:	01/27/17			18277	W	02/27/17	134200	530105	OPERATING SUPPLIES
75614 INVOICE:	01/27/17			18278	W	02/27/17	134200	530105	OPERATING SUPPLIES
75614 INVOICE:	01/27/17			18278	W	02/27/17	134100	530105	OPERATING SUPPLIES
75615 INVOICE:	01/27/17			18279	W	02/27/17	134100	530105	OPERATING SUPPLIES
75616 INVOICE:	01/27/17			18280	W	02/27/17	134300	520933	STATE DRUG FORFEITURE EXP
75617 INVOICE:	01/27/17			18282	W	02/27/17	55730	520903	MARKETING
75618 INVOICE:	01/27/17			18283	W	02/27/17	55710	530105	OPERATING SUPPLIES
75618 INVOICE:	01/27/17			18283	W	02/27/17	55720	530105	OPERATING SUPPLIES
75618 INVOICE:	01/27/17			18283	W	02/27/17	55710	530300	GAS AND OIL
75619 INVOICE:	01/27/17			18283	W	02/27/17	550	150300	PRO SHOP INVENTORY
75619 INVOICE:	01/27/17			18284	W	02/27/17	55710	530105	OPERATING SUPPLIES
75620 INVOICE:	01/27/17			18285	W	02/27/17	55710	530105	OPERATING SUPPLIES
75621 INVOICE:	01/27/17			18286	W	02/27/17	55710	520600	DUES-SUBSCRIPTIONS-REG FE
75622 INVOICE:	01/27/17			18287	W	02/27/17	55710	520620	EMPLOYEE EDUCATION
75623 INVOICE:	01/27/17			18288	W	02/27/17	55710	520620	EMPLOYEE EDUCATION

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 25
| appdwarr

WARRANT: 0217-5

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: 75624	01/27/17	PEKC-758		18290	W	02/27/17	126500	521230	PUBLIC RELATIONS	120.00
INVOICE: 75625	01/27/17	PLAM-27		18291	W	02/27/17	126500	520600	DUES-SUBSCRIPTIONS-REG FE	400.00
INVOICE: 75626	01/27/17	PLAM-28		18292	W	02/27/17	126500	521230	PUBLIC RELATIONS	59.00
INVOICE: 75627	01/27/17	PLAM-29		18294	W	02/27/17	121200	520620	EMPLOYEE EDUCATION	99.00
INVOICE: 75628	01/27/17	STOA-208		18295	W	02/27/17	121200	520615	RECRUITING AND TESTING	753.51
INVOICE: 75629	01/27/17	STOA-209		18296	W	02/27/17	121200	520620	EMPLOYEE EDUCATION	149.00
INVOICE: 75630	01/27/17	STOA-210		18297	W	02/27/17	121100	520140	VILLAGE COMMISSIONS	170.00
INVOICE: 75631	01/27/17	STOA-211		18298	W	02/27/17	121200	520615	RECRUITING AND TESTING	90.00
INVOICE: 75632	01/27/17	STOA-212		18299	W	02/27/17	121200	520620	EMPLOYEE EDUCATION	30.17
INVOICE: 75633	01/27/17	STOA-213		18300	W	02/27/17	121200	520620	EMPLOYEE EDUCATION	509.44
INVOICE: 75634	01/27/17	STOA-214		18301	W	02/27/17	45000	570105	CIVIC CENTER RENOVATION	7,800.00
INVOICE: 75635	01/27/17	STOA-215		18303	W	02/27/17	134100	530105	OPERATING SUPPLIES	228.68
INVOICE: 75636	01/27/17	TAVE-97		18306	W	02/27/17	55720	530105	OPERATING SUPPLIES	12.98
INVOICE: 75636	01/27/17	VESJ-476		18306	W	02/27/17	55700	530100	OFFICE SUPPLIES	34.16
INVOICE: 75637	01/27/17	VESJ-476		18307	W	02/27/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	14.97
INVOICE: 75638	01/27/17	VESJ-477		18308	W	02/27/17	55730	520600	DUES-SUBSCRIPTIONS-REG FE	70.00
INVOICE: 75638	01/27/17	VESJ-478		18308	W	02/27/17	55720	520903	MARKETING	280.00
INVOICE: 75638	01/27/17	VESJ-478		18308	W	02/27/17	55730	520903	MARKETING	275.00
INVOICE: 75639	01/27/17	VESJ-479		18309	W	02/27/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	44.98
INVOICE: 75640	01/27/17	VESJ-479		18310	W	02/27/17	55700	520620	EMPLOYEE EDUCATION	18.18
INVOICE: 75641	01/27/17	VESJ-480		18311	W	02/27/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	75.00
INVOICE: 75642	01/27/17	VESJ-481		18312	W	02/27/17	55720	521195	TELECOMMUNICATIONS	90.00
INVOICE: 75643	01/27/17	VESJ-482		18313	W	02/27/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	26.00
INVOICE: ACTR-85	01/27/17	VESJ-483		18197	W	02/27/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE	95.00
INVOICE: ALLN-111	01/27/17	ACTR-147		18198	W	02/27/17	55720	520620	EMPLOYEE EDUCATION	2,000.00
INVOICE: ALLN-355		ALLN-355								

03/03/2017 12:13
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 2
appdw

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

WARRANT: 0217-5

VENDOR NAME
DOCUMENT

INV DATE VOUCHER PO

CHECK NO T CHK DATE GL ACCOUNT

GL ACCOUNT DESCRIPTION

BINM-117	01/27/17	18203	W	02/27/17	121400	520975	MAINTENANCE-EQUIPMENT	32.0
INVOICE:	BINM-508							
BUCD-112	01/27/17	18208	W	02/27/17	143300	521055	PROFESSIONAL SERVICES - O	95.9
INVOICE:	BUCD-307							
BUCD-112	01/27/17	18208	W	02/27/17	143400	521055	PROFESSIONAL SERVICES - O	95.9
INVOICE:	BUCD-307							
CAMM-120	01/27/17	18212	W	02/27/17	55730	521195	TELECOMMUNICATIONS	272.4
INVOICE:	CAMM-455							
CAMM-120	01/27/17	18212	W	02/27/17	55720	521195	TELECOMMUNICATIONS	136.2
INVOICE:	CAMM-455							
FRAF-109	01/27/17	18268	W	02/27/17	65000	530445	UNIFORMS	494.8
INVOICE:	FRAF-297							
FRAM-64	01/27/17	18222	W	02/27/17	121100	521055	PROFESSIONAL SERVICES - O	829.9
INVOICE:	FRAM-414							
GRER-92	01/27/17	18227	W	02/27/17	50100	520970	MAINTENANCE-BUILDING & GR	686.0
INVOICE:	GRER-195							
HANJ-35	01/27/17	18233	W	02/27/17	143100	520305	EMPLOYEE RECOGNITION	67.7
INVOICE:	HANJ-84							
HARJ-105	01/27/17	18234	W	02/27/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE	70.0
INVOICE:	HARJ-315							
HEFJ-111	01/27/17	18239	W	02/27/17	121500	530105	OPERATING SUPPLIES	14.9
INVOICE:	HEFJ-255							
HORK-66	01/27/17	18244	W	02/27/17	143100	520305	EMPLOYEE RECOGNITION	121.27
INVOICE:	HORK-141							
HULS-107	01/27/17	18248	W	02/27/17	126100	520620	EMPLOYEE EDUCATION	735.00
INVOICE:	HULS-274							
LUDM-123	01/27/17	18254	W	02/27/17	55715	530105	OPERATING SUPPLIES	25.22
INVOICE:	LUDM-1029							
MILC-75	01/27/17	18271	W	02/27/17	134100	530105	OPERATING SUPPLIES	15.80
INVOICE:	MILC-459							
PEKC-121	01/27/17	18281	W	02/27/17	55710	520600	DUES-SUBSCRIPTIONS-REG FE	240.00
INVOICE:	PEKC-751							
TAVE-68	01/27/17	18302	W	02/27/17	134100	530100	OFFICE SUPPLIES	13.99
INVOICE:	TAVE-96							
VESJ-120	01/27/17	18305	W	02/27/17	55730	520903	MARKETING	60.09
INVOICE:	VESJ-475							
VENDOR TOTALS		75,222.50	YTD INVOICED			75,222.50	YTD PAID	40,827.15

5947 GLEN ELLYN BANK & TRUST

75647	02/27/17	18316	W	02/27/17	122100	520835	BANKING SERVICES	1,712.70
INVOICE:	GEBT-96							
75647	02/27/17	18316	W	02/27/17	50100	520835	BANKING SERVICES	273.84
INVOICE:	GEBT-96							
75647	02/27/17	18316	W	02/27/17	50200	520835	BANKING SERVICES	273.84
INVOICE:	GEBT-96							
75647	02/27/17	18316	W	02/27/17	54000	520835	BANKING SERVICES	273.84
INVOICE:	GEBT-96							
VENDOR TOTALS		5,075.15	YTD INVOICED			5,075.15	YTD PAID	2,534.22

03/03/2017 12:13
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VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0217-5

p 27
appdwarr

TO FISCAL 2017/02 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
REPORT TOTALS								
				COUNT			AMOUNT	
				119			43,749.63	43,749.63
TOTAL WIRE TRANSFERS								

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

03/03/2017 12:14		VILLAGE OF GLEN EILYN		PAID WARRANT REPORT		CHECK NO T CHK DATE GL ACCOUNT		GL ACCOUNT DESCRIPTION		TO FISCAL 2017/03 01/01/2017 TO 12/31/2017		P appdwarr	
WARRANT: 0317-1		VENDOR NAME		INV DATE VOUCHER PO		CHECK NO T CHK DATE GL ACCOUNT		GL ACCOUNT DESCRIPTION					
307 1ST AYD CORPORATION		75649 02/13/17		224915 P 03/03/17 65000		530105		OPERATING SUPPLIES		324.60			
INVOICE: PSI96769													
VENDOR TOTALS		324.60 YTD INVOICED								324.60 YTD PAID			
2080 A-1 AIR COMPRESSOR CORP.		75742 09/23/16		224916 P 03/03/17 65000		520970		MAINTENANCE-BUILDING & GR		176.99			
INVOICE: 746097													
VENDOR TOTALS		176.99 YTD INVOICED								176.99 YTD PAID			
2021 A-RELIABLE PRINTING		75745 02/17/17		224917 P 03/03/17 121200		520905		PRINTING		299.20			
INVOICE: 19395													
VENDOR TOTALS		2,242.20 YTD INVOICED								2,242.20 YTD PAID			
10028 ETHAN ADELSMAN		75758 03/01/17		224918 P 03/03/17 55730		520904		ENTERTAINMENT		400.00			
INVOICE: 30217													
VENDOR TOTALS		400.00 YTD INVOICED								400.00 YTD PAID			
3057 A.M. LEONARD INC.		75746 02/22/17		224919 P 03/03/17 143400		520970		MAINTENANCE-BUILDING & GR		513.64			
INVOICE: C117018615													
VENDOR TOTALS		513.64 YTD INVOICED								513.64 YTD PAID			
8480 APPLIED INDUSTRIAL TECHNOLOGIES, INC		75652 02/16/17		224920 P 03/03/17 143300		530105		OPERATING SUPPLIES		422.09			
INVOICE: 96773170													
VENDOR TOTALS		422.09 YTD INVOICED								422.09 YTD PAID			
58 ARMBRUST PLUMBING, HEATING, & AIR, INC.		75651 02/16/17		224921 P 03/03/17 121300		520970		MAINTENANCE-BUILDING & GR		242.00			
INVOICE: 94306													
VENDOR TOTALS		1,404.86 YTD INVOICED								1,404.86 YTD PAID			
65 AT&T		75743 02/16/17		224922 P 03/03/17 121400		521195		TELECOMMUNICATIONS		63.20			
INVOICE: 630299013102-4													
75744 02/19/17		224922 P 03/03/17 55710		521195		TELECOMMUNICATIONS		174.47					
INVOICE: 630469056002-8													
VENDOR TOTALS		819.84 YTD INVOICED								819.84 YTD PAID			
71 AUTO TRUCK, INC.													

03/03/2017 12:14
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-1

TO FISCAL 2017/03 01/01/2017 TO 12/31/201

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75650 INVOICE: 1432515	12/07/16 1432515	224923	P	03/03/17	65000	530310 PARTS PURCHASED	435.0
VENDOR TOTALS	435.00 YTD INVOICED					435.00 YTD PAID	435.0
8254 AUTOMATIC SYSTEMS CO 75648 INVOICE: 307915	02/13/17 307915	224924	P	03/03/17	50100	521055 PROFESSIONAL SERVICES - O	165.0
VENDOR TOTALS	165.00 YTD INVOICED					165.00 YTD PAID	165.0
3326 AUTOMOTIVE RENTALS, INC. 75818 INVOICE: 30217	02/01/17 30217	224925	P	03/03/17	1000	489000 MISCELLANEOUS REVENUE	12.5
VENDOR TOTALS	12.50 YTD INVOICED					12.50 YTD PAID	12.5
6832 POWER UP BATTERIES LLC 75653 INVOICE: 487-281973	02/16/17 487-281973	224926	P	03/03/17	50100	520970 MAINTENANCE-BUILDING & GR	12.9
75654 INVOICE: 487-281994	02/16/17 487-281994	224926	P	03/03/17	50100	520970 MAINTENANCE-BUILDING & GR	28.9
75655 INVOICE: 487-281979	02/16/17 487-281979	224926	P	03/03/17	50100	520970 MAINTENANCE-BUILDING & GR	28.95
75656 INVOICE: 487-281968	02/15/17 487-281968	224926	P	03/03/17	65000	530310 PARTS PURCHASED	15.95
VENDOR TOTALS	902.65 YTD INVOICED					902.65 YTD PAID	86.80
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC 75748 INVOICE: 1013635277	02/23/17 1013635277	224927	P	03/03/17	550	150302 LIQUOR INVENTORY	218.60
VENDOR TOTALS	1,215.75 YTD INVOICED					1,215.75 YTD PAID	218.60
8351 MICHELLE CARLIN 75751 INVOICE: VR030217	02/17/17 VR030217	224928	P	03/03/17	1000	420100 VEHICLE LICENSES	20.00
VENDOR TOTALS	20.00 YTD INVOICED					20.00 YTD PAID	20.00
8502 NEW CHICAGO WHOLESALE BAKERY, INC 75749 INVOICE: 336602	02/25/17 336602	224929	P	03/03/17	550	150301 FOOD INVENTORY	187.74
VENDOR TOTALS	430.19 YTD INVOICED					430.19 YTD PAID	187.74
6043 CHICAGO PARTS & SOUND LLC 75657 INVOICE: 824665	02/21/17 824665	224930	P	03/03/17	65000	530310 PARTS PURCHASED	418.52
75658 INVOICE: 824665	02/22/17 824665	224930	P	03/03/17	65000	530105 OPERATING SUPPLIES	110.

TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

GL ACCOUNT DESCRIPTION

1,725.74

2,220.54 YTD PAID

CONTRACT MAINT SERVICE

127.07 YTD PAID

EMPLOYEE EDUCATION

920.00 YTD PAID

UTILITIES

STREET LIGHTING/ENERGY CO

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03/03/2017 12:14
 VILLAGE OF GLEN ELLYN
 PAID WARRANT REPORT
 WARRANT: 0317-1

TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75678 INVOICE: 75752 INVOICE: 75752 INVOICE: 75752 INVOICE:	02/07/17 75678 02/15/17 75752 02/15/17 75752 02/15/17 75752	224934 224933 224933 224933	P P P P	03/03/17 03/03/17 03/03/17 03/03/17	50200 55710 55720 55730	UTILITIES UTILITIES UTILITIES UTILITIES	120.0 1,770.2 865.4 1,298.1
VENDOR TOTALS	24,724.92	YTD INVOICED			24,724.92	YTD PAID	7,649.6
10482 SHERI DAHL 75680 INVOICE: CR022817	02/20/17 75680	224935	P	03/03/17	1000	POLICE ORDINANCE FINES	25.0
VENDOR TOTALS	25.00	YTD INVOICED			25.00	YTD PAID	25.0
204 DAILY HERALD 75753 INVOICE: 75754 INVOICE: 75821 INVOICE:	02/07/17 T4463654 02/07/17 T4463656 02/10/17 T4463854	224936 224936 224936	P P P	03/03/17 03/03/17 03/03/17	100 100 100	ESCROWS - DEVELOPER DEPOS ESCROWS - DEVELOPER DEPOS ESCROWS - DEVELOPER DEPOS	167.9 376.0 151.80
VENDOR TOTALS	1,843.45	YTD INVOICED			1,843.45	YTD PAID	695.75
9615 ANDREW VINCENT DIEHL 75757 INVOICE: 30217	03/01/17 75757	224937	P	03/03/17	55730	ENTERTAINMENT	300.00
VENDOR TOTALS	300.00	YTD INVOICED			300.00	YTD PAID	300.00
9954 DOKTU RHUTE MUJZIC 75756 INVOICE: 30217	03/01/17 75756	224938	P	03/03/17	55730	ENTERTAINMENT	350.00
VENDOR TOTALS	350.00	YTD INVOICED			350.00	YTD PAID	350.00
9125 DUKE'S OIL SERVICE, LLC 75679 INVOICE: 82226	02/20/17 75679	224939	P	03/03/17	65000	DISPOSAL COST	75.00
VENDOR TOTALS	75.00	YTD INVOICED			75.00	YTD PAID	75.00
262 DUPAGE WATER COMMISSION DPWC-100 INVOICE: DPWC-115	03/01/17 DPWC-100	18317	W	03/03/17	50100	LAKE MICHIGAN WATER	312,897.60
VENDOR TOTALS	912,672.00	YTD INVOICED			912,672.00	YTD PAID	312,897.60

03/03/2017 12:14
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP
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TO FISCAL 2017/03 01/01/2017 TO 12/31/201

WARRANT: 0317-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
280 EMERGENCY MEDICAL PRODUCTS INC 75681 INVOICE: 1882672	01/27/17			224940	P	03/03/17	134200	530105	OPERATING SUPPLIES
VENDOR TOTALS			689.18 YTD INVOICED					689.18 YTD PAID	329.1
283 ENGINEERING RESOURCE ASSOC INC 75759 INVOICE: 161205.02	02/06/17			224941	P	03/03/17	40000	580160	17002 2017 STREET IMPROVEMENTS
VENDOR TOTALS			7,785.45 YTD INVOICED					7,785.45 YTD PAID	6,330.2
1078 EQUIFAX INFORMATION SVCS LLC 75682 INVOICE: 4133696	02/18/17			224942	P	03/03/17	134200	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS			121.60 YTD INVOICED					121.60 YTD PAID	26.4
291 EUCLID BEVERAGE, LTD 75760 INVOICE: 336-155	02/23/17			224943	P	03/03/17	550	150303	BEER INVENTORY
VENDOR TOTALS			1,476.05 YTD INVOICED					1,476.05 YTD PAID	416.3
7097 FLEETPRIDE, INC 75683 INVOICE: 8289345	02/10/17			224944	P	03/03/17	65000	530310	PARTS PURCHASED
VENDOR TOTALS			170.82 YTD INVOICED					170.82 YTD PAID	129.45
9362 G & K SERVICES, CO 75686 INVOICE: 1028462899	02/23/17			224945	P	03/03/17	143100	520970	MAINTENANCE-BUILDING & GR
75686 INVOICE: 1028462899	02/23/17			224945	P	03/03/17	65000	521125	LEASED EQUIPMENT
VENDOR TOTALS			252.72 YTD INVOICED					252.72 YTD PAID	16.79
8444 GALCO INDUSTRIAL ELECTRONICS, INC 75684 INVOICE: A92250902	02/09/17			224946	P	03/03/17	50200	520970	MAINTENANCE-BUILDING & GR
75685 INVOICE: A92250901	01/31/17			224946	P	03/03/17	50200	520970	MAINTENANCE-BUILDING & GR
VENDOR TOTALS			329.02 YTD INVOICED					329.02 YTD PAID	47.97
6961 GFS MARKETPLACE LLC 75761 INVOICE: 770184183	02/25/17			224947	P	03/03/17	550	150301	FOOD INVENTORY
75761 INVOICE: 770184183	02/25/17			224947	P	03/03/17	55730	530105	OPERATING SUPPLIES
VENDOR TOTALS									64.76
									52.59
									276.43
									329.02
									24.99
									11.29

03/03/2017 12:14		VILLAGE OF GLEN ELLYN		PAID WARRANT REPORT		TO FISCAL 2017/03 01/01/2017 TO 12/31/2017		P appdwarr	
maryr		WARRANT: 0317-1							
VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
75762	INVOICE: 770184123	02/23/17			224947	P	03/03/17	55730	530105 OPERATING SUPPLIES
VENDOR TOTALS			252.28	YTD INVOICED				252.28	YTD PAID
12.58									48.86
356	GLEN ELLYN VOLUNTEER FIRE CO.	03/01/17			224948	P	03/03/17	24000	520150 FIRE COMPANY CONTRIBUTION
743701	INVOICE: FY17-3								46,420.83
VENDOR TOTALS			149,596.99	YTD INVOICED				149,596.99	YTD PAID
46,420.83									
9692	LOUIS GLUNZ BEER, INC	02/24/17			224949	P	03/03/17	550	150305 NA BEVERAGES INVENTORY
75763	INVOICE: 953613								18.00
75764	INVOICE: 800062	02/24/17			224949	P	03/03/17	550	150303 BEER INVENTORY
75765	INVOICE: 953612	02/24/17			224949	P	03/03/17	550	150303 BEER INVENTORY
458.90									
VENDOR TOTALS			1,038.68	YTD INVOICED				1,038.68	YTD PAID
386.90									
10033	G & B SERVICE AND RECOVERY	02/21/17			224950	P	03/03/17	134200	520935 IMPOUND FEES
75687	INVOICE: 52086								165.00
VENDOR TOTALS			165.00	YTD INVOICED				165.00	YTD PAID
165.00									
368	GRACE LUTHERAN CHURCH	03/01/17			224951	P	03/03/17	121500	521055 PROFESSIONAL SERVICES - O
GRACE-48	INVOICE: GRACE-66								175.00
GRACE-48	INVOICE: GRACE-66	03/01/17			224951	P	03/03/17	121500	521195 TELECOMMUNICATIONS
135.00									
VENDOR TOTALS			930.00	YTD INVOICED				930.00	YTD PAID
310.00									
7688	JAMES V GRUTZMACHER	02/24/17			224952	P	03/03/17	550	150301 FOOD INVENTORY
75767	INVOICE: 2117								52.00
75767	INVOICE: 2117	02/24/17			224952	P	03/03/17	550	150305 NA BEVERAGES INVENTORY
36.00									
VENDOR TOTALS			280.00	YTD INVOICED				280.00	YTD PAID
88.00									
4547	HD SUPPLY WATERWORKS, LTD.	02/16/17			224953	P	03/03/17	50100	521025 MAINTENANCE-VALVES
75689	INVOICE: G794224								372.84
75689	INVOICE: G794224	02/16/17			224953	P	03/03/17	50200	521005 MAINTENANCE-STORM SEWERS
40.32									
75689	INVOICE: G794224	02/16/17			224953	P	03/03/17	50100	521050 MAINTENANCE-OTHER
604.48									
VENDOR TOTALS			280.00	YTD INVOICED				280.00	YTD PAID
28.45									

03/03/2017 12:14
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP
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TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

WARRANT: 0317-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: G794224	02/16/17			224953	P	03/03/17	530105	OPERATING SUPPLIES	28.
75689	02/16/17								
INVOICE: G794224	02/22/17			224953	P	03/03/17	50100	MAINTENANCE-HYDRANTS	370.
75690	02/22/17								
INVOICE: G817872	02/20/17			224953	P	03/03/17	50100	MAINTENANCE-OTHER	108.
75691	02/20/17								
INVOICE: G806752									
VENDOR TOTALS				2,213.50	YTD INVOICED		2,213.50	YTD PAID	1,553.
6405 HIGHLAND BAKING CO									
75768	02/23/17			224954	P	03/03/17	550	FOOD INVENTORY	16.
INVOICE: 1300267									
75769	02/25/17			224954	P	03/03/17	550	FOOD INVENTORY	165.
INVOICE: 1302471									
VENDOR TOTALS				2,465.01	YTD INVOICED		2,465.01	YTD PAID	181.
5380 L & R MORAN, INC									
75814	01/31/17			224955	P	03/03/17	121200	RECRUITING AND TESTING	1,020.
INVOICE: 59816									
75814	01/31/17			224955	P	03/03/17	55730	RECRUITING AND TESTING	96.75
INVOICE: 59816									
VENDOR TOTALS				2,123.74	YTD INVOICED		2,123.74	YTD PAID	1,117.41
9087 ILLINOIS POWER MARKETING COMPANY									
75688	02/17/17			224956	P	03/03/17	21000	STREET LIGHTING/ENERGY CO	13,537.95
INVOICE: 1042850170021									
VENDOR TOTALS				28,375.29	YTD INVOICED		28,375.29	YTD PAID	13,537.95
444 INTERSTATE BATTERY SYS OF SW CHICAGO									
75692	02/16/17			224957	P	03/03/17	65000	PARTS PURCHASED	104.95
INVOICE: 24028276									
VENDOR TOTALS				1,371.35	YTD INVOICED		1,371.35	YTD PAID	104.95
1127 JAMES J BENES AND ASSOCIATES, INC.									
75694	01/31/17			224958	P	03/03/17	40000	580160 16021 BAKER HILL - PERSHING INT	714.27
INVOICE: 1115.037-8									
VENDOR TOTALS				5,486.54	YTD INVOICED		5,486.54	YTD PAID	714.27
6470 JOHN S NEENAN									
75693	02/15/17			224959	P	03/03/17	50100	OPERATING SUPPLIES	15.00
INVOICE: 80574									
75693	02/15/17			224959	P	03/03/17	50200	OPERATING SUPPLIES	15.00
INVOICE: 80574									

03/03/2017 12:14
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP
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TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

WARRANT: 0317-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			30.00	YTD INVOICED			30.00	YTD PAID	30.00
6359 KANE COUNTY UNDERGROUND, INC 75813 INVOICE: VGE112916				224960	P	03/03/17	50200	PROFESSIONAL SERVICES - O	8,417.94
VENDOR TOTALS			8,417.94	YTD INVOICED			8,417.94	YTD PAID	8,417.94
10487 KEVIN/MYRA KAYSER 75822 INVOICE: TXR030217				224961	P	03/03/17	4000	REAL ESTATE TRANSFER TAX	1,404.00
VENDOR TOTALS			1,404.00	YTD INVOICED			1,404.00	YTD PAID	1,404.00
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 75696 INVOICE: 29867277				224963	P	03/03/17	121400	COPIER	275.00
75770 INVOICE: 9003264267				224962	P	03/03/17	121400	COPIER	216.32
VENDOR TOTALS			2,420.32	YTD INVOICED			2,420.32	YTD PAID	491.32
8983 ANDREW WOOD INC 75771 INVOICE: 400580				224964	P	03/03/17	55720	MARKETING	1,750.00
VENDOR TOTALS			5,250.00	YTD INVOICED			5,250.00	YTD PAID	1,750.00
595 MENARDS, INC. 75700 INVOICE: 44303				224965	P	03/03/17	121300	MAINTENANCE-BUILDING & GR	12.99
75701 INVOICE: 45504				224965	P	03/03/17	50100	MAINTENANCE-EQUIPMENT	16.10
75702 INVOICE: 45431				224965	P	03/03/17	50100	MAINTENANCE-EQUIPMENT	19.87
75779 INVOICE: 46021				224965	P	03/03/17	50100	MAINTENANCE-HYDRANTS	22.27
VENDOR TOTALS			654.68	YTD INVOICED			654.68	YTD PAID	71.23
1089 METROPOLITAN INDUSTRIES, INC. 75699 INVOICE: 319087				224966	P	03/03/17	50100	MAINTENANCE-EQUIPMENT	1,231.36
VENDOR TOTALS			1,231.36	YTD INVOICED			1,231.36	YTD PAID	1,231.36
599 MICHAEL'S UNIFORM CO. 75698 INVOICE: 83796				224967	P	03/03/17	143100	UNIFORMS	445.09
75698 INVOICE: 83796				224967	P	03/03/17	143300	UNIFORMS	1,264.00

03/03/2017 12:14
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-1

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TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 83796 75698 02/15/17				224967	P	03/03/17	143400	UNIFORMS	366.25
INVOICE: 83796 75698 02/15/17				224967	P	03/03/17	50100	UNIFORMS	1,384.43
INVOICE: 83796 75698 02/15/17				224967	P	03/03/17	50200	UNIFORMS	670.43
INVOICE: 83796 75698 02/15/17									
VENDOR TOTALS				5,380.29	YTD INVOICED			5,380.29	YTD PAID
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC 75773 02/24/17				224968	P	03/03/17	550	FOOD INVENTORY	330.82
INVOICE: 680640 75774 02/25/17				224968	P	03/03/17	550	FOOD INVENTORY	260.23
INVOICE: 681348 75774 02/25/17				224968	P	03/03/17	550	NA BEVERAGES INVENTORY	90.00
INVOICE: 681348 75775 02/23/17				224968	P	03/03/17	550	FOOD INVENTORY	233.33
INVOICE: 679905 75775 02/23/17									
VENDOR TOTALS				6,994.37	YTD INVOICED			6,994.37	YTD PAID
10485 ROBERT MILLETTE 75772 03/01/17				224969	P	03/03/17	100	ESCROWS - DEVELOPER DEPOS	1,000.00
INVOICE: 20170066 75772 03/01/17									
VENDOR TOTALS				1,000.00	YTD INVOICED			1,000.00	YTD PAID
8205 MUNICIPAL GIS PARTNERS, INC 75697 02/28/17				224970	P	03/03/17	121400	PROFESSIONAL SERVICES - O	2,700.09
INVOICE: 3563 75697 02/28/17				224970	P	03/03/17	50100	PROFESSIONAL SERVICES - O	2,700.08
INVOICE: 3563 75697 02/28/17				224970	P	03/03/17	50200	PROFESSIONAL SERVICES - O	2,700.08
INVOICE: 3563 75697 02/28/17									
VENDOR TOTALS				24,092.00	YTD INVOICED			24,092.00	YTD PAID
1082 MUNICIPAL INS COOPERATIVE AGENCY 75776 06/26/16				224971	P	03/03/17	60000	LIABILITY INSURANCE - MIC	1,000.00
INVOICE: 1710180 171018 75777 09/24/16				224971	P	03/03/17	60000	LIABILITY INSURANCE - MIC	1,000.00
INVOICE: 1794817 050348 75778 12/04/16				224971	P	03/03/17	60000	LIABILITY INSURANCE - MIC	1,000.00
INVOICE: 187727 050349 75778 12/04/16									
VENDOR TOTALS				4,000.00	YTD INVOICED			4,000.00	YTD PAID
5841 GENUINE PARTS CO-NAPA 75704 02/14/17				224972	P	03/03/17	65000	PARTS PURCHASED	141.12
INVOICE: 403101 75704 02/14/17									

P 10
appdwarr03/03/2017 12:14 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-1 TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75705 INVOICE: 403103 75706 INVOICE: 403879 75707 INVOICE: 403877	02/14/17 403103 02/20/17 403879 02/20/17 403877			224972 224972 224972	P P P	03/03/17 03/03/17 03/03/17	65000 65000 65000	530310 530310 530310	PARTS PURCHASED PARTS PURCHASED PARTS PURCHASED
VENDOR TOTALS			1,319.00	YTD INVOICED				1,319.00	YTD PAID
9719 NETWORKFLEET, INC 75708 INVOICE: MINS0025434 75709 INVOICE: MINS0025433	02/20/17 75708 02/20/17 75709 02/20/17 75709 02/20/17			224973 224973	P P	03/03/17 03/03/17	65000 65000	580110 580110	EQUIPMENT/CAPITAL OUTLAY EQUIPMENT/CAPITAL OUTLAY
VENDOR TOTALS			7,744.35	YTD INVOICED				7,744.35	YTD PAID
7183 NEWEGG INC 75782 INVOICE: 1300161224 75783 INVOICE: 1300161648 75783 INVOICE: 1300161648 75784 INVOICE: 1300162078 75785 INVOICE: 1300163450 75786 INVOICE: 1300164920	02/20/17 1300161224 02/20/17 1300161648 02/20/17 1300161648 02/20/17 1300162078 02/21/17 1300163450 02/21/17 1300164920			224974 224974 224974 224974 224974 224974	P P P P P P	03/03/17 03/03/17 03/03/17 03/03/17 03/03/17 03/03/17	40000 121400 40000 40000 121400 121400	580100 570110 580100 580100 570110 570117	15005 POLICE STATION COMPUTER EQUIPMENT/PROJEC 15005 POLICE STATION 15005 POLICE STATION COMPUTER EQUIPMENT/PROJEC A/V/WEB COMMUNICATIONS EQ
VENDOR TOTALS			2,259.61	YTD INVOICED				2,259.61	YTD PAID
651 NORTHERN ILLINOIS GAS COMPANY 75710 INVOICE: 75710 75780 INVOICE: 75780 75781 INVOICE: 75781	02/06/17 75710 02/21/17 75780 02/20/17 75781			224975 224975 224975	P P P	03/03/17 03/03/17 03/03/17	121600 40000 55710	521200 580100 521200	UTILITIES CONSTRUCTION PROJECTS UTILITIES
VENDOR TOTALS			16,642.80	YTD INVOICED				16,642.80	YTD PAID
738 RAY O'HERRON CO., INC. 75712 INVOICE: 1707630-IN 75713 INVOICE: 1707629-IN 75714 INVOICE: 1707628-IN 75715	02/08/17 75712 1707630-IN 02/08/17 1707629-IN 02/08/17 1707628-IN 02/02/17			224976 224976 224976 224976	P P P P	03/03/17 03/03/17 03/03/17 03/03/17	134200 134200 134200 134100	530445 530445 530445 530445	UNIFORMS UNIFORMS UNIFORMS UNIFORMS

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VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 1706537-IN 75716 02/13/17		224976	P	03/03/17	134100	UNIFORMS	104.0
INVOICE: 1708532-IN							945.8
VENDOR TOTALS		997.84	YTD	INVOICED		997.84	YTD PAID
1458 OFFICE DEPOT, INC 75717 01/20/17		224977	P	03/03/17	121100	OFFICE SUPPLIES	9.2
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	121200	OFFICE SUPPLIES	15.1
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	121300	OFFICE SUPPLIES	11.8
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	122100	OFFICE SUPPLIES	7.9
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	122200	OFFICE SUPPLIES	7.9
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	134100	OFFICE SUPPLIES	1.9
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	134200	OFFICE SUPPLIES	5.8
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	134300	OFFICE SUPPLIES	1.30
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	126100	OFFICE SUPPLIES	34.52
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	126200	OFFICE SUPPLIES	7.57
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	126500	OFFICE SUPPLIES	5.40
INVOICE: 896454553001 75717 01/20/17		224977	P	03/03/17	143100	OFFICE SUPPLIES	9.12
INVOICE: 896454553001 75718 02/16/17		224977	P	03/03/17	126100	OFFICE SUPPLIES	17.04
INVOICE: 902488745002							134.15
VENDOR TOTALS		1,939.60	YTD	INVOICED		1,939.60	YTD PAID
2670 PACE SUBURBAN BUS 75815 02/16/17		224978	P	03/03/17	121500	SENIOR TRANSPORTATION	1,515.38
INVOICE: 460364 75816 02/16/17		224978	P	03/03/17	121500	SENIOR TRANSPORTATION	1,393.58
INVOICE: 460391							2,908.96
VENDOR TOTALS		5,910.24	YTD	INVOICED		5,910.24	YTD PAID
676 PACKEY WEBB FORD, INC. 75720 02/24/17		224979	P	03/03/17	65000	PARTS PURCHASED	5.55
INVOICE: 137199							5.55
VENDOR TOTALS		3,321.84	YTD	INVOICED		3,321.84	YTD PAID
10045 OJA ENTERPRISES, INC							

03/03/2017 12:14
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PAID WARRANT REPORTP 12
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TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

WARRANT: 0317-1

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75791 INVOICE: 9831	02/20/17		224980	P	03/03/17	121300	PROFESSIONAL SERVICES - 0	558.80
VENDOR TOTALS	1,511.30	YTD INVOICED					1,511.30	YTD PAID 558.80
9335 JIM PERONA 75789 INVOICE: 30117	03/01/17		224981	P	03/03/17	55730	ENTERTAINMENT	425.00
VENDOR TOTALS	650.00	YTD INVOICED					650.00	YTD PAID 425.00
9872 STEVE PETROVICH 75788 INVOICE: 30217	03/01/17		224982	P	03/03/17	55730	ENTERTAINMENT	400.00
VENDOR TOTALS	400.00	YTD INVOICED					400.00	YTD PAID 400.00
8440 THOMAS W POPE 75787 INVOICE: 30217	03/01/17		224983	P	03/03/17	55730	ENTERTAINMENT	200.00
VENDOR TOTALS	200.00	YTD INVOICED					200.00	YTD PAID 200.00
1721 PORTER PIPE & SUPPLY CO. 75721 INVOICE: 11539499-01	01/20/17		224984	P	03/03/17	50100	MAINTENANCE-EQUIPMENT	7.99
75722 INVOICE: 11543228-00	01/20/17		224984	P	03/03/17	50100	MAINTENANCE-EQUIPMENT	67.13
VENDOR TOTALS	384.99	YTD INVOICED					384.99	YTD PAID 75.12
9219 PRESBREY PRODUCTIONS, LLC 75790 INVOICE: 30217	03/01/17		224985	P	03/03/17	55730	ENTERTAINMENT	350.00
VENDOR TOTALS	350.00	YTD INVOICED					350.00	YTD PAID 350.00
715 PRESCIENT DEVELOPMENT, INC. 75719 INVOICE: 217014	02/01/17		20160069	P	03/03/17	121400	PROFESSIONAL SERVICES - 0	3,192.00
VENDOR TOTALS	9,553.83	YTD INVOICED					9,553.83	YTD PAID 3,192.00
5678 PRIORITY PRODUCTS, INC 75723 INVOICE: 904948	02/16/17		224987	P	03/03/17	65000	OPERATING SUPPLIES	22.98
VENDOR TOTALS	22.98	YTD INVOICED					22.98	YTD PAID 22.98
6025 PROTANIC, INC. 75724	01/31/17		224988	P	03/03/17	65000	MAINTENANCE-BUILDING & GR	350.00

03/03/2017 12:14 | VILLAGE OF GLEN ELLYN | P 13
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WARRANT: 0317-1 TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 46937									
VENDOR TOTALS			700.00	YTD INVOICED			700.00	YTD PAID	350.00
6552 PROVANTAGE CORPORATION 75725 02/14/17				224989	P	03/03/17	126100	OFFICE SUPPLIES	15.00
INVOICE: 7856974									
75725 02/14/17				224989	P	03/03/17	126200	OFFICE SUPPLIES	22.00
INVOICE: 7856974									
VENDOR TOTALS			4,619.86	YTD INVOICED			4,619.86	YTD PAID	37.00
9769 ROSENBAUER MINNESOTA, LLC 75792 02/20/17			20150048	224990	P	03/03/17	24000	VEHICLES	57,217.58
INVOICE: 66547									
VENDOR TOTALS			57,217.58	YTD INVOICED			57,217.58	YTD PAID	57,217.58
766 DRI-STICK DECAL CORP 75726 02/17/17				224991	P	03/03/17	122200	PRINTING	2,438.67
INVOICE: 328248									
VENDOR TOTALS			2,438.67	YTD INVOICED			2,438.67	YTD PAID	2,438.67
6093 SCHAMBERGER BROTHERS, INC 75801 02/24/17				224992	P	03/03/17	550	BEER INVENTORY	140.20
INVOICE: 407514									
VENDOR TOTALS			1,751.30	YTD INVOICED			1,751.30	YTD PAID	140.20
7116 THEOPHILUS SCHMID TRUST B FY13-27 03/01/17				224993	P	03/03/17	53000	RENTAL-LEASE	500.00
INVOICE: FY17-3									
VENDOR TOTALS			1,500.00	YTD INVOICED			1,500.00	YTD PAID	500.00
7622 SCHROEDER ASPHALT SERVICES, INC. 75732 12/06/16			20150046	224994	P	03/03/17	40000	CONSTRUCTION PROJECTS	34,016.27
INVOICE: 2016-269									
75732 12/06/16			20150046	224994	P	03/03/17	53000	CAPITAL IMPROVEMENTS	47,245.00
INVOICE: 2016-269									
VENDOR TOTALS			81,261.27	YTD INVOICED			81,261.27	YTD PAID	81,261.27
9718 SEBIS DIRECT INC 75731 02/14/17				224995	P	03/03/17	50100	PROFESSIONAL SERVICES - O	297.04
INVOICE: 22886									
75731 02/14/17				224995	P	03/03/17	50200	PROFESSIONAL SERVICES - O	288.30
INVOICE: 22886									
75731 02/14/17				224995	P	03/03/17	54000	PROFESSIONAL SERVICES - O	288.30
INVOICE: 22886									

03/03/2017 12:14 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT
WARRANT: 0317-1

TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

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VENDOR TOTALS		2,017.49	YTD INVOICED	2,017.49	YTD PAID	873.
141 SENTRY SECURITY						
75793	01/29/17		224996 P 03/03/17	121600	521055	335.
INVOICE: 202759						
VENDOR TOTALS		527.99	YTD INVOICED	527.99	YTD PAID	335.
795 SIKICH LLP						
75727	01/31/17		224997 P 03/03/17	24000	520825	3,000.
INVOICE: 280169						
VENDOR TOTALS		3,000.00	YTD INVOICED	3,000.00	YTD PAID	3,000.
4566 SOIL & MATERIAL CONSULTANTS, INC.						
75794	02/13/17		224998 P 03/03/17	40000	580160	1,039.
INVOICE: 41522						
75795	02/13/17		224998 P 03/03/17	40000	580160	1,158.
INVOICE: 41523						
75796	02/13/17		224998 P 03/03/17	40000	580160	689.
INVOICE: 41524						
75797	02/13/17		224998 P 03/03/17	40000	580160	954.00
INVOICE: 41525						
75798	02/13/17		224998 P 03/03/17	40000	580160	1,579.00
INVOICE: 41526						
VENDOR TOTALS		5,419.00	YTD INVOICED	5,419.00	YTD PAID	5,419.00
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC						
75799	02/23/17		224999 P 03/03/17	550	150304	1,152.00
INVOICE: 1438208						
75799	02/23/17		224999 P 03/03/17	550	150302	494.02
INVOICE: 1438208						
75800	02/24/17		224999 P 03/03/17	550	150305	52.80
INVOICE: 5520876						
VENDOR TOTALS		8,343.35	YTD INVOICED	8,343.35	YTD PAID	1,698.82
10483 MARY STROCK						
75729	02/23/17		225000 P 03/03/17	1000	450100	50.00
INVOICE: CR022817						
VENDOR TOTALS		50.00	YTD INVOICED	50.00	YTD PAID	50.00
823 SUBURBAN BUILDING OFFICIALS CONFERENCE						
75740	03/02/17		224914 P 03/02/17	126200	520620	1,625.00
INVOICE: 75740						
75741	03/02/17		224914 P 03/02/17	126200	520620	125.00
INVOICE: 75741						

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15
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WARRANT: 0317-1 TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS	1,825.00	YTD INVOICED			1,825.00	YTD PAID	1,750.00
5018 SUBURBAN LABORATORIES, INC. 75730 01/31/17 INVOICE: 142017	225001 P	03/03/17	50100		521055	PROFESSIONAL SERVICES - O	947.00
VENDOR TOTALS	1,647.00	YTD INVOICED			1,647.00	YTD PAID	947.00
10479 SUPERVALU, INC 75817 02/06/17 INVOICE: 20617	225002 P	03/03/17	25000		521055	PROFESSIONAL SERVICES - O	3,000.00
VENDOR TOTALS	3,000.00	YTD INVOICED			3,000.00	YTD PAID	3,000.00
10104 SUPREME LOBSTER CO 75802 02/25/17 INVOICE: 6068745	225003 P	03/03/17	550		150301	FOOD INVENTORY	433.71
VENDOR TOTALS	1,876.24	YTD INVOICED			1,876.24	YTD PAID	433.71
5758 SWAHM 724782 03/01/17 INVOICE: SWAHM-99	18318 W	03/03/17	60000		520895	INSURANCE-HOSPITAL, GROUP	196,028.84
VENDOR TOTALS	588,086.52	YTD INVOICED			588,086.52	YTD PAID	196,028.84
844 SYSCO FOOD SERV - CHICAGO, INC 75803 02/24/17 INVOICE: 124245194	225004 P	03/03/17	55730		530410	DRY GOODS	162.00
VENDOR TOTALS	162.00	YTD INVOICED			162.00	YTD PAID	162.00
5615 TASER INTERNATIONAL 75733 01/27/17 INVOICE: SI1467001	225005 P	03/03/17	134200		530105	OPERATING SUPPLIES	2,437.36
VENDOR TOTALS	2,437.36	YTD INVOICED			2,437.36	YTD PAID	2,437.36
853 TERMINAL SUPPLY CO, INC 75805 02/23/17 INVOICE: 90008-00	225006 P	03/03/17	143300		521045	MAINTENANCE-STREET LIGHTS	163.18
VENDOR TOTALS	163.18	YTD INVOICED			163.18	YTD PAID	163.18
865 ACUSHNET COMPANY 75804 02/24/17 INVOICE: 903676774	225007 P	03/03/17	550		150300	PRO SHOP INVENTORY	52.58
VENDOR TOTALS	14,696.15	YTD INVOICED			14,696.15	YTD PAID	52.58

Appendix

Packet Pg. 55

03/03/2017 12:14
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PAID WARRANT REPORTP
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17

WARRANT: 0317-1

TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
75736 INVOICE:	02/15/17			225012	P	03/03/17	143100	521195	TELECOMMUNICATIONS
75736 INVOICE:	02/15/17			225012	P	03/03/17	143300	521195	TELECOMMUNICATIONS
75736 INVOICE:	02/15/17			225012	P	03/03/17	143400	521195	TELECOMMUNICATIONS
75736 INVOICE:	02/15/17			225012	P	03/03/17	50100	521195	TELECOMMUNICATIONS
75736 INVOICE:	02/15/17			225012	P	03/03/17	50200	521195	TELECOMMUNICATIONS
75736 INVOICE:	02/15/17			225014	P	03/03/17	143100	521195	TELECOMMUNICATIONS
75737 INVOICE:	02/15/17			225014	P	03/03/17	143300	521195	TELECOMMUNICATIONS
75737 INVOICE:	02/15/17			225014	P	03/03/17	143400	521195	TELECOMMUNICATIONS
75737 INVOICE:	02/15/17			225014	P	03/03/17	50100	521195	TELECOMMUNICATIONS
75737 INVOICE:	02/15/17			225014	P	03/03/17	50200	521195	TELECOMMUNICATIONS
75737 INVOICE:	02/15/17			225014	P	03/03/17	65000	521195	TELECOMMUNICATIONS
VENDOR TOTALS				4,549.93	YTD	INVOICED		4,549.93	YTD PAID
935 WATER RESOURCES INC. 75739	02/15/17			225015	P	03/03/17	50100	521015	MAINTENANCE-WATER METERS
INVOICE:	31168								
VENDOR TOTALS				14,827.16	YTD	INVOICED		14,827.16	YTD PAID
7711 WINDY CITY DISTRIBUTION COMPANY 75812	02/23/17			225016	P	03/03/17	550	150303	BEER INVENTORY
INVOICE:	839191								
VENDOR TOTALS				2,203.95	YTD	INVOICED		2,203.95	YTD PAID
3948 WORLDPOINT ECC, INC. 75738	02/06/17			225017	P	03/03/17	134200	530105	OPERATING SUPPLIES
INVOICE:	5640136								
VENDOR TOTALS				927.71	YTD	INVOICED		927.71	YTD PAID
REPORT TOTALS									
COUNT									AMOUNT
TOTAL PRINTED CHECKS	104								299,771.26
TOTAL WIRE TRANSFERS	2								508,926.44
									808,697.70

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WARRANT: 0317-1

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TO FISCAL 2017/03 01/01/2017 TO 12/31/2017

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



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

Meeting: 03/13/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6483

DOC ID: 2632

Ordinance No. 6483, An Ordinance Amending Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to Allow an Expansion to the Existing Aldi Food Store Building, to Allow a Reduction in the Required Number of Shared Parking Stalls in Danby Crossing, to Amend to the Previously Approved Exterior Appearance for the Aldi Food Store Building, and to Amend to the Previously Approved Variations from the Glen Ellyn Sign Code for the Aldi Food Store building, Located at 700 Roosevelt Road in Danby Crossing. (Planning and Development Director Hulseberg)

Background: Aldi, Inc., owner of the Aldi Food Store located at 700 Roosevelt Road in the Danby Crossing development, is requesting approval of amendments to Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to allow the following:

- a. A 2,029 square foot expansion to the east wall of the existing Aldi Food Store building.
- b. A deviation from Section 10-5-13(M)2(b)1 of the Zoning Code to allow two light poles on Lot 1 of Danby Crossing to be located 80' apart from one another in lieu of the minimum required separation distance of 93'.
- c. A reduction in the number of required shared parked stalls in Danby Crossing from the previously approved 148 parking stalls to 143 parking stalls.
- d. An amendment to the previously approved Exterior Appearance of the Aldi Food Store Building.
- e. Amendments to the previously approved variations from the Glen Ellyn Sign Code for the Aldi Food Store to allow:
 - i. Two (2) "Aldi" signs with a surface area of 74.5 sq. ft. each in lieu of the previously approved 47.18 sq. ft. each.
 - ii. Two (2) "Food Store" incidental signs to total 76 sq. ft. in lieu of the previously approved 45.48 sq. ft. of total incidental signage.
 - iii. Two (2) "Food Store" signs to be installed at heights of 16.2 ft. in lieu of the previously approved 13 ft.

The subject property is located at the northwest corner of Roosevelt Road and Nicoll Way, in the C6 Commercial/Multi-use Planned Development District. Three commercial buildings are located within the development including the Aldi Food Store, a multi-tenant retail/restaurant building, and a bank.

The proposed expansion will result in a loss of 12 parking spaces in the Aldi parking lot reducing the reducing the total parking in the entire development from 155 to 143. The Preliminary PUD for Danby Crossing, which has shared parking, requires 148 parking stalls. As such, the petitioner is requesting a reduction in the minimum parking stalls required to allow 143 spaces for the entire development. A parking availability study was performed demonstrating there will be no operational problem with the reduction of parking spaces.

The proposed expansion of the east elevation of the building will cause an existing parking lot landscape island containing a light pole to be relocated 15 feet to the east. The light pole, in its new location, will be 80 ft. away from the nearest light pole. Section 10-5-13(M)2(b)1 of the Zoning Code requires the two light poles to maintain a separation distance of at least 93 feet apart. A photometric analysis demonstrates the closer proximity between the two light poles will not cause the lighting to exceed the maximum illumination allowed at the residential lot line to the north and demonstrates compliance with the Village illumination standards.

For the new exterior appearance of the expansion, the petitioner is proposing to use aluminum clad panels with a “slate grey” finish behind a proposed “Food Market” sign and a “bright silver” finish behind a proposed “Aldi” sign for siding on the expansion. Brick veneer and CMU will be added to match the existing building materials. The petitioner is proposing to remove the existing gabled roof on the entrance tower to the building and construct a flat roof with aluminum coping on the new entrance tower.

Architectural Review Commission Recommendation: The Architectural Review Commission considered the petitioner’s application to amend Ordinance No. 5399 to amend the previously approved Exterior Appearance and to amend the previously approved variations to the Glen Ellyn Sign Code at a public hearing on February 22, 2017. No members of the public spoke at the hearing either in favor or against the project. By a vote of 8-0, the Architectural Review Commission recommended approval of amendments to Ordinance No. 5399 to amend the previously approved Exterior Appearance and to amend the previously approved variations to the Glen Ellyn Sign Code subject to the condition that a building permit shall be required for the signage and exterior renovations.

Plan Commission Recommendation: The Plan Commission considered the petitioner’s application for approval to amend Ordinance No. 5399 to allow the expansion of the existing Aldi Food Store building with a deviation to the Glen Ellyn Zoning Code, and to allow a reduction in the required number of shared parking stalls in the development from 148 parking stalls to 143 parking stalls at a public hearing on February 23, 2017. No members of the public spoke at the hearing either in favor or against the project. By a vote of 8-0, the Plan Commission recommended approval to amend Ordinance No. 5399 to allow the expansion of the existing Aldi Food Store building with a deviation to the Glen Ellyn Zoning Code, and to allow a reduction in the required number of shared parking stalls in the development from 148 parking stalls to 143 parking stalls subject to the condition that Final engineering approval is required prior to the issuance of a building permit.

Village Board Action: The Village Board may approve, approve with conditions or deny the request for approval to amend Ordinance No. 5399, the Preliminary Planned Unit Development for Danby Crossing. A draft Ordinance approving the request is attached for consideration at the March 13, 2017 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Ordinance No. 5399 – Exhibit “A”
- Draft Architectural Review Commission Meeting Minutes-February 22, 2017 – Exhibit “B”
- Draft Plan Commission Meeting Minutes-February 23, 2017 – Exhibit “C”
- Site Plan – Exhibit “D”
- Building Elevations – Exhibit “E”
- Signage Plan – Exhibit “F”
- Select Materials from Petitioner’s Packet

CC: Thomas Strehmann, Aldi, Inc.

Ordinance No. _____

An Ordinance Amending Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to Allow an Expansion to the Existing Aldi Food Store Building, to Allow a Reduction in the Required Number of Shared Parking Stalls in Danby Crossing, to Amend to the Previously Approved Exterior Appearance for the Aldi Food Store Building, and to Amend to the Previously Approved Variations from the Glen Ellyn Sign Code for the Aldi Food Store building, Located at 700 Roosevelt Road in Danby Crossing, Glen Ellyn, Illinois 60137

Whereas, on September 26, 2005, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance No. 5399, attached hereto as Exhibit “A”, which granted approval of, among other things, an Aldi Food Store with sign variations and exterior appearance approval, to be located on Lot 1 of Danby Crossing on the property commonly known as 700 Roosevelt Road; and

Whereas, Aldi, Inc., owner of the Aldi Food Store has petitioned the Village President and Board of Trustees for approval of amendments to No. Ordinance 5399 to allow the following:

- a. A 2,029 square foot expansion to the existing Aldi Food Store building.
- b. A zoning deviation from Section 10-5-13(M)2(b)1 to allow two light poles on Lot 1 of Danby Crossing to be located 80’ apart from one another in lieu of the minimum required separation distance of 93’.
- c. A reduction in the number of required shared parked stalls in Danby Crossing from the previously approved 148 parking stalls to 143 parking stalls.
- d. An amendment to the previously approved Exterior Appearance of the Aldi Food Store Building.
- e. Amendments to the previously approved variations from the Glen Ellyn Sign Code for the Aldi Food Store to allow:
 - i. Two (2) “Aldi” signs with a surface area of 74.5 sq. ft. each in lieu of the previously approved 47.18 sq. ft. each.
 - ii. Two (2) “Food Store” signs to total 76 sq. ft. in lieu of the previously approved

45.48 sq. ft. of total incidental signage.

- iii. Two (2) “Food Store” signs to be installed at heights of 16.2 ft. in lieu of the previously approved 13 ft.

All to accommodate the construction of a 2,029 square foot expansion on the eastern wall of the existing Aldi Food Store building; and

Whereas, the subject property is located at the northwest corner of Roosevelt Road and Nicoll Way, in the C6 Commercial/Multi-use Planned Development District, and

Whereas, the property is legally described as follows:

LOT 1 IN THE FINAL PLAT OF GLEN ELLYN RE-SUBDIVISION, A RE-SUBDIVISION OF LOT 2 BROOK DALE RE-SUBDIVISION BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 2006 AS DOCUMENT NUMBER R2006-129192, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-422-063

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Architectural Review Commission of the Village of Glen Ellyn conducted a public hearing on February 22, 2017 at which hearing the Architectural Review Commission considered the petitioner’s request for approval of amendments to Ordinance No. 5399 to amend the previously approved Exterior Appearance and to amend the previously approved variations to the Glen Ellyn Sign Code; and

Whereas, at the February 22, 2017 public hearing of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no members of the public spoke in favor or against the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Architectural Review Commission made its recommendations and by a vote

of eight (8) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the requests with conditions as set forth in the February 22, 2017 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “B”; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on February 23, 2017 at which hearing the Plan Commission considered the petitioner’s request for approval of amendments to Ordinance No. 5399 to allow the proposed expansion of the existing Aldi Food Store with a deviation to the Glen Ellyn Zoning Code and to approve a reduction in the minimum required shared parking stalls in Danby Crossing from 148 parking stalls to 143 parking stalls; and

Whereas, at the February 23, 2017, public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no members of the public spoke in favor or against the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its recommendations and by a vote of eight (8) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests with conditions as set forth in the February 23, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “C”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 22, 2017 Architectural Review Commission public hearing and the February 23, 2017 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission; and

Whereas, the President and Board of Trustees have determined that granting the requested amendments to Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to allow an expansion to the existing Aldi Food Store building with a deviation to the Glen Ellyn Zoning Code, to allow a reduction in the required number of shared parking stalls in Danby Crossing, to amend to the previously approved Exterior Appearance for the Aldi Food Store building, and to amend the previously approved variations from the Glen Ellyn Sign Code for the Aldi Food Store building.

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

Section One: The minutes from the February 22, 2017 Architectural Review Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the minutes from the February 23, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “C”, as well as in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the February 22, 2017 public hearing of the Architectural Review Commission and the February 23, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission and the Architectural Review Commission, as adopted herein, the Village President and Board of Trustees hereby grant approval of the petitioner’s request to amend Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to allow an expansion to the existing Aldi Food Store building with a deviation to the Glen Ellyn Zoning Code, to allow a

reduction in the required number of shared parking stalls in Danby Crossing, to amend the previously approved Exterior Appearance for the Aldi Food Store building, and to amend the previously approved variations from the Glen Ellyn Sign Code for the Aldi Food Store building, located on Lot 1 of Danby Crossing at 700 Roosevelt Road, Glen Ellyn, Illinois 60137.

Section Three: The granting of the aforementioned approvals is subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the February 22, 2017 public hearing before the Architectural Review Commission and at the February 23, 2017 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
 - a. Application of a Preliminary PUD stamped received February 13, 2017.
 - b. Narrative Statement and Quantitative Summary stamped received February 13, 2017.
 - c. Site Geometric and Paving Plan, Sheet 4 of 8, stamped received February 13, 2017, a reduced copy of which is attached hereto as Exhibit "D".
 - d. Building Elevations (2 pages), stamped received February 13, 2017, a reduced copy of which is attached hereto as Exhibit "E".
 - e. Signage Plans (2 pages), stamped received January 18, 2017, a reduced copy of which is attached hereto as Exhibit "F".
 - f. Parking availability study stamped received February 2, 2017
 - g. Photometric analysis stamped received February 2, 2017
2. Final engineering approval is required prior to the issuance of a building permit.
3. A building permit shall be required for the signage and exterior renovations.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the amendments to Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to allow an expansion to the existing

Aldi Food Store building with a deviation to the Glen Ellyn Zoning Code, to allow a reduction in the required number of shared parking stalls in Danby Crossing, to amend the previously approved Exterior Appearance for the Aldi Food Store building, and to amend the previously approved variations from the Glen Ellyn Sign Code for the Aldi Food Store building, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. 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.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13th day of March, 2017.

Ayes:

Nays:

Ordinance 6483

Meeting of March 13, 2017

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day
of _____, 2017.

Village President

Attest:

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

ATTACHMENTS:

- Location Map (PDF)
- Exhibit A (PDF)
- Exhibit B (PDF)
- Exhibit C (PDF)
- Exhibit D (PDF)
- Exhibit E (PDF)
- Exhibit F (PDF)
- Petitioner Packet (PDF)



Map created on March 6, 2017.

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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.

EXHIBIT "A"

Amended by Ord. 555
3/26/07

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

DEC.01,2005

11:42 AM

OTHER

05-14-422-062

044 PAGES

R2005-266347

Amended by Ord. 5734
2/9/07

Village of Glen Ellyn

Amended by Ord. 5625
11/13/07Ordinance No. 5399

An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development,
a Preliminary Plat of Subdivision, Sign Code Variations
and the Exterior Appearance of
a Commercial Development Proposed at the
Northwest Corner of Roosevelt Road and Nicoll Avenue
and Commonly Known as 720 Roosevelt Road

Adopted by the
President and the Board of Trustees
of the Village Of Glen Ellyn
DuPage County, Illinois
This 26 Day Of Sept., 20 05.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 19
day of Oct., 20 05.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. 5399

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development,
a Preliminary Plat of Subdivision, Sign Code Variations
and the Exterior Appearance of
a Commercial Development Proposed at the
Northwest Corner of Roosevelt Road and Nicoll Avenue
and Commonly Known as 720 Roosevelt Road**

Whereas, Vland Glen Ellyn Nicoll LLC, owner of approximately 4.23 acres of property located at the northwest corner of Roosevelt Road and Nicoll Avenue on property commonly known as 720 Roosevelt Road 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 including the following deviations to the Glen Ellyn Zoning Code:
1. A deviation from Section 10-5-10(J) to allow the distance between the proposed Roosevelt Road access drive and the adjacent existing access drive on the property to the west to be 121 feet in lieu of 185-foot driveway separation required.
 2. A deviation from Section 10-5-5(C) to allow impervious surface setbacks on Parcel One of 4 feet adjacent to the proposed sidewalk along Roosevelt Road (the proposed parking lot is setback 18 feet from Roosevelt Road), 13 feet adjacent to the proposed retail building and associated walkway and 10 feet along the western lot line adjacent to the Roosevelt Road access drive in lieu of the minimum required impervious surface setback of 15.25 feet.
 3. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 0 feet on Parcels One and Two where the parking areas meet to allow for the creation of a shared drive aisle and parking facilities. An impervious surface setback of 15.25 feet is required on Parcel One and an impervious surface setback of 8.25 feet is required on Parcel Two.
 4. A deviation from Section 10-4-14(E) to allow 66 parking spaces on Parcel One in lieu of the total number of 88 parking spaces required. As a project site 148 spaces

are required and 151 spaces are proposed.

5. A deviation from Section 10-7-4(A) to allow 12,624 square feet or 6.8% of the site to be designated as common open area in lieu of the minimum of 27,638 square feet or 15% of the site required to be designated as common open area.
- B. A Preliminary Plat of Subdivision in accordance with Section 301 of the Subdivision Regulations Ordinance 2479.
- C. Exterior Appearance approval in accordance with Section V of the Appearance Guide and Criteria, Ordinance No. 3619-VC.
- D. Approval of the following Sign Variations:
1. A variation from Section 4-5-5(N)2 to allow a total of two Shopping Center Identification signs in lieu of the maximum number of one Shopping Center Identification sign permitted.
 2. A variation from Section 4-5-12(E)1 to allow a total number of two primary signs on the bank building in lieu of the maximum number of one primary sign permitted.
 3. A variation from Section 4-5-5(G)1 to allow a total area of 22.08 square feet of incidental signage in lieu of the maximum area of 6.6 square feet of incidental signage permitted. This signage is associated with the bank.
 4. A variation from Section 4-5-5(G)3 to allow a total number of ten incidental signs in lieu of the maximum number of three incidental signs permitted. This signage is associated with the bank.
 5. A variation from Section 4-5-12(E)1 to allow two primary signs on the food store building proposed on Parcel Two in lieu of the maximum number of one primary sign permitted.

all to allow the construction of a 4,199 square foot bank, an 11,400 square foot retail building and a

15,412 square foot food store on the subject property, which is located in the C6 Commercial/Multi-

Use Planned Unit Development District and legally described as follows:

PARCEL 1:

LOT 2 IN BROOKDALE RESUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1998 AS DOCUMENT

R98-151441 AND RE-RECORDED OCTOBER 22, 1998 AS DOCUMENT 220214 AND RE-RECORDED JUNE 29, 1999 AS DOCUMENT R99-144748, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN GRANT OF DRAINAGE EASEMENT RECORDED JULY 29, 1998 AS DOCUMENT R98-151445, BY AND BETWEEN AH ILLINOIS OWNER LIMITED PARTNERSHIP, WEST SUBURBAN BANK, TRUST 1975 AND WEST SUBURBAN BANK, TRUST 3100, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES AND ALLOWING SURFACE AND SUBSURFACE DRAINAGE FROM PARCEL 1 TO RUN OVER, UNDER AND ACROSS SAID DRAINAGE FACILITY AS SHOWN IN EXHIBIT C ATTACHED THERETO, EXCEPT THAT PART FALLING WITHIN PARCEL 1.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN GRANT OF SANITARY AND STORM SEWER EASEMENT RECORDED APRIL 18, 1999 AS DOCUMENT R99-84952 BY AND BETWEEN CHICAGO TITLE LAND COMPANY, TRUST NUMBER 1071770, AH ILLINOIS OWNERS LIMITED PARTNERSHIP AND WEST SUBURBAN BANK, TRUST 3100, FOR THE PURPOSE OF INSTALLING, USING, MAINTAINING, REPAIRING, REPLACING, ACCESSING AND RENEWING A SANITARY SEWER AND STORM SEWER LINE IN, UNDER AND THROUGH THE SOUTH 10 FEET OF LOT 16 IN BLOCK 7 IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS.

AND;

OF THAT PART OF MONCLAIRE AVENUE LYING NORTH OF THE NORTH LINE OF ROOSEVELT ROAD AND SOUTH OF LOT 2 IN BROOKDALE RESUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1998, AS DOCUMENT R98-151441, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 59 DEGREES 34 MINUTES 14 SECONDS WEST, 29.12 FEET, TO THE NORTH LINE OF ROOSEVELT ROAD; THENCE NORTH 89 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID NORTH LINE, 225.00 FEET, TO THE EAST LINE OF SAID MONTCLAIR AVENUE

AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 03 SECONDS EAST, ALONG SAID EAST LINE, 156.06 FEET, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 59 MINUTES 32 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 60.00 FEET, TO THE WEST LINE OF MONTCLAIR AVENUE; THENCE SOUTH 00 DEGREES 24 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, 156.20 FEET, TO THE NORTH LINE OF SAID ROOSEVELT ROAD; THENCE SOUTH 89 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG SAID NORTH LINE, 60.00 FEET, TO THE POINT OF BEGINNING.

P.I.N: 05-14-422-062

Whereas, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted public hearings on July 27, 2005 and August 24, 2005 at which hearings the petitioner presented evidence, testimony, and exhibits relative to the requested Sign Variations and at which hearings no person spoke either in favor of or in opposition to the requests; and

Whereas, at public meetings before the Architectural Review Commission on July 27, 2005 and August 24, 2005, the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Architectural Review Commission made its findings of fact and recommendations for the requested Sign Variations as set forth in the Report and Recommendation of the Architectural Review Commission attached hereto as Exhibit "A" and dated July 27, 2005 and August 24, 2005 at the August 24, 2005 public hearing by separate votes of seven (7) "yes" and zero (0) "no," recommended approval of each of the requested Sign Variations; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, at the August 24, 2005 Architectural Review Commission meeting by a vote of

seven (7) "yes" and zero (0) "no," the Architectural Review Commission recommended approval of the exterior appearance as set forth in the Report and Recommendation of the Architectural Review Commission dated July 27, 2005 and August 24, 2005, which is appended hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in The Glen Ellyn News 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 public hearings on July 28, 2005 and September 8, 2005, at which hearings the petitioner presented evidence and testimony in support of the requests for a Special Use Permit for a Preliminary Planned Unit Development and a Preliminary Plat of Subdivision at which hearing, one person spoke in favor of the requests; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated July 28, 2005 and September 8, 2005, which is appended hereto as Exhibit "B" and by a vote of ten (10) "yes" and zero (0) "no", recommended approval of a Special Use Permit for a Preliminary Planned Unit Development and associated zoning deviations, pursuant to Section 10-10-15 of the Zoning Code and a Preliminary Plat of Subdivision in accordance with Section 301 of the Glen Ellyn Subdivision Regulations Ordinance No. 2479; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearings and meetings of the Architectural Review Commission

and the Plan Commission and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the exterior appearance of the proposed development is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria, that granting the requested Sign Code Variations is consistent with the goals of the Sign Code Ordinance and that granting a Special Use Permit for a Preliminary Planned Unit Development and a Preliminary Plat of Subdivision is consistent with the goals of the Glen Ellyn Zoning Code and Subdivision Regulations Ordinance No. 2479;

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 Report and Recommendation of the Glen Ellyn Architectural Review Commission, Exhibit "A" attached hereto, and Report and Recommendation of the Glen Ellyn Plan Commission, Exhibit "B" attached hereto, and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearings and meetings of the Architectural Review Commission and Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, a Special Use Permit for a Preliminary Planned Unit Development, a Preliminary Plat of Subdivision, Sign Code Variations, and Exterior Appearance Approval are hereby granted as requested for the subject

commercial development to be located on approximately 4.23 acres at the northwest corner of Roosevelt Road and Nicoll Avenue.

Section Three: This grant of approval of a Special Use Permit for a Preliminary Planned Unit Development, a Preliminary Plat of Subdivision, Sign Code Variations, 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 July 27, 2005 and August 24, 2005, Architectural Review Commission public hearing and meetings and the July 28, 2005 and September 8, 2005 public hearings before the Plan Commission, including a number of the plans in the petitioner's application packets dated August 2005 and September 19, 2005 including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Color Rendering of Development prepared by Arcline Development
2. Letter from Amy Kurson dated August 31, 2005
3. Letter from Amy Kurson dated August 10, 2005
4. PUD Application (no date)
5. Project Narrative Statement
6. Quantitative Summary of Zoning Requirements dated August 10, 2005
7. Zoning Deviation Narrative dated August 31, 2005
8. Reciprocal Easement, Maintenance and Use Restriction Agreement
9. Traffic Impact Analysis prepared by KLOA dated December 20, 2004
10. Aldi Roof Plan dated August 23, 2005
11. Retail Building Roof Plan dated June 3, 2005
12. Aldi Building Elevations dated August 23, 2005
13. Retail Building Elevations dated August 10, 2005
14. South and West Fifth Third Bank Elevations dated August 24, 2005
15. North and East Fifth Third Bank Elevations dated August 24, 2005
16. Letters from Amy Kurson regarding Sign Variation Requests dated August 10, 2005
17. Fifth Third Sign Plan dated June 1, 2005
18. Fifth Third Primary Sign Elevations WLF29H-B and WLFLOGO

19. Signage Location Plan prepared by Arcline Associates dated August 31, 2005
20. Retail Development Sign Plan
21. Sign Variation Criteria dated July 11, 2005
22. Monument Sign Elevation MS1 prepared by Arcline Associates dated July 26, 2005
23. Monument Sign Elevation MS3 prepared by Arcline Associates dated July 26, 2005
24. Fifth Third ATM Elevations dated June 2, 2005
25. Fifth Third Incidental Sign Elevations including Drive-Thru Canopy LED Signage dated August 22, 2005 (3 pages)
26. Site Plan prepared by Arcline Associates dated August 31, 2005
27. Open Area Plan prepared by Arcline Associates dated August 31, 2005
28. Engineering Plans prepared by Woolpert, Inc. with Cover Page dated August 19, 2005 including the following:
 - a. Construction Notes dated June 7, 2005
 - b. Existing Conditions/Demo Plan dated June 7, 2005
 - c. Site Plan dated August 19, 2005
 - d. Grading/Erosion Control Plan dated August 19, 2005
 - e. Erosion Control Details dated June 7, 2005
 - f. Utility Plan dated August 19, 2005
 - g. Standard Details dated June 7, 2005 (2 pages)
32. Right Turn Geometrics dated June 23, 2005
33. Stormwater Management Analysis and Report with a misdated revision date of March 2004 instead of March 2005
34. Plat of Easement Abrogation dated February 16, 2005
35. Preliminary Plat of Glen Ellyn Resubdivision dated June 6, 2005
36. Tree Survey and Preservation Plan dated December 16, 2004
37. Preliminary Landscape Plan prepared by Walsh Landscape Construction dated August 9, 2005
38. Pergola Elevation dated September 9, 2005
39. Site Photometric Plan dated August 10, 2005
40. Cut Sheet of Parking Lot Light Poles (5 pages)
41. Cut Sheets of Wall Mounted Light Fixtures (3 pages)
42. Letter of Intent regarding cross access drive signed by Scott Nicholson and Thomas Eilers dated September 15, 2005

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

- B. The Preliminary Planned Unit Development approved herein is subject to the following additional conditions:

1. Prior to returning for review of the Final Planned Unit Development, the petitioner shall study the design of the cross-access drive between the subject development and Pickwick Place and, if feasible, move the drive further south to reduce the jog in the drive even if this would result in a deviation to the impervious surface setback in this

area. It is recognized that this modification may require construction of a swale across the parking area to provide stormwater drainage that would otherwise be provided by the perimeter drain presently shown on the plans.

2. The petitioner shall make a good faith effort to work out an easement agreement with the owner of the Pickwick Place shopping center to accommodate a cross-access drive between these two developments.
 3. The sidewalk along Nicoll Avenue shall be moved onto a private easement on the petitioner's property to provide additional room in the Nicoll Avenue right-of-way for the future construction of a southbound right-turn lane. In doing so, the width of the landscape strip between the sidewalk and the retail building shall not be reduced to less than 8 feet. This change shall be shown on the plans when the petitioner returns for review of the Final Planned Unit Development.
 4. No more than 6,800 square feet of floor area in the retail/restaurant building on Parcel 1 shall be permitted to be used as a sit-down restaurant unless it can be shown that the parking ratio in the development would meet the Zoning Code requirements as a project site.
 5. The plans for any signal timing changes at the Nicoll Avenue and Roosevelt Road access drive shall be presented to IDOT and a disposition from IDOT secured prior to returning for review of the Final Planned Unit Development.
 6. Prior to returning for Final PUD review, the plans shall be amended to bring the spacing between the light poles into compliance with the Zoning Code.
 7. The pergola in common area 23 shall be eliminated and that area converted to either open seating or landscaping and two pergolas shall be added to the project, one in area 25 and one in area 32. Seating shall be placed in the two areas where pergolas are to be constructed. This change shall be shown on the plans when the petitioner returns for review of the Final Planned Unit Development.
 8. Trash pick-up and deliveries to the Aldi building shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
- C. The Exterior Appearance approval granted herein is subject to the following additional conditions:
1. The petitioner shall return to the Architectural Review Commission for further review of the landscape plan around the same time that they appear before the Plan Commission for review of the Final Planned Unit Development and shall present a revised landscape plan to the Architectural Review Commission that incorporates the following changes:
 - a. The number of Stella De Oro daylilies shall be reduced and substituted with

another species of perennial(s);

- b. There shall be a substitution of grasses, specifically Karl Forrester with another taller miscanthus and the smaller Dwarf Fountain Grass, with a standard-size species;
 - c. The variety of perennials shall be increased;
 - d. The existing Hawthorne on the southern portion of the site shall be moved and placed in a satisfactory location within the project;
 - e. The Catmint shall be substituted for another perennial such as Russian Sage;
 - f. The petitioner shall install landscaping, including trees, along the south façade of the Aldi building or plant vines along this wall for softening; and
 - g. Along the southern border of the entryway from the access driveway to the west, an attempt shall be made to increase the number of trees.
2. All rooftop equipment shall be screened so that it is not visible to pedestrians and motorists passing by the site.
- D. The ground sign at the corner of Roosevelt Road and Nicoll Avenue shall have a maximum height of 14 feet.

Section Four: The petitioner shall file applications for approval of a Final Planned Unit Development Plan and Final Plat of Subdivision 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 to this provision.

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.

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

26 day of September 20 05.

Ayes: Armstrong, Chapman, Gardner, Lee,
Norton

Nays: Pfefferman

Absent: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 26 day of

September, 20 05.

Wicki Lose

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Andrea Mathis

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 19 day of October, 2005.)

X:\Plandev\PLANNING\PUD\ORD\NWC\RooseveltandNicoll.doc

DRAFT MINUTES

BOARD / COMMISSION: Architectural Review DATE: February 22, 2017

MEETING: Regular CALLED TO ORDER: 7:03 PM

QUORUM: Yes ADJOURNED: 9:30 PM

MEMBER ATTENDANCE: PRESENT: Chairman Burket, Commissioners
Albrecht, Dickie, Klimala, Loftus, Strutynsky,
Thompson and Wussow

ABSENT: Commissioners Marchese and Pulver

ALSO PRESENT: Village Planner Sterrett, Trustee Kenwood,
Recording Secretary Johnson

I. CALL TO ORDER:

Chairman Burket called the Glen Ellyn Architectural Review Commission (ARC) meeting to order at 7:03 PM in the Civic Center at 535 Duane Street; Glen Ellyn, Illinois. Roll call was taken and a quorum was present.

II. APPROVAL OF JANUARY 11, 2017 MEETING MINUTES

Commissioner Wussow made a motion, seconded by Commissioner Loftus, to approve the January 11, 2017 minutes of the Glen Ellyn Architectural Review Commission. The motion was approved unanimously.

III. PUBLIC COMMENT (NON-AGENDA ITEMS)

None

IV. 700 Roosevelt Road – ALDI, INC.

Commissioner Strutynsky made a motion to open the public hearing, seconded by Commissioner Thompson. The motion was approved unanimously.

Planner Sterrett was sworn in.

The Petitioner, Aldi, Inc., is requesting approval of an amendment to the preliminary Danby Crossing PUD to amend the previously approved exterior appearance and sign variations.

Previously Aldi was proposing two 120 square foot signs, but has revised their plans to decrease them to 74.5 square feet each.

Commissioner Wussow asked if there were any other significant changes besides the size of the signs. Planner Sterrett stated no.

Chris Stair, representative from Aldi, 1200 N. Kirk Rd in Batavia, was sworn in.

Chairman Burket asked if they had explored making it a gabled roof. Mr. Stair said no, from a structural standpoint, it was too cost prohibitive to try to add a gabled roof.

Commissioner Albrecht asked for a summary of the proposal. Mr. Stair said that Aldi is undergoing a major remodel and expansion to add additional space for more products. The addition proposed is 2,029 square feet.

Commissioner Wussow asked if the new tower is taller than what is existing. Mr. Stair said no, it is changing from 30 feet to 27 feet, 10 inches.

Public Comment

There was no public comment.

Commissioner Albrecht said she would like to see the gabled roof continued, but she understands what they are doing. She appreciates the reduction in size for the signs.

Commissioner Klimala stated he likes the flatline roof, he likes the project.

Commissioner Loftus had nothing to add.

Commissioner Strutynsky appreciates the sign size reduction.

Commissioner Thompson stated she like the straight-line roof.

Commissioner Wussow had nothing to add.

Commissioner Dickie had nothing to add.

Commissioner Loftus made a motion to close the public hearing, seconded by Commissioner Wussow. The motion was approved unanimously.

Commissioner Strutynsky made a motion to approve the request as presented. There were no conditions. Commissioner Loftus seconded the motion. Roll call vote, all ayes.

EXHIBIT "C"

DRAFT
PLAN COMMISSION
MINUTES
FEBRUARY 23, 2017

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners David Allen, Jeff Girling, Phillip Hartweg, Tracy Heming-Littwin, James Ozog, Jamie Vondruska and Lyn Whiston were present. Plan Commissioners Angela Fanella, Terra Costa Howard and David Rodemann were excused. Also present were Trustee Liaison Dean Clark, Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett, Stormwater Engineer Ray Ulreich, Intern Christiana Cabrera and Recording Secretary Barbara Utterback.

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

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Allen, to approve the minutes of the December 8, 2016 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda were items regarding Aldi at 700 Roosevelt Road and True North at 825 N. Main Street.

PUBLIC HEARING – 700 ROOSEVELT ROAD – ALDI – AMENDMENT TO PUD

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE DANBY CROSSING PLANNED UNIT DEVELOPMENT TO AMEND ORDINANCE 5399 FOR 700 ROOSEVELT ROAD TO ACCOMMODATE THE EXPANSION OF AN EXISTING ALDI FOOD STORE. THE SUBJECT PROPERTY IS LOCATED IN THE DANBY CROSSING DEVELOPMENT ON THE NORTH SIDE OF ROOSEVELT ROAD WEST OF NICOLL AVENUE IN THE C6 COMMERCIAL/MULTI-USE PLANNED DEVELOPMENT DISTRICT. (Aldi, Inc., owner of the subject property)

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

Staff Introduction

Village Planner John Sterrett and Planning Intern Christiana Cabrera were present to speak on behalf of the subject project. Ms. Cabrera stated that a public hearing was being held for an amendment to Ordinance 5377 regarding the Danby Crossing Planned Unit Development located at the northwest corner of Roosevelt Road and Nicoll Way in the C6 Commercial/Multi-Use Planned Development District. She stated that the petitioner is requesting a proposed expansion to the existing Aldi food store building located at 700 Roosevelt Road. She added that Aldi, Inc., the petitioner, would like to expand the existing 15,512-square foot food store

PLAN COMMISSION

-2-

FEBRUARY 23, 2107

building by extending the east wall out by 2,029 square feet. Ms. Cabrera stated that this project will include an access off Nicoll Way. She added that the proposed addition will reduce the width of the western entrance from the shared access drive slightly and will provide a width of 31 feet. She added that a stormwater permit will be required since the project disturbs more than 1,500 square feet.

Ms. Cabrera stated that the petitioner is also requesting two deviations from the Village Zoning Code. She stated that the first deviation is to allow 143 parking spaces for the entire development site in lieu of the required 148 parking spaces. She added that the Zoning Code requires 4 parking spaces for every 1,000 square feet of gross floor area of retail. She stated that the subject site currently has 88 parking spaces and there will be 76 parking spaces after the proposed expansion. She stated that although 76 spaces satisfies the requirement for the Aldi building, the original approval of the PUD for the entire shopping development which has shared parking requires 148 parking stalls which is why the petitioner is requesting a deviation to allow 143 spaces for the entire development. Ms. Cabrera stated that the petitioner has also conducted a parking availability study demonstrating that the maximum parking occupancy on a typical weekday does not exceed 47% which suggests that there will be no operational problem with the reduction of parking spaces as a result. Ms. Cabrera stated that the second deviation is to allow two lightpoles to be located 80 feet apart in lieu of the required 93 feet apart. Ms. Cabrera stated that as a result of the proposed expansion on the east elevation of the building facing the parking lot, the existing landscape island closest to the building and the lightpole within that landscape island are going to be located 15 feet to the east. She added that the height of the pole is 23 feet. She also stated that the Village Zoning Code states that the lightpoles are to be separated by 4 times the height of the fixtures which means that the two lightpoles on the property are required to be located 93 feet apart. She also stated that the photometric analysis in the Plan Commissioners' packets demonstrates that the closer proximity between the two lightpoles will not exceed the maximum illumination allowed at the residential lot line to the north and shows compliance with the Village requirements. She added that for this reason, the petitioners are requesting a deviation to allow the lightpoles to be located 80 feet apart.

Ms. Cabrera stated that the Architectural Review Commission reviewed the exterior appearance and variations to the existing signage at a public hearing on February 22, 2017 and recommended approval of the two requests.

Petitioner's Presentation

Chris Stair, Director of Real Estate with Aldi, 1200 N. Kirk Road, Batavia, Illinois, Bob Gudmundson, RWG Engineering, 975 E. 22nd Street, Wheaton, IL and Tom Strehmann, Aldi, 1200 N. Kirk Road, Batavia, IL were present to speak on behalf of Aldi, Inc.

PLAN COMMISSION

-3-

FEBRUARY 23, 2107

Mr. Gudmundson stated that his firm is doing the site and civil engineering on behalf of Aldi for this project. He stated that Aldi is undergoing a major country-wide expansion of their existing facilities and will be constructing some new facilities. He stated that each store is being looked at to see what it is capable of handling based on the site and the resulting ramifications. Mr. Gudmundson stated on the Glen Ellyn site, it has been determined that they can handle a "short wall" expansion. He added that the Aldi building is a rectangular building and the short wall is the narrow wall on the rectangle and that wall will be pushed eastward. Mr. Gudmundson displayed a site plan and showed the location of the proposed 2,000-square foot expansion area. He added that the expansion of the store will allow them to enhance their product line and increase their sales. He stated that in order to accommodate the expansion, some minor site modifications need to be made. Those modifications include that the accessway off of the circular shared access drive will be moved to the east and parking stalls on the site will be reduced by 12. Mr. Gudmundson stated they did a study on a Thursday where they sent staff out at two-hour intervals to count the available parking on the property and the most intense use was at 3:00 p.m. where there were 82 available parking stalls between three parcels. He added that the least intense use was at 9:00 a.m. where there were 123 available parking stalls. He added that the resulting subtraction of the parking stalls on the Aldi site should have no bearing on the availability of parking nor should it create a problem on the site itself. He also stated that the newly constructed center island will be moved eastward and the parking lot light originally in the island also moves east and generates the request for the variation between a 93-foot light-to-light setback and an 80-foot separation between the two lights. He added that the difference between the lights is 13 feet which is about 1-1/2 times the width of a parking stall and which is the only deviation for lights being requested. Mr. Gudmundson stated that a photometric plan has been done and the close proximity between the two lightpoles will not exceed the maximum illumination allowed at the residential lot line to the north and shows compliance with Village requirements. Mr. Gudmundson stated that more than 1,500 square feet will be disturbed which triggers that application, however, the net increase in impervious condition as a result of this development is 200 square feet. He added that no County stormwater ordinance criteria will be triggered that would lead to volume control issues or additional stormwater detention.

Questions from the Plan Commission

Plan Commissioner Heming-Littwin asked if the petitioner had done a traffic study on a weekend day and Mr. Gudmundson replied no, adding that weekends may be higher or lower. Plan Commissioner Allen asked if Mr. Gudmundson was comfortable with the parking figures included in the report and Mr. Gudmundson responded yes. Mr. Stair responded to Chairperson Loch that as many as 75 cars could be on the lot at one time. He also responded to Plan Commissioner Heming-Littwin that Saturdays are their busiest days. Mr. Stair responded to Plan Commissioner Heming-Littwin that they are remodeling their stores across the country and plan to have more items in their store, including fresh/organic products.

PLAN COMMISSION

-4-

FEBRUARY 23, 2107

Persons in Favor of or in Opposition to the Requests

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

Plan Commissioner Girling moved, seconded by Plan Commissioner, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

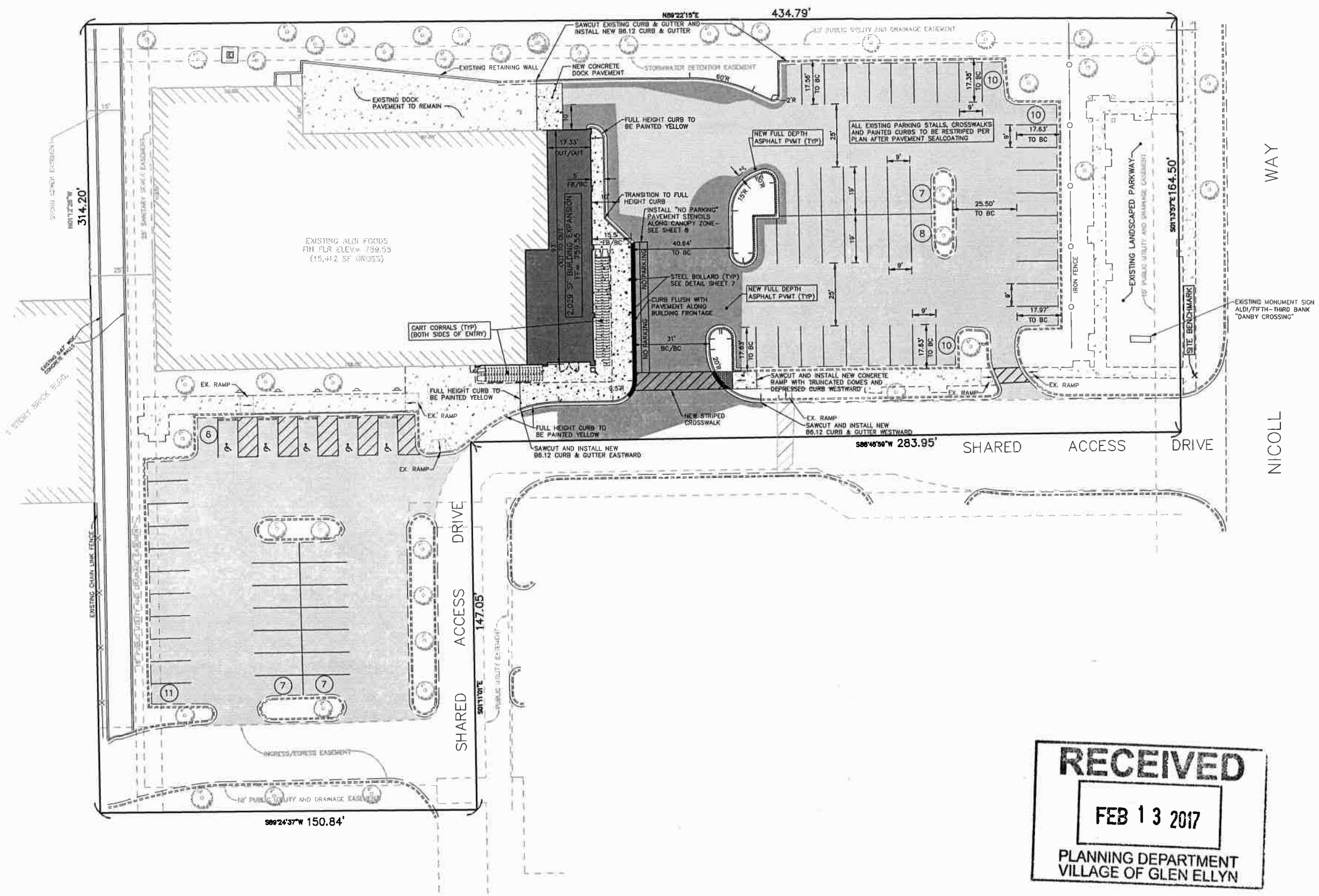
All of the Plan Commissioners were in favor of the proposed project. Plan Commissioner Ozog stated he shops at Aldi and finds it to be one of the smallest and most compact grocery stores with staff moving customers along quickly. He stated he has never seen the east parking row filled with cars and the parking lot to the southwest is not full even when the store is very busy. He stated he feels the proposed expansion will work out well. He added that he wished that the alley between Trader Joe's and Aldi could be improved because there is foot traffic between those stores. Plan Commissioner Heming-Littwin stated she was not happy that the site was losing parking. She also requested to the petitioner that they conduct a parking study on a weekend.

Motion

Plan Commissioner Whiston moved, seconded by Plan Commissioner Heming-Littwin, to recommend approval of an amendment to a Planned Unit Development at the Danby Crossing Development to allow the proposed expansion of the existing Aldi's food store building located at 700 Roosevelt Road in the C6 Commercial Multi-Use Planned Unit Development District. He stated that after considering the application of Aldi, Inc., the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of this request subject to the condition that final engineering will be finalized and approved prior to the issuance of a building permit.

The motion carried unanimously with eight (8) yes votes as follows: Plan Commissioners Whiston, Heming-Littwin, Allen, Girling, Hartweg, Ozog, Vondruska and Chairperson Loch voted yes.

EXHIBIT "D"



ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL

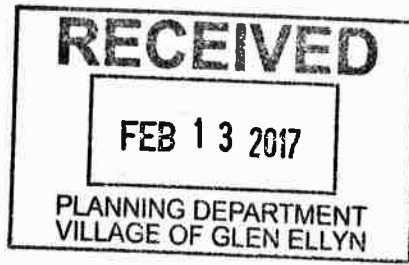
SURFACE IMPROVEMENT LEGEND:

[Symbol]	EXISTING ASPHALT PAVEMENT - MAINTENANCE WORK
[Symbol]	REPAIR FAILED PAVEMENT AREAS WITH 1 1/2" MILL AND NEW SURFACE COURSE.
[Symbol]	SEALCOAT ENTIRE LOT.
[Symbol]	RESTRIPE PAVEMENT AS SHOWN
[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	1 1/2" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", NSD
[Symbol]	BITUMINOUS TACK COAT (0.05 GAL/SY)
[Symbol]	2 1/2" - HOT-MIX ASPHALT BINDER COURSE, IL-10, NSD
[Symbol]	BITUMINOUS PRIME COAT NC-30 (0.30 GAL/SY)
[Symbol]	10" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	CONCRETE TRUCK RAMP/DOCK
[Symbol]	8" PORTLAND CEMENT CONCRETE (4,000 PSI)
[Symbol]	W/ 6"x6" No. 6 WELDED WIRE MESH
[Symbol]	6" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	CONCRETE SIDEWALKS AND ENTRY APRONS
[Symbol]	5" - PCC SIDEWALK (4,000 PSI)
[Symbol]	4" - AGGREGATE BASE COURSE TYPE B, CA-6
[Symbol]	PROPOSED 86.12 CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED REVERSE PITCH 86.12 CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING DEPRESSED CURB AND GUTTER

- SITE GEOMETRIC AND PAVING NOTES:
1. SIDEWALK RAMPS WITH DETECTABLE WARNING AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
 3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 86.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
 4. UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
 5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC AND DATED JULY 21, 2016.
 6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HO) MARKING COLOR IS WHITE. ALL ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. ACCESSIBLE STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
 10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

SITE DATA:

TOTAL LOT SIZE	=	94,507 S.F. (2.17 AC)
EXISTING ZONING	=	C-6 PUD
EXISTING SITE CONDITIONS:		
EXISTING BUILDING FOOTPRINT	=	15,412 S.F. (18.31%)
EXISTING PAVT./SIDEWALK	=	53,605 S.F. (56.72%)
EXISTING GREENSPACE	=	25,490 S.F. (26.97%)
EXISTING CONDITION IMPERVIOUS AREA	=	69,017 S.F. (1.58 AC)
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING FOOTPRINT	=	17,441 S.F. (18.45%)
PROPOSED PAVT./SIDEWALK	=	51,788 S.F. (54.80%)
PROPOSED GREENSPACE	=	25,278 S.F. (26.75%)
PROPOSED CONDITION IMPERVIOUS AREA	=	69,229 S.F. (1.58 AC)
EXISTING PARKING SUMMARY:		
REGULAR STALLS	=	63
ADA ACCESSIBLE STALLS	=	3
TOTAL STALLS	=	66
PROPOSED PARKING SUMMARY:		
REGULAR STALLS	=	71
ADA ACCESSIBLE STALLS	=	3
TOTAL STALLS PROVIDED	=	76 (4.37/1,000 SF)



PRELIMINARY- NOT FOR CONSTRUCTION

ALDI INC. - STORE #09
GLEN ELLYN, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN



975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management



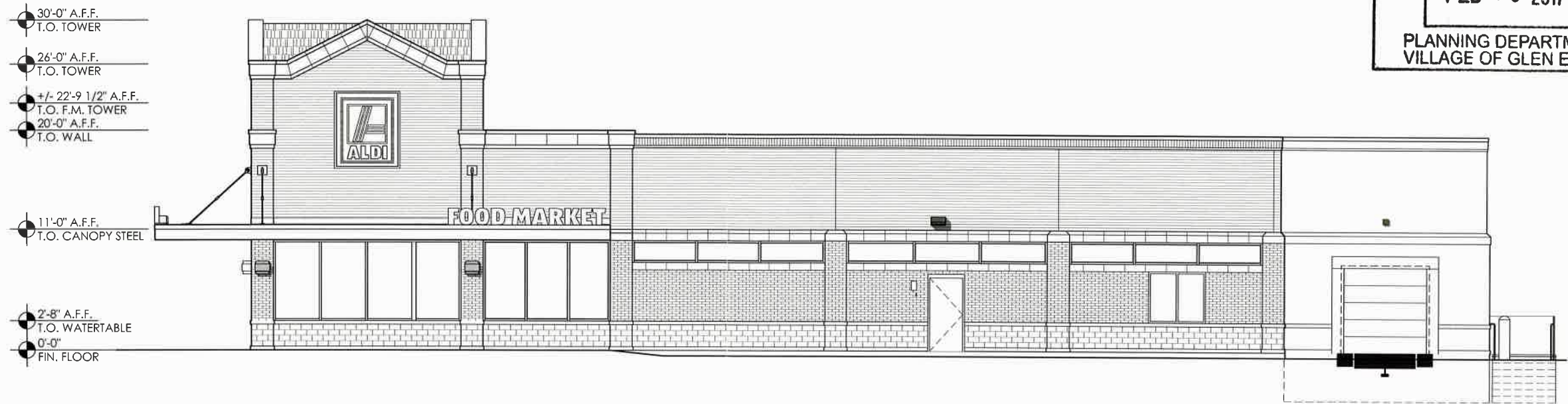
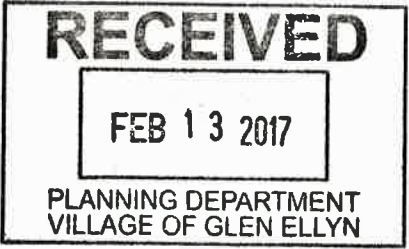
PROJECT NO. 24109218
DATE 12/23/16
SCALE 1"=20'
PROJ. MGR. HEK
PROJ. ASSOC. RWG
DRAWN BY JLM

SHEET

4 OF 8

EXHIBIT "E"

For review of actual colors, a material sample board should be created on a project specific basis.



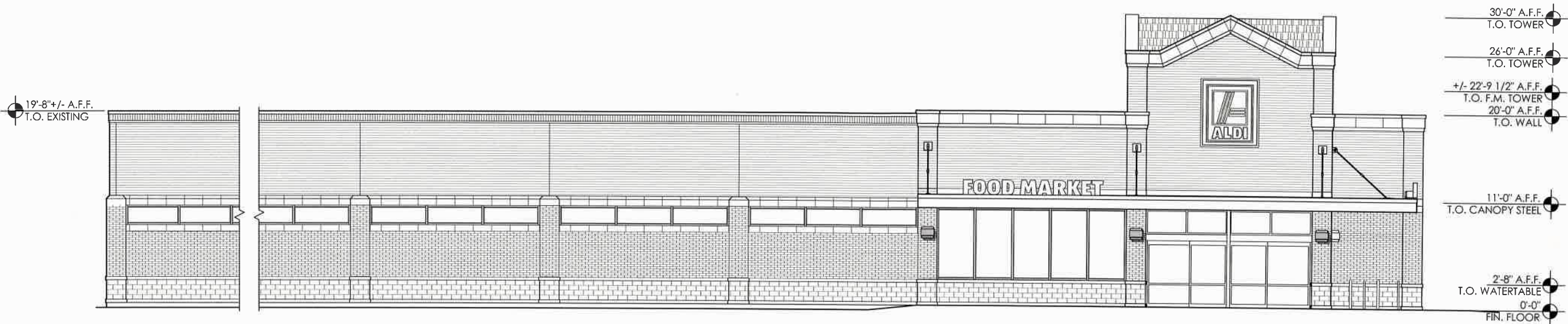
1 Existing Side Elevation - East
SCALE: 3/16" = 1'-0"



2 Proposed Side Elevation - East
SCALE: 3/16" = 1'-0"

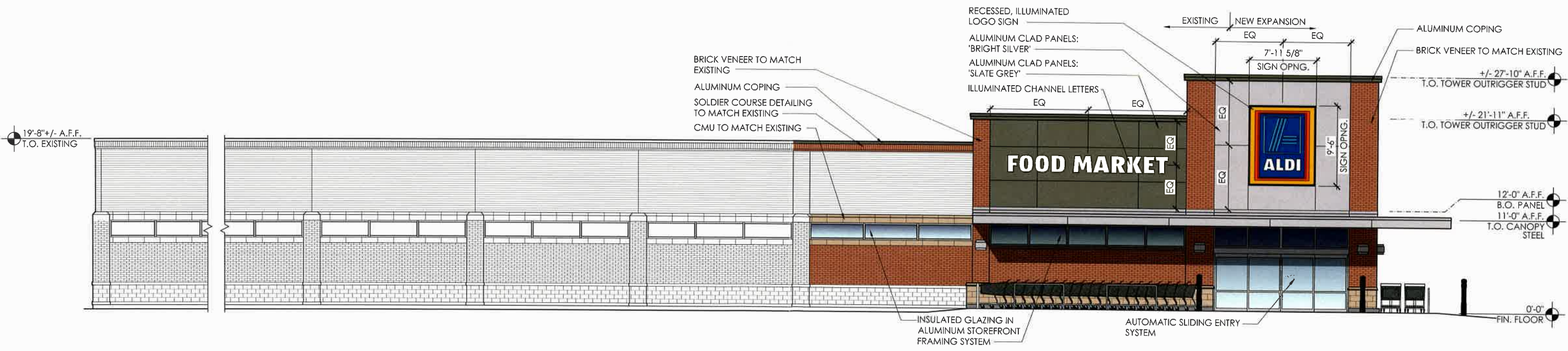
EXHIBIT "E"

These elevations are a graphic representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.
For review of actual colors, a material sample board should be created on a project specific basis.



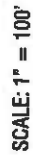
RECEIVED
FEB 13 2017
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

1 Existing Front Elevation - South
SCALE: 3/16" = 1'-0"



2 Proposed Front Elevation - South
SCALE: 3/16" = 1'-0"





PLANNING DEPARTMENT
VILLAGE OF GLEN ELLEN

CITY	STATE	DESIGNER	DATE	SALESPERSON	TO
ALBUQUERQUE	NM	GLYN ELYN	11.18.2016		
ADDRESS	700 E. ROOSEVELT RD.	SCALE	NOTED		
CUSTOMER	ALBU	DRAWG. NO.	15696	SHEET NO.	3

CUSTOMER APPROVAL **DATE**

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GENERAL SIGN CONTRACTORS
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ADDISON, IL 60101
CALL 800-848-6048
FAX 820-848-6403

**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: 11/28/16 **Application No.** _____

Type of PUD: Commercial
(Residential, Commercial, other)

Name of Applicant: Tom Strehmann

Address of Applicant: 1200 N Kirk Road **Phone (Office):** (630) 761-2423
Batavia, IL 60510 **(Mobile):** (630) 746-9272

Email: tom.strehmann@aldi.us **(Fax):** _____

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

Name of Owner(s): ALDI Inc.

Address: 1200 N. Kirk Road, Batavia, IL 60510

Legal Description of Property:
LOT 1 IN FINAL PLAT OF GLEN ELLYN RESUBDIVISION, A RESUBDIVISION OF LOT 2 BROOKDALE RESUBDIVISION
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 2006 AS DOCUMENT NUMBER R2006-
129192, IN DUPAGE COUNTY, ILLINOIS.

Zoning Classification: C-6 **Property Size/Area:** 2.17 Acres

Present Use: Food Store

Requested Use/Construction: 2,051 SF Expansion at East Side of existing ALDI Food Store building.

Estimated Date to Start Construction: April 24th, 2017

RECEIVED

FEB 13 2017

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

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:

The proposed expansion will provide an enhanced shopping experience to its customers.
There will be minimal effect to the adjacent properties as on-site parking will be
sufficient to support the expanded facility, stormwater runoff and drainage for the site
will not be impacted, and traffic to the site will continue to use the common drive.

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 proposed improvements will create an updated look for the store and an improved shopping experience for its customers.
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 new facade will give the store an updated look while still fitting in with the adjacent buildings.
3. Will not be hazardous or disturbing to existing or future neighborhood uses: The proposed expansion to the existing ALDI grocery store will be contained within the existing parking lot and will not be hazardous or disturb existing or future neighborhood uses.
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 existing ALDI grocery is currently served by essential public facilities. The proposed expansion of approximately 2,029 S.F. will not require any additional facilities beyond what is already in place.
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 proposed expansion will not require any additional cost to public facilities and services and will add to the economic welfare of the Village by providing additional product to customers.
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: ALDI operates as a traditional local grocery store provider and as such engages in no operations that would create any conditions that would be detrimental to any persons, property or the general welfare.

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 proposed improvements will utilize the existing approaches with only slight modifications. The modification moves the driveway apron for the access toward the eastern parking lot slightly eastward, which provides better separation between this entrance and the 90° turn on the access drive, which is a betterment for the site.
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: The approximate 2,029 SF building expansion will result in a minimal increase of impervious surface of 362 SF. This will not have any impact on stormwater runoff.
9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community: The proposed improvements are contained within the existing ALDI parking lot and will not impact natural, scenic or historical features of major importance to the community.

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.

1/17/2017

Date


Signature of Applicant

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



975 E. 22nd Street, Suite 400
Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

November 30, 2016

File: 241-097-16

ALDI FOOD STORE EXPANSION
700 Roosevelt Road, Glen Ellyn, IL

NARRATIVE STATEMENT

ALDI is in the process of expanding their stores nationwide in order to provide a larger selection of fresh foods and an enhanced shopping experience. In order to bring the Glen Ellyn Aldi Food store up to current Aldi standards and to provide an ability to market a wider variety of product to its customers, Aldi desires to enlarge their existing food store located at 700 Roosevelt Road in Glen Ellyn. The proposed store expansion moves the east wall of the building eastward. The expansion basically trades existing pavement for new building footprint. The entrance driveway will shift slightly eastward, offering better separation from the 90-degree curve in the shared access drive. The bulk of the perimeter of the east parking lot, and the entire perimeter of the south parking lot, remain as existing. The existing parking lot lighting consists of LED fixtures and will remain intact. Architecturally, the building will receive a new front entry and new building signage, providing an improved look that meets Aldi's latest façade criteria. Overall, the proposed project will result in an enhancement to the shopping experience for Glen Ellyn residents.

QUANTITATIVE SUMMARY

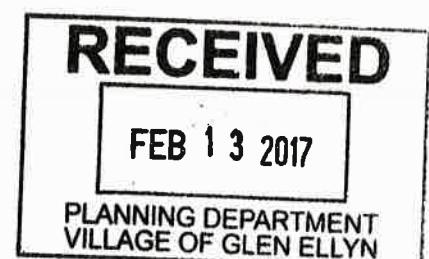
The proposed expansion will result in the east wall of the building moving approximately 17.33' eastward, adding approximately 2,029 SF to the building. Combined with the existing 15,412 SF existing building, the resultant facility is roughly 17,441 SF in size. The expansion will reduce the site greenspace by only about 212 SF, which will not trigger any change in stormwater management detention criteria. The parking stall count is reduced by 12 stalls, leaving a total site count of 76 stalls which conforms to Aldi and Village criteria (4.36 stalls / 1,000 SF gross).

LIST OF VARIATIONS/DEDICATIONS

Sign variance

PRACTICAL DIFFICULTIES OR PARTICULAR HARDSHIP

A sign variance is being requested to incorporate ALDI's current prototype per their National Corporate Branding. It is also necessary in order to allow for greater visibility due to the distance that this store is setback from both Roosevelt Road and Nicoll Way.





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

Meeting: 03/13/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Resolution
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 2631)

DOC ID: 2631

Petition for Disconnection of Certain Real Property at 21W551 Bemis Road from the Village of Lombard. (Planning and Development Director Hulseberg)

Background: The Glenbard Wastewater Authority (GWA) treatment facility located at the southeast corner of Bemis Road and Sunnybrook Road, commonly known as 21W551 Bemis Road, is owned by the Village of Glen Ellyn and is within the corporate limits of the Village of Lombard. The property recently became contiguous to the Village of Glen Ellyn and is now within the Village's planning boundary. The GWA property was always intended to be annexed into the Village of Glen Ellyn but contiguity with Glen Ellyn had not previously existed. Instead, the property was annexed to the Village of Lombard, which was contiguous to the property, as temporary measure to allow the facility to be regulated by Lombard rather than by DuPage County.

Staff from Glen Ellyn and Lombard have been working on the process to disconnect the Glenbard Wastewater property from Lombard and annex it into Glen Ellyn. Staff from both the Village of Glen Ellyn and the Village of Lombard are also working on an intergovernmental agreement that will address how building permits will be handled after the disconnection from Lombard and annexation to Glen Ellyn occurs. Prior to Lombard disconnecting the property, which will then allow Glen Ellyn the ability to annex the property, the Glen Ellyn Village Board, as owner of the underlying property, must approve and execute a petition for disconnection. Once Glen Ellyn has filed a disconnection petition with Lombard, Lombard must then approve a disconnection ordinance after which annexation plats and ordinances will be considered by Glen Ellyn.

Village Board Action: The Village Board should consider approving the attached petition requesting the disconnection of the Village-owned property currently within the corporate limits of the Village of Lombard. **The Petition for Disconnection is attached for consideration at the March 13, 2017 Village Board Meeting.**

Attachments:

- Petition for Disconnection
- Legal Description – Exhibit "A"
- Location Map

CC: William Heniff, Director of Community Development, Village of Lombard

**Petition for Disconnection of Certain Real Property
from the Village of Lombard
Glenbard Wastewater Treatment Plant
21W551 Bemis Road, Glen Ellyn, IL 60137
Pursuant to the Provisions of 65 ILCS 5/7-1-24**

This Petition for Disconnection, dated this ____ day of _____, 2017, is made by the Village of Glen Ellyn, an Illinois municipal corporation (hereinafter referred to as “OWNER”), to the Village of Lombard, an Illinois municipal corporation (hereinafter referred to as the “VILLAGE”).

W I T N E S S E T H:

WHEREAS, the OWNER is the owner of certain real property, which is legally described on EXHIBIT “A” attached hereto and made part hereof (hereinafter referred to as the “PROPERTY”); and

WHEREAS, there are no electors residing upon the PROPERTY; and

WHEREAS, the PROPERTY is currently situated within the corporate limits of the VILLAGE, but is also contiguous to the corporate limits of the OWNER; and

WHEREAS, the OWNER desires to disconnect the PROPERTY, and any dedicated right-of-way adjacent thereto, from the VILLAGE, and annex the PROPERTY, and any dedicated right-of-way adjacent thereto, to OWNER, in accordance with the provisions of 65 ILCS 5/7-1-24;

NOW, THEREFORE, the OWNER hereby specifically petitions and requests that the VILLAGE take all necessary and appropriate actions as required to disconnect the PROPERTY, and any dedicated right-of-way adjacent thereto, from the VILLAGE, including the adoption of an Ordinance consenting to and providing for said disconnection, pursuant to 65 ILCS 5/7-1-24.

Agenda Item (ID # 2631)

Meeting of March 13, 2017

OWNER: Village of Glen Ellyn,
an Illinois municipal corporation

Attest:

By: _____
Alexander W. Demos, Village President

Catherine Galvin, Village Clerk

Date: _____

Date: _____

Agenda Item (ID # 2631)

Meeting of March 13, 2017

State of Illinois)
) SS
 County of DuPage)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alexander W. Demos, personally known to me to be the Village President of the Village of Glen Ellyn, and Catherine Galvin, personally known to me to be the Village Clerk of said municipal corporation, and 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 severally acknowledged that, as such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Corporate Authorities of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2017.

 Notary Public

RECEIVED by me on behalf of the VILLAGE OF LOMBARD this ____ day of _____, 2017.

By:_____

Name:_____

Title:_____

ATTACHMENTS:

- Legal Description - Exhibit A (PDF)
- Location Map (PDF)

EXHIBIT "A"**Legal Description
of the PROPERTY**

LEGAL DESCRIPTION FOR P.I.N. Pt. 05-24-302-017

THE SOUTH 600.0 FEET (AS MEASURED AT RIGHT ANGLES THERETO) LYING EAST OF THE EAST LINE OF LOT 22 IN FRED'K H. BARTLETT'S SUNNYSIDE FARMS SUBDIVISION TOGETHER WITH THAT PART OF THE SOUTHWEST 1/4 LYING SOUTH OF LOTS 20, 21 AND 22 IN SAID FRED'K H. BARTLETT'S SUNNYSIDE FARMS SUBDIVISION AND ALSO THE 30.0 FOOT STRIP OF LAND LYING SOUTH OF LOTS 10 THROUGH 25 IN GLEN CREST SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE CENTER OF THE THREAD OF THE STREAM OF THE EAST BRANCH OF THE DUPAGE RIVER AND SOUTH OF THE SOUTH LINE OF LOT 56 IN FRED'K H. BARTLETT'S SUNNYSIDE FARMS FIRST ADDITION RECORDED AS DOCUMENT NUMBER 431194, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR P.I.N.S 05-24-301-007, 008 & 009

LOTS 20, 21 AND 22 IN FRED'K H. BARTLETT'S SUNNYSIDE FARMS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 430032, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR P.I.N. 05-24-302-019

LOT 67 (EXCEPT THE NORTH 62 FEET OF THE WEST 133 FEET THEREOF) AND LOTS 20, 21 AND 22 IN F. H. BARTLETT'S SUNNYSIDE FARMS, A SUBDIVISION OF PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Map created on February 27, 2017.

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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.



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

Meeting: 03/13/17 07:00 PM
Department: Police
Department Head: Phil Norton
Category: Discussion Item
Prepared By: Robert Acton

SCHEDULED

AGENDA ITEM (ID # 2630)

DOC ID: 2630

Approval to purchase furniture for use in the new Police Facility, from Villa Park Office Equipment, of Villa Park, Illinois, pursuant to Section 1-10-7 of the Village Code to adopt the competitive bidding procedures of the National Intergovernmental Purchasing Alliance, in lieu of the provisions of Chapter 10 on Village Contracts, in an amount not to exceed \$230,000, to be expensed to the Capital Fund (Bond). (Chief Norton)

Background

The Police Department is preparing to procure furnishings for the new police facility. The furniture design and planning process was facilitated by Dewberry Architects along with a programming team from Villa Park Office Equipment (VPOE). Police Department staff has also provided input throughout, and will be confirming final selections in early March. The primary criteria used to identify suitable items for the selection process were cost, craftsmanship, compatibility with the building design and functionality. Product lines from multiple manufacturers, which meet or exceed the selection criteria, have been identified, and staff will determine final selections after reviewing product samples.

The funds to be used for this purchase exist within the Furniture, Fixtures and Equipment (FF&E) portion of the authorized project budget. The Police Department is requesting Village Board approval to procure furniture and systems through a purchasing cooperative, in lieu of the conventional competitive bidding process.

Issues

Procurement through a purchasing cooperative is the most cost-effective and efficient means for executing a volume purchase such as is proposed. The pricing is appreciably less than is typically found in traditional purchasing methods, as direct purchasing from a cooperative eliminates the markup added by vendors representing the various manufacturers. Greater cost savings are also realized when placing volume orders. Purchasing through cooperatives eliminates the burden of time and resources associated with the competitive bidding. Cooperatives partner with governmental (lead) agencies from across the country, all of which have secured purchasing agreements directly with manufacturers and suppliers. These agreements include language which allow other governmental bodies to "piggyback" the original agreements, availing the purchasing entities of the benefits earned through the negotiations of the lead agencies.

National IPA (Intergovernmental Purchasing Alliance) is the purchasing cooperative which staff is recommending. National IPA certifies that industry best practices, processes and procedures are applied to the aforementioned agreement practices. The standards of competitive bidding that are applied by the lead agencies are intended to satisfy the most restrictive governmental procurement policies.

National IPA is currently partnered with 15 lead agencies with contracts covering a variety of goods and services. These contracts are posted on the National IPA website, so as to provide transparency and clarity into the lead agency practices. Freedom of information requests are not required.

Villa Park Office Equipment is an authorized vendor for Hon, a leading furniture manufacturer, and is also a provider through National IPA. A current contract for Hon furniture was secured by a lead agency within the National IPA network, is available to the Village through VPOE.

Authority for the Village to utilize Villa Park Office Equipment for obtaining and installing furnishings for the new Police Station may be found in Sections 1-10-2 and 1-10-7 of the Village Code. Under Section 1-10-2 which permits purchases and contracts for professional or other services requiring individual skill or expertise, VPOE has already provided its expertise in evaluating the costs of furnishings by advising the Village of a number of options including desks, bookcases and file storage and seating. This offering has led to a significant cost savings in furnishing the station as a whole. Consequently, we have developed an excellent working relationship. Under 1-10-7, the Village Code recognizes the potential cost savings attributable to cooperative pools involving units of government. VPOE is a vendor qualified through a competitive process conducted by the lead government agency to provide the services sought here.

Recently, Leopardo has confirmed an early delivery date for substantial completion of June 7, 2017. This date is eight-weeks in advance of the original schedule, and has prompted an acceleration of correlating project tasks which are the responsibility of the Village.

A critical task needing to move forward is the facility furniture purchase, which requires an eight-week lead time for delivery and two weeks for installation. Because of anticipated time constraints, the design team is prepared to place an order as soon as possible, ahead of the final review and selection of items, along with the final cost total. Absent the exact cost for the furnishings purchase, the team is requesting authorization to place an order for the not to exceed amount of \$230,000. This amount was estimated based upon an inventory of furnishings developed from a scaled furniture plan.

Budget Impact

The Police Station continues to be on time and budget. These funds are not included with the GMP, but are budgeted within the total \$13,510,000 project cost approved by the Village Board. Staff anticipates being able to incorporate all critical add alternates to the project within the current budget, so this expense is within the established budget.

Strategic Plan Initiative

Strategic Issue V: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown access, Village facilities, storm water issues and technology improvement. **Action Step:** Meet target dates and budget directives to complete the construction of a new Police Station by September 1, 2017.

Recommendation

Staff research and review of applicable Village Code as cited authorizes the Village Board to permit the purchase of furnishing for the new police facility at 65 S. Park Blvd. for the not to exceed

amount of \$230,000.

Action Requested

The Police Department is requesting authorization to purchase furniture exclusively for use in the new police department facility from Villa Park Office Supply, through the National IPA procurement cooperative, as referenced herein, for the not to exceed amount of \$230,000. Funds for this purchase will be removed from the authorized project Furniture, Fixtures and Equipment (FF&E) budget.



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

Meeting: 03/13/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Agreement
Prepared By: Mark Franz

SCHEDULED

AGENDA ITEM (ID # 2641)

DOC ID: 2641

Motion to approve the First Amendment to the Intergovernmental Agreement between the College of DuPage, the County of DuPage, and the Village of Glen Ellyn.

Background

In March 2012, the Village Board approved an Intergovernmental Agreement (IGA), see attached, between the Village, County, and College of DuPage that transferred certain regulatory control over the College of DuPage Campus from the Village of Glen Ellyn to the County. The reason for this was to resolve some ongoing disputes between the College and the Village over certain regulations, such as building codes, zoning, and sign codes. These disagreements lead to extensive litigation between the parties for multiple years at a significant taxpayer expense. The parties worked out this resolution to prevent COD from de-annexing from Glen Ellyn and to end the lawsuit. The County was willing to intervene and provided an opportunity for an alternate regulatory agency to enforce necessary codes to ensure the safety of the building process. Over the last four plus years, the County and College have worked well together and this IGA has been working effectively.

Subject

At the same time, over the last year, the Village and COD have re-established a strong, positive relationship in many areas. The management teams have met to discuss strengthening partnerships. Our respective management teams are working well together to evaluate and pursue different partnerships on many levels. In addition, an economic develop forum was held at COD with the Villages of Wheaton, Downers Grove, and Lombard to discuss regional growth opportunities. The new College President Ann Rondeau has been instrumental in strengthening this relationship with the Village. Staff intends to continue to collaborate and partner with the College to ensure that we mutual support each other's missions whenever possible.

The parties now wish, in a spirit of mutual cooperation and with the desire to return relations between the Village and the College to a more normal state, to amend the Intergovernmental Agreement to provide for the orderly transition of regulatory oversight back to the Village. At this time, the Village and COD both would like to normalize the relationship and return to a time when the two government entities worked cooperatively. By amending this agreement effective this July, we would be able to re-establish our symbiotic relationship that existed for over 40 year prior to the lawsuit.

All parties respective staffs have discussed and agreed to this amendment and the elected boards are scheduled to consider this matter at a future meeting as follows:

- Village of Glen Ellyn - March 13, 2017
- College of DuPage - March 16, 2017

➤ County of DuPage - April 11, 2017

Both the Village and the College want to extend our sincere appreciation to the County for their support and willingness to intervene to end this dispute back in 2012. Without their assistance and leadership, this would not have been possible. The Village and COD believe the agreement served its purpose by providing a short term, break between the two entities, and allowing the legal battle to get resolved. It should be noted that this was a seamless transition to the County jurisdiction, and all parties would expect a seamless transition back to the Village jurisdiction. To that end, the County will be temporarily continuing with its administration and enforcement of certain regulatory ordinances with respect to the College's Campus as the Village prepares for the 7/1 shift back to our jurisdiction.

In addition, because the College's facilities require unique uses, and the College provides educational, economic, and cultural benefits to the Village, it is appropriate to recognize the governmental powers of the College and to provide flexibility in the development and maintenance of its property. Therefore, the Village is willing to include this clause to support the College's unique use and provide an alternative resolution process, other than the courts, to resolve any issue, if something arises:

The administrative and regulatory control activities described in this First Amendment shall be subject to the following conditions: (a) the Village's Architectural Review Commission shall have jurisdiction to exercise regulatory control over only those portions of the College's Campus (including any buildings, fixtures, signage, or other structures) that are located in their entirety within 25 feet of any residence within one of the zoning districts defined in Section 10-3-1(C) through (J) of the Village's Zoning Code; and (b) the Village and the College shall have the independent discretion to refer any matter that may fall within the administrative and regulatory control of the Village to a neutral arbitrator for a binding determination. Either the Village or the College may make such election at any point, including after rendering of a decision by the Village through its employees, in which case the Village's determination shall be vacated. In the event a matter is referred to a neutral arbitrator under this provision, the Village and the College shall endeavor in good faith to select, within 15 days, an arbitrator by mutual agreement. If the Village and the College are unable to agree mutually on an arbitrator, each party shall, within 10 days, designate an arbitrator, and the two designated arbitrators shall then select an arbitrator to resolve the matter under the applicable provisions of the Village's codes and ordinances. In all events, the selected arbitrator shall not be employed by or otherwise subject to the managerial direction or oversight of either the Village or the College, and the Village and the College will jointly and equally bear any costs associated with employing an arbitrator.

Both parties intend to work out any differences prior to utilizing this clause, but clarifying how disputes will be handled is a good step. The Village is confident that we can achieve our mutual goal to normalize our relationship and return to the days of cooperation and partnerships. The First Amendment to the IGA allows this to happen in a cooperative way between the three entities. Given the schedule, this amendment may be modified during final review, as staff tries to abide by the schedule above.

Strategic Plan Initiative

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

businesses downtown and other commercial corridors to achieve a thriving business community.

Action Step: Utilize College of DuPage (COD) as a business retention and recruitment partner by May 2017.

Recommendation

Staff supports and encourages the Village Board to approve this amendment to this IGA as “Good Government” decision to strengthen our relationship with one of Glen Ellyn’s most essential assets in the community, the College of DuPage. Therefore, staff is recommending that the Village Board approves the First Amendment to the IGA.

Attachments:

1 - Resolution: Intergovernmental Agreement between Community College District No 502, Village of Glen Ellyn, and the County of DuPage & related materials—*Dated 03-13-2012*

2 – First Amendment to the Agreement between the College of DuPage, County DuPage, and the Village of Glen Ellyn

ATTACHMENTS:

- IGA COD, DuPage County, VGE 03-13-2012 (PDF)
- First Amendment IGA COD, DuPage County, VGE 03-13-2017 (PDF)

RESOLUTION
DC 0001-12

**INTERGOVERNMENTAL AGREEMENT BETWEEN COMMUNITY
COLLEGE DISTRICT NO. 502, THE VILLAGE OF GLEN ELLYN AND THE
COUNTY OF DUPAGE FOR THE TRANSFER OF CERTAIN REGULATORY
CONTROL OVER THE COLLEGE OF DUPAGE CAMPUS, GLEN ELLYN,
ILLINOIS.**

WHEREAS, the Village of Glen Ellyn ("Village"), Community College District No. 502 ("College") and the County of DuPage ("County") are public agencies within the meaning of the Illinois "Intergovernmental Cooperation Act," and as authorized by Article 7, Section 10 of the Constitution of the State of Illinois to cooperate for public purpose; and

WHEREAS, the purposes of the Intergovernmental Cooperation Act and Article 7 of the Constitution of the State of Illinois includes fostering cooperation among governmental bodies; and

WHEREAS, the College, the County and the Village (collectively the "parties") are committed to acting in the best interests of the citizens of their respective and collective communities; and

WHEREAS, the College is a unit of local government, which owns and operates a campus of over 270 acres, ("Campus"), which is currently located within the corporate boundaries of the Village; and

WHEREAS, the Campus is also located within the boundaries of the County; and

WHEREAS, the College and the Village have had disagreements with regard to the jurisdiction of authority over certain regulations, such as building codes, zoning and sign codes, which disagreements have resulted in litigation, namely, 2010 CH 356, pending in the Eighteenth Judicial Circuit Court, DuPage County (the "Litigation"); and

WHEREAS, the parties have determined that transferring the administration of Village regulations from the Village to the County would facilitate and improve the administration and enforcement of those ordinances and further resolve the Litigation; and

WHEREAS, the parties are willing to take such actions as are required to enable the County to administer and enforce certain ordinances, by direct jurisdiction or through the Village's adoption thereof, over the College's Campus; and

WHEREAS, the County has qualified personnel and resources sufficient to administer and enforce certain ordinances with respect to the College's Campus in accordance with the attached Intergovernmental Agreement, ("Agreement"); and

WHEREAS, the COUNTY agrees to administer and enforce such ordinances over the College's Campus in accordance with the attached Agreement and to otherwise facilitate resolution of the Litigation in accordance with the mediated settlement between the Village and College; and

WHEREAS, the DuPage County Board has reviewed the attached Agreement and has determined that entering into it would be in the best interest of the County, the County's residents and the respective residents or the Village and College.

NOW THEREFORE, BE IT RESOLVED by the DuPage County Board that the attached Agreement between the Village of Glen Ellyn, Community College District No. 502 and the County of DuPage is hereby accepted and approved and that the Chairman of the DuPage County Board is hereby authorized and directed to execute the Agreement on behalf of the County; and

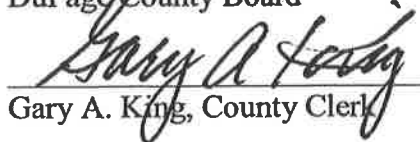
BE IT FURTHER RESOLVED that the DuPage County Clerk be directed to transmit certified copies of this Resolution and the attached Agreement to the Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois 60137; Stewart Diamond, Esq., Ancel, Glink, 140 S. Dearborn Street, Chicago, Illinois 60603; Kenneth Florey, Esq., Robbins Schwartz, 55 W. Monroe Street, Chicago, Illinois 60603; Community College District No. 502, 425 Fawell Blvd., Glen Ellyn, Illinois 60137; and Assistant State's Attorney Anthony Hayman.

Enacted and approved this 13th day of March, 2012 at Wheaton, Illinois.



Daniel Cronin, Chairman
DuPage County Board

ATTEST:



Gary A. King, County Clerk

Ayes: 18

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COLLEGE OF DU PAGE, THE COUNTY OF DU PAGE, AND
THE VILLAGE OF GLEN ELLYN**

WHEREAS, the College of DuPage, the County of DuPage and the Village of Glen Ellyn (collectively the "parties") are committed to acting in the best interests of the citizens of their respective and collective communities; and

WHEREAS, the College of DuPage, Community College District #502 ("College") is a unit of local government, which owns and operates a campus of over 270 acres, ("Campus"), which is currently located within the corporate boundaries of the Village of Glen Ellyn, ("Village")(a list of the Parcel Identification Numbers for each Campus parcel and an aerial photograph [or map] delineating the properties comprising the Campus is attached and incorporated hereto as Exhibit A); and

WHEREAS, the College and the Village have had disagreements with regard to the jurisdiction of authority over certain regulations, such as building codes, zoning and sign codes, which disagreements have resulted in litigation, namely 2010 CH 356 pending in the Eighteenth Judicial Circuit Court, DuPage County (the "Litigation"); and

WHEREAS, the parties have determined that transferring Village regulatory control and authority as described below from the Village to the County of DuPage ("County"), would facilitate and improve the administration and enforcement of those matters; and

WHEREAS, the parties are willing to take such actions as are required to enable the County to administer and enforce certain County ordinances, by direct jurisdiction or through the Village's adoption thereof, over the College's Campus; and

WHEREAS, the County agrees to administer and enforce certain regulatory ordinances with respect to the College's Campus in accordance with this Intergovernmental Agreement, ("Agreement"), and to otherwise facilitate resolution of the Litigation which was mediated to settlement on February 7, 2012 (A copy of the Mediation Agreement [or any subsequent court order or agreement] is attached and incorporated hereto as Exhibit B); and

NOW, THEREFORE, under the authority possessed by the College, the County and the Village, under the provisions of the Illinois State Constitution and Illinois statutes and the power of the Circuit Court of DuPage County to order parties to take action as part of a settlement of filed lawsuits, and in consideration of the benefits achieved by all of the parties, which constitutes adequate consideration for an intergovernmental agreement, the parties do agree, as follows:

1. In accordance with Illinois law, the Village shall take immediate action to transfer to the County, and the County shall assume administrative and regulatory control

over the Campus as if the Campus were unincorporated property except for ordinances related to taxation, roadways, traffic control and police protection (including specifically, but not limited to, routine police patrols and investigating criminal conduct) over which the Village shall retain jurisdiction. The Glen Ellyn Fire Company shall also retain jurisdiction with regards to life safety code enforcement so long as the College seeks first responder fire protection services from the Village. The County shall not accept any additional Village delegations of administrative and regulatory control, which it has not expressly requested. The Village and County agree to take such further action as the County deems necessary or prudent, including the Village's adoption of County ordinances and subsequent amendments thereto, applicable only to the Campus, in order to implement the mediated settlement and this Agreement. The College agrees to accept County regulatory control and authority, and direct jurisdiction as applicable, over the Campus property and any buildings, structures or uses located thereon, but the College may seek variations, amendments or other forms of relief from the applicable regulations as permitted under state law or applicable ordinance. The County shall not delegate any of the regulatory responsibilities back to the Village during the term of this Agreement except in the event of a termination in accordance with Paragraph 7.

2. The County shall promptly adopt zoning regulations with respect to the College and Campus, and any future developments. Until new zoning regulations have been adopted, the College agrees to abide by the applicable County zoning classification, R-1, as established by law, and the County agrees to utilize said classification, as necessary, in its administration and enforcement of all other regulations until new zoning regulations are adopted.

3. The College recognizes and agrees that any requests for supplemental police protection by, or mutual assistance from, the DuPage County Sheriff or other municipality shall be addressed in a separate agreement or compact and that no such obligations arise under this Agreement.

4. The College agrees to pay the County all permit fees and for all reviews, inspections and other services performed by the County at the fee, rate or charge assessed the public for such fees and services per the County's adopted fee schedules.

5. Upon request, and at no charge to the County, the Village and College shall timely provide the County, or the County's contractors or vendors, copies in their possession of all permitting applications, technical and engineering submittals, design plans, review comments or notes and inspection reports for any pending Campus projects, including the BIC East project.

6. This Agreement shall be in full force and effect from the date at which the last of the Corporate Authorities of the three parties shall authorize its execution, ("effective date") which may take place in multiple counterparts.

7. The initial term of this Agreement shall be for five (5) years from the date set forth in Paragraph 6, above, ("Initial Term") and shall remain in full force and effect

unless otherwise terminated by the County in accordance with this paragraph due to a breach. Following the Initial Term, this Agreement shall automatically renew on the fifth anniversary of its effective date for successive five (5) year terms (individually "Subsequent Renewal Term") without the need for further action by the parties. However, the College or Village may terminate this Agreement by giving written notice to the other parties not less than one (1) year prior to the expiration date of the Initial Term, or of any Subsequent Renewal Term, in which event this Agreement shall not automatically renew and shall terminate on the expiration date of the then current term. Such termination (non-renewal) notice shall be accompanied by a resolution or ordinance by that party's governing board declaring that party's intention to terminate this Agreement. Except in the event of a breach, as provided for below, the County may terminate this Agreement at any time after completion of the Initial Term. The County shall give not less than ninety (90) days written notice to the other parties of its intent to terminate, whereupon the Agreement shall terminate on the later date of either: (i) the ninety-first (91st) day following said notice; or, (ii) the expiration date of the Initial Term; unless the parties agree to a different termination date. The parties agree that, in the event of a termination, the County shall retain jurisdiction and authority over any work, construction, alteration, remodeling, demolition or relocation of any building, structure or improvement (project) commenced prior to the termination notice. In those cases, County jurisdiction over a project shall continue in full force and effect until the County issues final approval for the project in the manner specified in the applicable ordinance(s), unless the parties agree otherwise. Notwithstanding the foregoing, the County may terminate this Agreement at any time, after giving not less than seven (7) days written notice to the other parties, in the event that the County determines that any party has materially breached this Agreement and the breaching party fails to cure or remedy such breach within a reasonable time after receiving notice of such breach. The decision of the County regarding the existence of a breach, or whether such breach has been remedied or cured, shall be in the County's sole discretion and shall be accepted by all parties. In the event of any termination of this Agreement Paragraph 9, below, shall control.

8. The Village and College agree to indemnify, defend and hold the County harmless, jointly and severally, from any claim, demand or lawsuit which challenges any party's authority to enter into this Agreement, or any party's authority to do any act contemplated herein, or the Village's enactment of any regulation applicable to the Campus. In the event the County makes a written claim to be indemnified or defended, the obligations of the Village and the College shall commence. Provided, however, that if a claim is made and while such claim is in effect, any party may terminate this Agreement and give seven (7) days written notice thereof to the other parties. The County may, at its discretion, either suspend its performance under this Agreement while any such claim, demand or litigation is pending or terminate this Agreement in such case Paragraph 9, below, shall control. The County's exercise of this contingency shall be effective after giving the other parties seven (7) days written notice. The Village and the College shall be obligated under this paragraph for their obligations arising out of any act or omission by the County prior to the effective date of the termination of this Agreement. The Village's and the College's obligations under this paragraph shall survive such termination. Further, the County may defend through the selection and use

of its own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against it. Pursuant to Illinois law, the attorney representing the County under this paragraph shall be the State's Attorney. The County's participation in its defense shall not relieve the other parties' duty to indemnify, defend, and hold the County harmless, as set forth above. The County does not waive, by these indemnity requirements, any defenses or protections under the Local Government and Governmental Employees Tort Liability Act (745 ILCS 10/1 et seq.) or otherwise available to it under the law.

9. If this Agreement is terminated, or suspended, at any time, as provided in this Agreement or otherwise, then the College and Village shall return to the Circuit Court to determine if they can mediate any then current disputes under the law then in force. If mediation should fail, then the provisions of Section 6 of the previously mediated agreement between the College and Village shall govern.

COLLEGE OF DUPAGE

By: *Donald L. Smith*

Chairman

Date: 4/9/12

Attest: *Mark Miller*

Secretary

COUNTY OF DUPAGE

By: *Wayne Cronin*

Chairman

Date: 3/13/12

Attest: *Gary A. Ford*

County Clerk

VILLAGE OF GLEN ELLYN

By: *Mark Miller*

President

Date: 4/9/12

Attest: *Suzanne R. Connors*

Village Clerk

EXHIBIT A

Exhibit ALEGAL DESCRIPTION
OF
COLLEGE OF DUPAGE

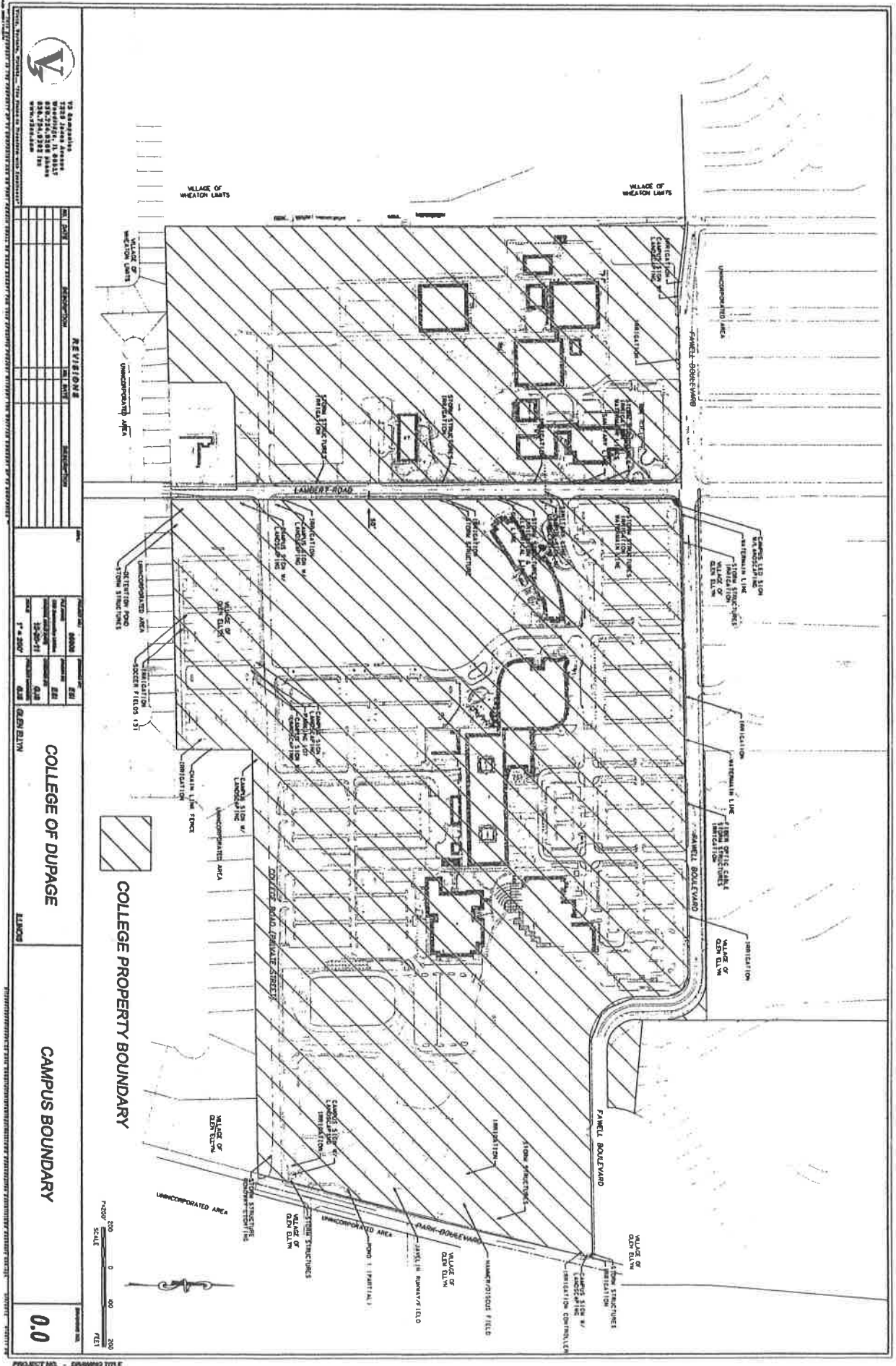
THAT PART OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°26'46" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, ALSO BEING THE SOUTH LINE OF RAINTREE APARTMENT ASSESSMENT PLAT PER DOCUMENT NUMBER R69-008068 AND THE SOUTH LINE OF GREENBRIAR PLACE CONDO'S (1ST AMEND.) PER DOCUMENT NUMBER R2002-336765, A DISTANCE OF 1,345.12 FEET TO A POINT ON THE WESTERLY LINE OF RAINTREE UNIT 3 PER DOCUMENT NUMBER R71-43671; THENCE SOUTH 00°06'09" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 327.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RAINTREE UNIT 3; THENCE SOUTH 85°10'51" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 467.66 FEET TO A POINT ON THE WESTERLY LINE OF MARTIN H. BRAUN'S ASSESSMENT PLAT PER DOCUMENT NUMBER R63-40803, ALSO BEING A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, ALSO BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 372.00 FEET, AN ARC LENGTH OF 145.71 FEET, A CHORD BEARING OF SOUTH 10°36'55" WEST AND A CHORD LENGTH OF 144.78 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FAWELL BOULEVARD DEDICATED PER DOCUMENT NUMBER R80-19903; THENCE NORTH 89°23'39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 777.83 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD; THENCE NORTH 13°06'00" EAST ALONG THE EASTERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT AND THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD, A DISTANCE OF 71.24 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 1 IN SAID MARTIN H. BRAUN'S ASSESSMENT PLAT; THENCE SOUTH 85°10'51" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.53 FEET TO A POINT ON THE CENTER LINE OF PARK BOULEVARD (AS MONUMENTED); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 13°06'00" WEST, A DISTANCE OF 700.78 FEET; 2) THENCE SOUTH 14°36'25" WEST, A DISTANCE OF 1198.24 FEET TO A POINT ON THE NORTHERLY LINE OF THE FIRST ADDITION TO ASHLAND'S ARBORETUM ESTATES PER DOCUMENT NUMBER 752019, FORMERLY KNOWN AS THE "P. SCHULZ LINE"; THENCE SOUTH 89°08'23" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 2,177.57 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°12'49" WEST ALONG SAID WEST LINE, ALSO BEING THE WESTERLY LINE OF SAID FIRST ADDITION TO ASHLAND'S ARBORETUM ESTATES, A DISTANCE OF 382.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE NORTH LINE OF FOXCROFT UNIT 2 PER DOCUMENT NUMBER R68-13710; THENCE SOUTH 88°47'49" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,313.96 FEET TO SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00°06'15" EAST

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P.I.Ns: 05-26-100-013
05-26-100-014
05-26-100-015
05-27-200-008
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EXHIBIT B

COLLEGE OF DUPAGE – VILLAGE OF GLEN ELLYN
DRAFT AGREEMENT

1. The Village of Glen Ellyn "Village" and the College of DuPage "College" enter into this agreement, subject to the acceptance by the County of DuPage "County".
2. The Village shall transfer all regulatory control and authority over the College, its property and operations on the campus to the County and State of Illinois authority.\
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5. The Village will serve the College with water and sewer at residential rates during the term of this Agreement. The College will use these services during the term of this Agreement.
6. The Agreement shall have an initial term of five years. Before the end of each five year term, the parties may, upon one year's written notice:
 - A. Renew this Agreement,
 - B. Exercise a de-annexation option from the Village pursuant to the terms set forth in Exhibit A, attached and incorporated into this Agreement,
 - C. Agree that the College remains in the Village, subject to its jurisdiction; or
 - D. Provided, however, upon no written notice, elect to automatically renew this agreement for another five year term.
7. At the end of twenty years, this Agreement shall automatically renew unless terminated as provided in Paragraph 6, for successive five year terms.
8. Any disconnection shall be by Court Order pursuant to the terms of Exhibit A, with the Village waiving any objections and any conditions required by law. The Village shall not take any actions that would prevent the College from being legally able to de-annex from the Village.
9. The current court case, 2010CH356, and ordinance citations shall be dismissed with prejudice, each party bearing their own fees and costs. The Village releases the College from any Ordinance Violations alleged to have occurred prior to the date of this Agreement. The College agrees to pay agreed upon inspection fees and the Village agrees to continue inspections on the BIC East, until jurisdiction is transferred pursuant to Paragraph 2.

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13. The Court, Judge Hollis L. Webster, if available, or any Judge sitting in Chancery Courtroom 2005, retains jurisdiction to enforce the terms of this Agreement. In the event of an enforcement action in Circuit Court, the prevailing party will be entitled to reasonable fees from the non-prevailing party.

Robert L. Webster 2/7/12
for the Court 2/7/12

Exhibit A

1. The Village agrees that the College shall have the option of purchasing water and/or sewer services from the Village at the 1.125% of residential rate. The College commits to continue to purchase water and sewer for a minimum of three years following de-annexation pursuant to the terms set forth above, and the Village will commit to provide these services.
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 - b. The project specifications and conditions, and
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5. The College shall obtain fire protection service from another agency or by agreement with the Village of Glen Ellyn Fire Company.
6. The College commits that it will not improve property north of Fawell with a building.

[Signature] 2/7/12
[Signature] 2/7/12

Packet Pg. 121

**FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COLLEGE OF DU PAGE, THE COUNTY OF DU PAGE, AND
THE VILLAGE OF GLEN ELLYN**

WHEREAS, the College of DuPage (“College”), the County of DuPage (“County”) and the Village of Glen Ellyn (“Village”), (and collectively the “parties”), entered into an Intergovernmental Agreement on March 13, 2012 under Resolution DC 0001-12; and

WHEREAS, by the Intergovernmental Agreement, the Village transferred to the County elements of its municipal regulatory control and authority with respect to the College’s main campus in Glen Ellyn (the “College’s Campus”); and

WHEREAS, because the College’s facilities require unique uses, and the College provides educational, economic, and cultural benefits to the Village, it is appropriate to recognize the governmental powers of the College and to provide flexibility in the development and maintenance of its property; and

WHEREAS, the parties now wish, in a spirit of mutual cooperation and with the desire to return relations between the Village and the College to a more normal state, to amend the Intergovernmental Agreement to provide for the orderly transition of regulatory oversight back to the Village; and

WHEREAS, to provide for the orderly transition of regulatory oversight,, the County shall, as provided below, temporarily continue with its administration and enforcement of certain regulatory ordinances with respect to the College’s Campus;

NOW, THEREFORE, under the authority possessed by the College, the County, and the Village under the provisions of the Illinois State Constitution and Illinois statutes, the parties agree to amend their Intergovernmental Agreement as follows:

1. The Intergovernmental Agreement remains in full force and effect, as amended hereby and except to the extent that the provisions of this First Amendment conflict with the terms of the Intergovernmental Agreement, in which case the provisions of this First Amendment shall control. The foregoing recitals are further incorporated and made a part of this First Amendment.

2. After June 30, 2017 the Village shall, subject to the conditions of this First Amendment, resume administrative and regulatory control over the College’s Campus as to all matters transferred to the County under the Intergovernmental Agreement, except for any College development activities for which the College has made an application for necessary County permit(s), and further except for any College development activities in a preliminary, pre-application design stage in which the subject project was designed, or is being designed, to be in compliance with the applicable County regulations. In all cases, though, the College shall make a complete application to the County for such excepted development activities on or before June 30, 2017.

3. The County shall continue to undertake plan reviews, permitting, inspections and issuing final approvals and/or, certificates of use or occupancy (as applicable) for all College development activities currently applied for, and that may be applied for by June 30, 2017. The County's regulatory control over such matters shall extend through and until the County's final approval of the excepted development project's construction, installation, repair, remodeling, rehabilitation and site restoration work under any outstanding County building, signage, fence, demolition, excavation/filling and stormwater permit, or permit application, pending as of June 30, 2017. The County shall not retain regulatory control and administration over long-term maintenance, wetland performance criteria, or site monitoring for any stormwater management permit or certification. The activities described in the foregoing sentence shall become the Village's sole responsibility after June 30, 2017, subject to the conditions of this First Amendment.

4. The administrative and regulatory control activities described in this First Amendment shall be subject to the following conditions: (a) the Village's Architectural Review Commission shall have jurisdiction to exercise regulatory control over only those portions of the College's Campus (including any buildings, fixtures, signage, or other structures) that are located in their entirety within 25 feet of any residence within one of the zoning districts defined in Section 10-3-1(C) through (J) of the Village's Zoning Code; and (b) the Village and the College shall have the independent discretion to refer any matter that may fall within the administrative and regulatory control of the Village to a neutral arbitrator for a binding determination. Either the Village or the College may make such election at any point, including after rendering of a decision by the Village through its employees, in which case the Village's determination shall be vacated. In the event a matter is referred to a neutral arbitrator under this provision, the Village and the College shall endeavor in good faith to select, within 15 days, an arbitrator by mutual agreement. If the Village and the College are unable to agree mutually on an arbitrator, each party shall, within 10 days, designate an arbitrator, and the two designated arbitrators shall then select an arbitrator to resolve the matter under the applicable provisions of the Village's codes and ordinances. In all events, the selected arbitrator shall not be employed by or otherwise subject to the managerial direction or oversight of either the Village or the College, and the Village and the College will jointly and equally bear any costs associated with employing an arbitrator.

5. Within thirty (30) days of the effective date of this First Amendment the College shall submit to the Village, with copy to the County, a list identifying: a) all projects undertaken since March 13, 2012 pursuant to a County-issued stormwater permit and, or, certification having excess detention capacity reserved for future projects; and b) every pending County-issued stormwater permit or certificate having remaining post-construction stormwater and, or, wetland maintenance and monitoring conditions and requirements and further stating the mandated amount of development security for same. The County shall promptly respond to the foregoing information and either confirm or contest same. Following the County's confirmation of the information requested in b), above, the College shall post security with the Village in an amount, or amounts, sufficient to cover the remaining estimated cost(s) of the College's remaining post-construction

maintenance and, or, monitoring obligations under the listed County-issued permits or certifications. Upon the Village's written confirmation that the College has posted such replacement security, County shall thereupon promptly release, discharge or surrender the development security posted with it for said purpose(s).

6. The College agrees that it shall continue to pay the County all permit fees and for all reviews, inspections, and other services performed by the County at the fee, rate, or charge assessed the public for such fees and services per the County's adopted fee schedules for College excepted development project remaining under County control.

7. The parties agree that the County shall retain administrative and regulatory control over the Campus as to all regulations affecting alcohol sales, including enforcing all applicable alcoholic sales ordinances and liquor sales permits for matters arising on or before June 30, 2017. After June 30, 2017, all alcohol sales on the Campus shall be subject to the jurisdiction of the Village. The County will supply Village with all alcoholic sale ordinances and liquor sales permits that will become the jurisdiction of the Village.

8. The College agrees that after June 30, 2017 that it shall pay the Village all permit fees and for all reviews, inspections and other services performed by the Village at the fee, rate, or charge assessed the public for such fees and services per the Village's adopted fee schedules.

9. Subject to any exceptions specifically identified in this First Amendment, any College development or other activities that have been or shall remain subject to the County's administrative or regulatory control, under either the Intergovernmental Agreement or this First Amendment, shall not be subject to further review, oversight, or administrative or regulatory control by the Village.

10. Upon the Village's request, and at the Village's expense, the County shall timely provide the Village, or the Village's contractors or vendors, copies of all permitting applications, technical and engineering submittals, design plans, review comments or notes and inspection reports for any College Campus projects permitted, certified, or approved by the County pursuant to the Intergovernmental Agreement.

11. The parties agree to continue their respective indemnification obligations under the Intergovernmental Agreement for two years following the County's last act performed pursuant to Paragraph 3 above.

COLLEGE OF DUPAGE

By: _____ Date: _____
Chairman

Attest: _____
Secretary

COUNTY OF DUPAGE

By: _____ Date: _____
Chairman

Attest: _____
County Clerk

VILLAGE OF GLEN ELLYN

By: _____ Date: _____
President

Attest: _____
Village Clerk

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Aerial Map to follow

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Robert L. Webster 2/7/12
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[Signature] 2/7/12
[Signature] 2/7/12



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

Meeting: 03/13/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6486

DOC ID: 2633

Ordinance No. 6486, An Ordinance Granting Approval of A Special Use Permit for a Service Station and Variations from the Glen Ellyn Sign Code for the Construction of a Gas Station and Convenience Store for True North LLC to be Located at 825 North Main Street.

Background: True North LLC, contract purchaser of 825 North Main Street, is requesting approval of a Special Use Permit, Variations from the Zoning Code, Variations from the Sign Code, and Exterior Appearance Review. The requests are being made to accommodate the construction of a 6 pump/12 vehicle fueling position gas station and a 4,200 square foot convenience store. The subject property is located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District.

The property, currently owned by the Village, has been actively marketed for redevelopment since its purchase in September of 2010. To prepare the site for redevelopment, in 2012, the Village approved a zoning map amendment which rezoned the eastern most parcel of the site from the R2 Residential zoning classification to the C2 Community Commercial District, as recommended by the 2001 Comprehensive Plan. The Village also received a grant from the State to remediate the site and a no further remediation letter was received from the IEPA.

Two RFPs were issued for redevelopment of the property in 2012 and 2014. Neither RFP generated many responses and the Village then hired DK Mallon Real Estate to market the property. A small number of proposals were received for the property since 2014, however, for various reasons, none of them proceeded. In March of 2016 the Village Board entered into a contract with True North LLC for the sale of the property to construct a gas station and convenience store.

Requested Approvals

To accommodate the project, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit for a Service Station (i.e. Gas Station) in accordance with Section 10-4-14(B)13 of the Zoning Code.
2. The following variations from the Zoning Code:
 - a. A variation from Section 10-4-14(G) to allow 15 parking spaces on the site in lieu of the minimum number of 16 parking spaces required in order to preserve greenspace.
 - b. A variation from Section 10-5-5(B)4 of the Zoning Code to allow a fence along the eastern portion of the property with a height of six feet to be located in front of the principal structure in lieu of the maximum height of four feet permitted in order to better screen the property to the east.
 - c. A variation from the driveway approach separation on arterials under Section 10-5-11(J) to allow a proposed drive on St. Charles Road to have a separation distance of 160' from the driveway to the east in lieu of the minimum distance of 200' due to DuDOT's interest in installing the driveway as far from the intersection as possible.

- d. A variation from the curb flare requirements of Section 10-5-11(E) to allow 20' radii at the Main Street drive in lieu of the required 25' radii due to the Village's requirement to restrict left-in turning movements for traffic safety purposes.
 - e. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 5' in lieu of the required 6.9' for a sidewalk towards the southwest corner of the property near the adjacent commercial building due to an irregular rear property line.
3. The following variations to the Glen Ellyn Sign Code:
- a. A variation from Section 4-5-9(A)4 to allow a total of thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps.
 - b. A variation from Section 4-5-9(A)4 to allow a total wall signage area of 99.85 square feet in lieu of the maximum 84.67 square feet of total wall signage permitted.
 - c. A variation from Section 4-5-15 to allow an electronic message board in the C2 district where one would otherwise not be permitted to allow two digital fuel pricing components in the proposed monument sign.
4. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

Architectural Review Commission Recommendation – Exterior Appearance

The Architectural Review Commission conducted a public hearing on Wednesday, February 22, 2017 and five (5) people spoke in opposition to the project with concerns including lack of landscaping and fencing towards the rear of the property and the proposed illuminated red band on the gas pump canopy. The ARC recommended approval of the Exterior Appearance of the building by a vote of 8-0 subject to additional landscaping, including evergreen species, being installed behind the building to provide additional screening for the residential properties to the south of the property based on concerns raised from the public in attendance. The ARC also suggested that additional fencing be installed behind the building to provide screening and security for the residences south of the property. The ARC did not take action on the proposed canopy.

The ARC voted to continue the sign variation requests pending legal review of the petitioner's ability to seek a variation from the Sign Code to allow a proposed monument sign to contain digital components for fuel prices. The ARC also expressed concerns regarding the variation request to allow a red illuminated band on the north and west elevation of the canopy as well as concerns that the logo signs on the canopy exceeded the height of the canopy. The ARC advised the petitioner to consider removing the red illuminated band from the canopy and to reduce the size of the two logo signs.

Plan Commission Recommendation

The Plan Commission reviewed the requests for a Special Use Permit and Zoning Variations at a public hearing on February 23, 2017. Sixteen people spoke in opposition to the proposal at the hearing. By a vote of 8-0, the Plan Commission recommended denial of the Special Use request. The Plan Commission did not take action on the request for variations from the Zoning Code.

Concerns raised during the Plan Commission public hearing by members of the commission and the public included stormwater runoff, surface fuel spillage reaching the detention pond and then flowing onto adjacent properties, and the need for additional landscaping/fencing to screen the property to the south. Other concerns raised included the proposed board-on-board fencing not adequately blocking the passage of sound from the property, that the canopy will not fit the historic character of the neighborhood, and that the proposed lighting will exceed the maximum foot-candles at the entrances to St. Charles Road and Main Street. Without a cross section of the detention basin there were concerns that the proposed fence along the eastern property line would not adequately screen the use. Plan Commissioners also expressed concern that the petitioner's application did not adequately explain how the project met the Special Use Permit or Variation standards. Residents were also concerned with the proposed hours of operation being a 24/7 gas station and convenience store.

True North Response

Based on the comments and concerns raised at both the ARC public hearing and Plan Commission public hearing, True North made substantial revisions to their plans eliminating some of their variation requests and reducing the degree of others, and provided additional information to address some of the concerns. The table below identifies the concerns raised from commissioners and the public and how each item has been addressed by True North.

Concern	Response
Stormwater from the detention basin potentially affecting downstream properties	If approved, True North will work with DuPage County DOT to allow all stormwater landing on the building and site pavement to be conveyed to the existing storm sewer system in the St. Charles Road right-of-way. A drainage sketch has been submitted of how the property would drain if this conveyance is permitted.
Surface fuel spillage reaching the detention pond and then flowing onto adjacent properties	True North has included a map illustrating how sections of the property will be drained demonstrating that runoff from the pavement near the gas pumps will not drain into the stormwater basin but rather to the St. Charles storm sewer system.
The proposed fencing along the eastern property is board-on-board and will not fully block the passage of sound	True North is now proposing a six-foot solid vinyl privacy fence along the eastern property line instead of a board-on-board fence.
Fencing should be located behind the building to provide screening and security for the residences to the south	True North is proposing a six-foot solid privacy fence behind the building to enclose the gas station/convenience store area from the undisturbed wooded buffer area between the building and the residences to the south.
Landscaping should be installed behind the building for additional screening	True North is proposing to install thirteen 8' arborvitae towards the rear of the building and immediately to the west of the building for added screening for the property owners to the

	south to block the view of the gas canopy area.
The proposed canopy with a proposed red illuminated band will not fit the historic character of the neighborhood	True North has removed the illuminated red band and the painted yellow strip on the canopy and will install a mansard roof on the canopy to match and compliment the proposed building.
The height of two logo signs on the canopy extend past the top of the canopy	True North has reduced the size of the two logo signs to not extend beyond the height of the canopy.
The proposed light levels at the Main Street entrance and St. Charles Road entrance will exceed the maximum 3.0 ft-c permitted	True North has revised their lighting to be below the maximum 3.0 ft-c amount at both entrances to comply with the Zoning Code.
The application did not adequately explain how the project met the Special Use Permit or Variation standards	The explanation of how the Special Use request and Zoning Variations request meet the required standards has been revised by True North to be more descriptive and states specific reasons for how these standards are being met.
Hours of operation are 24/7	True North has indicated that for the business to be viable the hours of operation must be 24/7.

As a result of the revisions to the plans, True North has either eliminated or reduced the degree of some of the zoning variations being sought. The table below identifies variations from the Zoning Code requested by the petitioner to be presented at the March 13th Village Board meeting compared to the variations originally requested at the February 23rd Plan Commission public hearing.

Zoning Variation	Proposed (PC – 2/23/17)	Revised (VB – 3/13/17)
To allow light levels to exceed the maximum 3.0 ft-c at a non-residential property line	6.3 ft-c at west property line 6.8 ft-c at north property line	2.3 ft-c at west property line 2.8 ft-c at north property line Variation Request Eliminated
To allow light poles to be located closer than the minimum required separation distance of 68'	Two westerly light poles located 56' apart	All light pole distances comply Variation Request Eliminated
To allow an impervious surface setback less than 6.9' for a sidewalk along the south	4'5"	5'0" Variation Request Reduced

property line		
To allow curb flare return radii at the Main Street drive than 25' radii	20' curb flare return radii	20' curb flare return radii
To allow the proposed drive on St. Charles Road to have a separation distance less than the minimum distance of 200' from the driveway to the east	160' separation distance	160' separation distance
To allow a fence greater than four feet to be located in front of the principal structure towards St. Charles Road along the eastern property line	Six feet	Six feet
To allow less than the required number of 16 parking stalls	15 parking stalls	15 parking stalls

Architectural Review Commission Recommendation – Sign Variation Requests

The Architectural Review Commission continued the public hearing concerning the requested variations from the Sign Code on Wednesday, March 8, 2017. With the revisions made by the petitioner based on the comments and concerns raised at the previous public hearings, notably the removal of the red illuminated band on the fascia of the gas canopy, the amount of variations from the Sign Code was reduced and the degree of some of the variations still being requested was decreased.

The table below identifies the variations from the Sign Code requested by the petitioner presented at the March 8th ARC public hearing compared to the variations originally requested.

Sign Variation	Proposed (ARC-2/22/17)	Revised (ARC-3/9/17)
To allow a red illuminated band on fascia of the gas pump canopy	Located on the north and west elevations	Illuminated Band Removed Variation Request Eliminated
To exceed the maximum 150 square feet of total signage permitted on a corner lot	Total signage area of 188.85 square feet	Total signage area of 133.82 square feet Variation Request Eliminated

To allow total wall signage area to exceed the maximum 84.67 square feet of total wall signage permitted	Total wall signage area of 154.88 square feet	Total wall signage area of 99.85 square feet Variation Request Reduced
To allow more than two wall signs permitted for a corner property	Thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps.	Thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps.
Electronically Variable Message Board	Contained within the monument sign as two digital price components	Contained within the monument sign as two digital price components

Regarding the ability to apply for approval of a variation from the Sign Code to allow an electronically variable message board in the C2 district, Staff consulted with Village legal counsel Attorney Julie Tappendorf of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer. In the opinion of Attorney Tappendorf, the authority to grant a variation from any regulation of the sign code is not restricted by the language of the Village's Sign Code. An applicant has the right to apply for, and the ARC has the authority to consider recommending approval of, the request for a variation from the message board sign restrictions contained in section 4-5-15.

At the public hearing on March 8, 2017, ten (10) people spoke in opposition to the requested variations and the project. The ARC voted 6-1 to recommend approval of the variation from Section 4-5-9(A)4 to allow a total of thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps. The ARC voted 7-0 to recommend approval of the variation from Section 4-5-9(A)4 to allow a total wall signage area of 99.85 square feet in lieu of the maximum 84.67 square feet of total wall signage permitted. The ARC voted 5-2 to recommend approval of the variation from Section 4-5-15 to allow an electronic message board in the C2 district where one would otherwise not be permitted to allow two digital fuel pricing components in the proposed monument sign with the condition that the approval is only for the use of digital pricing for a gas station and that it is built according to the approved sign plans and that the electronic message board component shall not display any other message except for fuel prices and shall change only when fuel prices change.

The ARC voted to continue consideration of the exterior appearance of the property to the next ARC meeting to evaluate changes to the landscape plan and fencing. The draft minutes for the March 8, 2017 Architectural Review Commission public hearing will be provided to the Village Board at the Village Board meeting on March 13, 2017.

Village Board Action

The Village Board may approve, approve with conditions or deny the request for approval of the Special Use Permit and Variations from the Sign Code. The Village Board is not able to take action on the request for variations from the Zoning Code because the Plan Commission did not make a recommendation on the request nor the exterior appearance because the ARC has continued the review of the exterior appearance. A draft Ordinance approving the other requests is attached for consideration at the March 13, 2017 Village Board meeting.

Attachments

- Draft Ordinance
- Draft Architectural Review Commission Meeting Minutes February 22, 2017 – Exhibit “A”
- Draft Architectural Review Commission Meeting Minutes March 8, 2017 – Exhibit “B” (To be distributed at the Village Board meeting on March 13, 2017)
- Draft Plan Commission Meeting Minutes February 23, 2017 – Exhibit “C”
- Location Map
- Petitioner’s Findings of Fact – Exhibit “D”
- Site Plan – Exhibit “E”
- Landscape Plan – Exhibit “F”
- Tree Preservation Plan – Exhibit “G”
- Building Elevations – Exhibit “H”
- Canopy Elevation – Exhibit “I”
- Sign Plan – Exhibit “J”
- Photometric Analysis – Exhibit “K”
- Light Pole Spacing Plan – Exhibit “L”
- Memo from Attorney Julie Tappendorf
- Letter from Glen Ellyn Historical Society
- Select Materials from Petitioner’s Packet

CC: Ryan Howard, True North LLC
Ron Ambrose, Ambrose Design Group

Ordinance No. ____
An Ordinance Granting Approval of
A Special Use Permit for a Service Station
And Variations from the Glen Ellyn Sign Code
For the Construction of a Gas Station and Convenience Store for True North LLC to be
Located at 825 North Main Street,
Glen Ellyn, Illinois 60137

Whereas, True North LLC, contract purchaser of 825 North Main Street, has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Special Use Permit for a Service Station (i.e. Gas Station) in accordance with Section 10-4-14(B)13 of the Glen Ellyn Zoning Code.
- B. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-9(A)4 to allow a total of thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps.
 - 2. A variation from Section 4-5-9(A)4 to allow a total wall signage area of 99.85 square feet in lieu of the maximum 84.67 square feet of total wall signage permitted.
 - 3. A variation from Section 4-5-15 to allow an electronically variable message board in the C2 zoning district where one would otherwise not be permitted.

to accommodate the construction and operation of a gas station and convenience store; and

Whereas, the subject property is located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District, and

Whereas, the property is legally described as follows:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG QUARTER SECTION LINE 6.50 CHAINS (429.0 FEET) TO THE CENTER OF ST.

CHARLES ROAD; THENCE SOUTH 88 DEGREES WEST ALONG SAID CENTER LINE OF ROAD 96.32 FEET TO THE NORTHWEST CORNER OF MILLER'S SUBDIVISION, AS OCCUPIED AND MONUMENTED, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493 FOR PLACE OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID CENTER LINE 78.50 FEET TO ITS INTERSECTION WITH THE EAST LINE, IF EXTENDED NORTH, OF FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958, AS DOCUMENT 867790; THENCE SOUTHERLY ON SAID EAST LINE AND EAST LINE, IF EXTENDED, OF FIVE CORNERS SUBDIVISION 262.87 FEET TO A POINT IN THE NORTH LINE OF FOREST GLEN ADDITION, A SUBDIVISION OF PART OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT 170220; THENCE EASTERLY ON THE NORTH LINE OF SAID FOREST GLEN ADDITION 89.32 FEET TO THE SOUTHWEST CORNER OF SAID MILLER'S SUBDIVISION AS CORRECTED THENCE NORTHERLY ON THE WEST LINE OF SAID MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-02-419-001; 05-02-419-006; 05-02-419-007

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Architectural Review Commission of the Village of Glen Ellyn conducted a public hearing on February 22, 2017 and on March 8, 2017 at which hearings the Architectural Review Commission considered the petitioner's request for approval of the requested Sign Variations; and

Whereas, at the February 22, 2017 Architectural Review Commission meeting, the Commission also considered the petitioner's request for Exterior Appearance approval; and

Whereas, at the February 22, 2017 public hearing and meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the requested Sign Variations and proposed Exterior Appearance and five (5) people spoke in opposition to the applications; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Architectural Review Commission made its findings of fact and recommendations and by a vote of eight (8) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the request for exterior appearance of the building with conditions as set forth in the February 22, 2017 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “A”; and

Whereas, at the March 8, 2017 public hearing of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the requested Sign Variations and ten (10) people spoke in opposition to the applications; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Architectural Review Commission made its findings of fact and recommendations and, by a vote of six (6) “yes” and one (1) “no”, the Architectural Review Commission recommended approval of the variation from Section 4-5-9(A)4 to allow a total of thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps, and, by a vote of seven (7) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the variation from Section 4-5-9(A)4 to allow a total wall signage area of 99.85 square feet in lieu of the maximum 84.67 square feet of total wall signage permitted, and, by a vote of five (5) “yes” and two (2) “no”,

the Architectural Review Commission recommended approval of the variation from Section 4-5-15 to allow an electronically variable message board in the C2 zoning district where one would otherwise not be permitted with the condition that the electronic message board component of the monument sign shall only be fuel prices associated with the gas station, that the sign be built according to the approved sign plans, that no other messages appear on the electronic message board other than fuel prices for the gas station, and that message board shall change only when fuel prices change, as set forth in the March 8, 2017 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “B”; and

Whereas, the Architectural Review Commission continued the consideration of the exterior appearance review for the entire property to review revised landscaping and fencing plans at a future meeting; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on February 23, 2017 at which meeting the Plan Commission considered the petitioner’s request for approval of the requested Special Use Permit and Variations to Glen Ellyn Zoning Code; and

Whereas, at the February 23, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and sixteen (16) people spoke in opposition to the applications; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of eight (8) “yes” and zero (0) “no”, the Plan Commission recommended denial of the Special

Use request as set forth in the February 23, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “C”; and

Whereas, the Plan Commission did not make a recommendation on the requested variations from the Zoning Code; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 22, 2017 and March 8, 2017 Architectural Review Commission public hearing and the February 23, 2017 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission; and

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

Whereas, the President and Board of Trustees have adopted following the Findings of Fact related the request for a Special Use Permit:

1. The proposed use will be harmonious and in accordance with the general objectives of the Comprehensive Plan and Zoning Code because a portion of the property was previously zoned to C2 in accordance with the Comprehensive Plan. A service station (i.e. gas station) is permitted as a special use in the C2 district. No zoning change is required to allow the proposed use and no amendments to the Zoning Code are proposed to accommodate the use.
2. The proposed project is designed and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area because both the proposed convenience store and the proposed canopy have been designed to fit with the historic character of the Stacy's Corners neighborhood.
3. The proposed use will be not be hazardous or disturbing to existing or future neighborhood uses of the property because the use of the property is limited based on the Focused No Further Remediation letter from the IEPA and a gas station is an appropriate use for the

property. The southerly portion of existing greenspace and wooded area will remain undisturbed.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools. The property will contain stormwater facilities in accordance with the DuPage County Stormwater Ordinance to manage stormwater drainage from the top of the gas canopy, the convenience store and the parking area. All drainage from under the canopy around the pumps will drain to the existing storm sewer system in the St. Charles Road right-of-way with a portion of the parking area to the west draining to Main Street. A condition has been added requiring the petitioner to work with DuPage County DOT to allow all stormwater landing on the building and site pavement to be conveyed to the existing storm sewer system in the St. Charles Road right-of-way.
5. The proposed use will not create excessive additional requirements at public cost for public services because the petitioner has designed the access points on Main Street and on St. Charles Road to mitigate traffic congestion on public streets from the proposed use.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that are detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors. The petitioner has prepared a traffic report that indicates the use will have little impact on the overall road network and additional landscape screening as well as fencing has been provided to screen the use from residential properties to the east and south. The proposed lighting will not exceed the maximum illumination levels permitted at the property lines.
7. The project will have vehicular approaches to the property which are designed so as not to create an undue interference with traffic on surrounding public streets because the petitioner is constructing a right-in/right-out/left-out access on Main Street and a right-in/left-in/right-out access onto St. Charles to mitigate traffic congestion on public streets from the proposed use.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the property is being developed in accordance with the DuPage County Stormwater Ordinance and stormwater detention facilities are being provided. Furthermore, a condition has been added requiring the petitioner to work with DuPage County DOT to allow all stormwater landing on the building and site pavement to be conveyed to the existing storm sewer system in the St. Charles Road right-of-way.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the design of the convenience store building and gas canopy has been created to match and compliment the historic character of the Stacy's Corners neighborhood. A large amount of greenspace to the south of the property will remain undisturbed and will not be affected by the proposed use. The

landscaping provided along St. Charles Road and Main Street is in accordance with the Stacy's Corners Streetscape Plan; and

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

Section One: The minutes from the February 22, 2017 Architectural Review Commission public hearing and meeting, a draft of which is attached hereto as Exhibit "A", and the findings of fact therein, and the minutes from the March 8, 2017 Architectural Review Commission public hearing, a draft of which is attached hereto as Exhibit "B", and the findings of fact therein, and the findings of fact contained in the petitioner's applications for a Special Use Permit, attached hereto as Exhibit "D", as well as in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the February 22, 2017 and March 8, 2017 public hearings and meeting of the Architectural Review Commission, the February 23, 2017 public hearing of the Plan Commission, and the March 13, 2017 Village Board meeting.

Section Two: Based upon the findings of fact and recommendation of the Architectural Review Commission, the findings of fact within the petitioner's applications for a Special Use Permit, and the findings of fact and conclusions set forth in the preambles above, as adopted herein, the Village President and Board of Trustees hereby grant approval of the petitioner's requests for approval of a Special Use Permit and Variations from the Glen Ellyn Sign Code to accommodate the construction and operation of a gas station and convenience store at 825 North Main Street.

Section Three: The granting of the aforementioned approvals is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the February 22, 2017 and March 8, 2017 public meeting and hearings before the Architectural Review Commission, at the February 23, 2017 public hearing before the Plan Commission, and at the March 13, 2017 Village Board meeting and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
- a. True North LLC Narrative Statement stamped received January 27, 2017
 - b. Application for Special Use Permit stamped received January 27, 2017
 - c. Application for Sign Variation stamped received January 27, 2017
 - d. Petitioner's Findings of Fact, stamped received March 6, 2017, attached hereto to Exhibit "D"
 - e. Site Plan prepared by Ambrose Design Group (Sheet SP-1) stamped received March 3, 2017, attached hereto to Exhibit "E"
 - f. Landscape Plan prepared by Ives/Ryan Group, Inc. (Sheets L-1 and L-2) stamped received March 3, 2017, attached hereto to Exhibit "F"
 - g. Tree Preservation Plan prepared by Ives/Ryan Group, Inc. (Sheet TP-1) stamped received March 3, 2017, attached hereto to Exhibit "G"
 - h. Building Elevations prepared by F.A. Ross Architecture (Sheets A-400 and A-401) stamped received March 3, 2017, attached hereto to Exhibit "H"
 - i. Canopy Elevation prepared by Ambrose Design Group (Sheet C-1) stamped received March 3, 2017, attached hereto to Exhibit "I"
 - j. Floor Plan prepared by F.A. Ross Architecture (Sheet A-200) stamped received March 3, 2017
 - k. Sign Plan prepared by Ambrose Design Group (Sheet FS-1) stamped received March 3, 2017, attached hereto to Exhibit "J"
 - l. Color Renderings of convenience store and gas canopy (8 pages) stamped received March 3, 2017
 - m. Photometric Analysis prepared by Red Leonard Associates (RLA 1 of 5) stamped received March 3, 2017, attached hereto to Exhibit "K"
 - n. Light Pole Spacing Plan prepared by Ambrose Design Group (LP-1) stamped received March 3, 2017, attached hereto to Exhibit "L"
 - o. Drainage Sketch prepared by Northwestern Engineering Consultants, P.C. (2 pages) stamped received March 3, 2017
 - p. Material Listing (2 pages) stamped received March 3, 2017
- B. The petitioner will diligently work with the DuPage County Department of Transportation to allow all stormwater landing on the building and site pavement to be conveyed to the existing storm sewer system in the St. Charles Road right-of-way rather than be released at the southeast corner of the property, as is currently proposed. If the DuPage County Department of Transportation will not allow this modified drainage plan then the original proposed stormwater system will continue as the approved drainage plan.
- C. The electronic message board component of the monument sign shall only be fuel prices

associated with the gas station, that the sign be built according to the approved sign plans, that no other messages appear on the electronic message board other than fuel prices for the gas station, and that message board shall change only when fuel prices change.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13th day of March, 2017.

Ordinance 6486

Meeting of March 13, 2017

Ayes:**Nays:****Absent:**

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 13th day of March, 2017.

Village President**Attest:**

Village Clerk

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

ATTACHMENTS:

- Exhibit A (PDF)
- Exhibit C (PDF)
- Exhibit D (PDF)
- Exhibit E (PDF)
- Exhibit F (PDF)
- Exhibit G (PDF)
- Exhibit H (PDF)
- Exhibit I (PDF)
- Exhibit J (PDF)
- Exhibit K (PDF)
- Exhibit L (PDF)
- Location Map (PDF)
- Attorney Tappendorf Memo (PDF)
- GE Historical Society Letter (PDF)
- Petitioner Packet - Renderings and Materials (PDF)
- Petitioner Packet - Drainage Sketch (PDF)

V. 825 N. Main Street – TRUE NORTH LLC

Commissioner Loftus made a motion to open the public hearing, seconded by Commissioner Wussow. The motion was approved unanimously.

Planner Sterrett was sworn in. The property is located at the southeast corner of Main Street and St. Charles Road. The Petitioner is requesting sign variations and exterior appearance review for a new gas station. The Village's sign code does not have any provisions for gas station signage, and gas stations typically have more signs than a regular commercial business. There will be a wall sign on the north side of the building, two signs on the gas canopy, and 3 signs on each of the 12 gas pumps. Two electronic message board units will be used to display gas prices. The Petitioner has made changes based on the preliminary meeting with the ARC including wrapping the gas canopy columns with brick and limestone, adding limestone to the building, adding a gabled roof above the entrance, and adding a cupola to the building.

Chairman Burket decided to continue the monument sign portion of the request until the next meeting, since Staff is awaiting a legal opinion on the EMB issue.

Commissioner Loftus asked about variation 1A. Planner Sterrett stated that the allowable wall signage is 84 square feet. Because it's a corner lot, they could have two wall signs. They are proposing one sign on the building and two on the canopy. Staff considered the storefront size, not the canopy size, when determining maximum allowable signage.

Commissioner Wussow asked about wall sign sizes. If Staff was only considering wall signage it would be approximately 66 square feet, well under the total 84 square feet allowed.

Commissioner Wussow stated that the Shell logo signs on the canopy will protrude above the canopy. She would prefer them to be the same size as the canopy.

Ron Ambrose of Ambrose Design Group, P.O. Box 1870 in Crystal Lake, IL was sworn in. He appeared on behalf of True North LLC. He stated that they did make changes to the entryway to include a gabled roof with limestone on the sides, and limestone window sills. They added a cupola to the roof of the building and dormers on the sides of the building. The brick and limestone on the building will match the brick and limestone on the canopy supports. He stated that True North is required to meet Shell's corporate requirements including the "light band" on the canopy. He stated that there might be an alternate size sign for the Shell logos on the canopy. The fascia of the canopy is 36" inches and he thinks there may be a 3' x 3' Shell logo sign that could be used, but he wasn't certain.

Commissioner Wussow stated that she thinks the building is attractive, but not the canopy. She asked about Shell requirements for the canopy. Mr. Ambrose stated they require the yellow and red banded fascia on the canopy. Commissioner Wussow stated that this is a historical corner in the Village and that the Petitioner has appropriately redesigned the building. However, the red illuminated/banded canopy detracts from the improvements. Mr. Ambrose stated that the red is only on the street frontage sides. Commissioner Wussow stated that Shell is pushing its weight around and being a bully.

Commissioner Dickie stated that the Shell requirements are appropriate on an interstate but not in a residential area where the speed limit is 35 mph. He said the Petitioner has done an admirable job on the convenient store building but the canopy detracts from it. He stated that a majority of the customer base will be "neighbors" of the building. It will be important for Shell to understand that. Mr. Ambrose stated that the canopy is about 70 feet from St. Charles and 80 feet from Main Street. There will be landscaping along both frontages.

Commissioner Loftus asked what the bare minimum requirements from Shell were. He asked if illumination of Shell logos was required. Mr. Ambrose stated that the proposal is what they want to see.

Commissioner Dickie asked if Shell would allow them to not illuminate the red band on the canopy fascia. Mr. Ambrose stated that they wouldn't want to install the band if they couldn't illuminate it. Commissioner Dickie stated that he thought the illuminated Shell logo was effective and the illuminated band was not necessary.

Commissioner Strutynsky asked about the hours of illumination for the canopy. Mr. Ambrose stated that he believes it will be illuminated all night, since it will be in business 24/7.

Planner Sterrett stated that the Code doesn't address illumination of architectural features, so there isn't a specific rule.

Commissioner Klimala brought up a Shell case in Vancouver where the canopy band illumination was limited to only a portion of the canopy. He offered this as a suggestion to the Petitioner.

Commissioner Loftus brought up that there will also be Shell logo signs on the monument sign, not only on the canopy.

Commissioner Wussow asked what the lighting restrictions are for other commercial establishments. Planner Sterrett stated no more than 3 foot candles at the property line abutting commercial lots. Commissioner Wussow asked if the Village had granted variations for this requirement. Planner Sterrett said yes, but he didn't know how many. He said it was a frequently requested variation for lighting at the entrances. Planner Sterrett stated that it is a zoning variation, and therefore considered by the Plan Commission.

Chairman Burket stated that he would like to continue all signage issues to the next meeting. Planner Sterrett stated they can still vote on exterior appearance tonight.

Mr. Ambrose stated that he will get an answer on the band illumination. He said if Shell decides to remove the illumination bands, the canopy fascia would be completely flat.

Commissioner Wussow addressed the total square footage of signs. She stated that there is a lot of signage on the pumps. It seems like the signs on the gas pumps is really adding a lot to the square footage of signage. She said what's important is the gas pump number and the rest is

advertising. Mr. Ambrose said that normally pump numbers are exempt. Commissioner Wussow said if they reduce the signage on the pumps that might improve their standing.

Commissioner Loftus said he would prefer to see them trim the size of the Shell logos, and the pump signs did not matter as much to him.

Chairman Burket agreed with Commissioner Loftus.

Public Comment

John Zemenak, of the Glen Ellyn Historical Society, was sworn in. While they are not thrilled with having a gas station as their neighbor, they are mostly concerned with the signage and illumination. Their primary objection is the canopy. They appreciate the care taken to revise the building's architecture. He stated that the canopy with the red and yellow lights was akin to McDonalds on the 1970s. He said that the bright yellow and red fascia does not fit in with the neighborhood at all. He prefers a neutral color canopy with a single logo, which would be more tasteful. He stated that he is the village attorney for another village that never allows variations for lighting requirements. He stated that the Petitioner is requesting variations from items that are not even considered in this zoning district, which he has a legal objection to.

Diana Martinez, 594 Elm Street, stated that the gas station will back up to her yard. She is concerned about the illumination under the canopy. She is upset that it took 10 years to clean up the previous gas station, and now they will have one there again. She was assured when she bought her house that that land would not be developed. They don't need a convenient store across the street from a Walgreens store.

Commissioner Wussow asked about fencing on the south lot line. Planner Sterrett stated that no fence is proposed on the south lot line because it is heavily wooded and there is a steep slope. There will be a fence on the east property line because there will be detention basin for runoff. Mr. Ambrose said there is a steep drop off on the south side of the property.

Maureen Sansoni, 360 Main Street in Batavia, showed a photo of the wooded area behind 600 Elm Street. She asked the Petitioner about the height of the canopy. He stated 15 feet from grade to the bottom of the canopy.

Chairman Burket asked Ms. Martinez if her neighbors had fences on their rear property lines. She stated yes, she has a chain link fence, and the property next to 7-11 has a fence. Mostly the woods at the back of their properties mark the property line.

Chairman Burket asked why a privacy fence wasn't included in the plans. Commissioner Wussow suggested they add some evergreen trees between their building and the neighbors to the south.

Mr. Ambrose explained that the building will be significantly taller than the canopy, blocking the view of the canopy. Commissioner Albrecht suggested a privacy fence and evergreens.

Jessica Como, 771 Forest Avenue, were sworn in. Jessica Como stated that she is disappointed that there is a yellow and red canopy. Light pollution is an issue. She stated that there is a safety issue. She said 7-11 customers often hang out in neighborhood. She stated that its possible for them to make it look better. It is right next to Forest Glen Elementary.

Mr. Ambrose responded that lighting is a big part of safety. They are not trying to over-light the site, but lighting will improve safety.

Ms. Sansoni stated that she reviewed the lighting plans at the Village Hall. She stated there were beer cans and cigarette butts behind her parent's garage currently. (600 Elm St) Chairman Burket stated that he believes these concerns would be relieved by the addition of a privacy fence. Mr. Ambrose agreed.

Commissioner Wussow suggested they increase landscaping on both sides of the building, at the rear corners of the building, to block the view of the canopy. Mr. Ambrose argued that landscaping would be better placed behind the building. Commissioner Wussow agreed.

Commissioner Wussow asked Chairman Burket if they should table the entire discussion since they are proposing so many changes. Chairman Burket stated they should still vote on the exterior appearance.

Dan Porter, 594 Elm Street, stated that living in Hinsdale, and driving through towns like Lake Forest and Winnetka, those towns make corporations conform to their ordinances. For them, it is a residential area.

Chairman Burket asked about a traffic study. Planner Sterrett said there was a traffic study done as part of this proposal. Chairman Burket said he thought it was 40,000 cars per day at this intersection. Planner Sterrett said that St. Charles Road is considered an arterial roadway.

Commissioner Thompson asked about the location of the HVAC. Mr. Ambrose said its part of the dumpster enclosure.

Mr. Ambrose said there are lights on the side of the building at the exit to the trash area. There will be 2 goose neck lights on Main Street side, and 5 lights on the St. Charles Road side.

Chairman Burket stated that he is concerned that the Navajo beige building might clash with the true white canopy.

Commissioner Strutynsky made a motion to close the public hearing, seconded by Commissioner Loftus. The motion was approved unanimously.

Chairman Burket asked Mr. Ambrose how many Shell stations he has worked on. He responded that he has worked with Shell for over 30 years. Chairman Burket said that the commission does not want the canopy lit, but doesn't mind the signs as much. He stated the commission is OK with the 4' x 4' signs. Commissioner Loftus said there is a brick canopy Mobil station on Roosevelt Road in Geneva. Chairman Burket said they will not change the canopy.

Commissioner Loftus said he would prefer the smaller signs, not the 4' x 4' signs. He added that the pump signage is a non-issue.

Commissioner Albrecht made a motion to continue the sign variations, seconded by Commissioner Strutynsky. The motion was approved unanimously.

Commissioner Dickie said the building looks great with the additional detailing. He would like additional landscaping south of the building.

Commissioner Wussow stated that the building is attractive with high quality materials. She appreciates the consideration of additional landscaping to screen light from neighboring properties.

Commissioner Thompson stated that she is disappointed in the Village Code's landscape buffer requirements. The building looks good.

Commissioner Strutynsky likes the building, thinks it looks great. She would like additional landscaping.

Commissioner Loftus appreciates the modification made to fit the neighborhood. He stated that maybe they need a small light behind the building based on testimony given tonight.

Commissioner Klimala said he is impressed with the revised building plans. He is confident that the canopy revisions will meet what they want to see.

Commissioner Albrecht said the building looks great, and would like to see them incorporate the changes they suggested tonight.

Commissioner Loftus made a motion to recommend approval of the proposed exterior appearance of the building with additional landscaping behind the building as discussed at the meeting, seconded by Thompson. The motion passed by roll call vote, 8-0.

VI. TRUSTEE'S REPORT

Trustee Kenwood stated that they are getting a proposal for Spring Bank building. Opus pulled out, waiting for a third proposal. Still working on Dominick's. The police station is ahead of schedule, they hope to finish in July instead of August.

VII. CHAIRMAN'S REPORT

No report.

VIII. STAFF REPORT

At the next meeting, the ARC will hear a proposal for 490 Newton Avenue, a townhome development, and the continuation of True North LLC.

IV. ADJOURN

There being no other business, Commissioner Loftus moved, seconded by Commissioner Wussow, to adjourn the meeting at 9:30 PM. The motion carried unanimously by a vote of 8-0.

Submitted by C. Johnson, Recording Secretary

PLAN COMMISSION

-5-

FEBRUARY 23, 2017

PUBLIC HEARING – 825 N. MAIN ST. – TRUE NORTH LLC – SPECIAL USE PERMIT AND ZONING VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR THE PROPERTY AT 825 NORTH MAIN STREET TO ALLOW THE CONSTRUCTION OF A GAS STATION AND CONVENIENCE STORE WITH VARIATIONS TO THE ZONING CODE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF MAIN STREET AND ST. CHARLES ROAD IN THE C2 COMMUNITY COMMERCIAL DISTRICT.

(True North LLC, owner)

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

Staff Introduction

Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett and Village Stormwater Engineer Ray Ulreich were present to speak on behalf of the subject project. Mr. Sterrett stated that True North LLC is requesting approval of a special use permit and zoning variations to construct and operate a 4,290-square foot convenience store and a 6-pump gas station on the property at 825 N. Main Street which is located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District. Mr. Sterrett stated that the subject property is owned by the Village and the Village Board has entered into a contract with the petitioner. He added that the property will be closed on once the site plan, exterior appearance, sign variations and zoning variations are approved. He also stated that the contract that the Village entered into specifies the use of the property as a gas station and convenience store. He added that the contract has been approved by the Village Board and will not require further action by the Village Board. He also stated that the petitioner still is required to have a public hearing conducted and is required to receive approval of a site plan, exterior appearance, variations to the sign code and variations to the zoning code.

Mr. Sterrett stated that in order to accommodate the project, the petitioner is specifically requesting approval of a special use permit for a service station (for example, a gas station), variations from the zoning code, including a variation to allow 15 parking spaces on the site in lieu of the minimum number of 16 parking spaces required, a variation to allow a fence with a height of 6 feet to be located in front of the principal structure in lieu of the maximum height of 4 feet permitted and located along the east property line, a variation from the driveway approach separation on arterial roads to allow a proposed drive on St. Charles Road to have a separation distance of 160 feet from the driveway to the east in lieu of the minimum distance of 200 feet, a variation from the curb flare requirements to allow a 20-foot radius at the Main Street drive in lieu of the required 25 feet, a variation to allow an impervious surface setback which was originally as little as 6 inches in lieu of the required 6.9 feet for a sidewalk along

PLAN COMMISSION

-6-

FEBRUARY 23, 2017

the south property line, adding that the petitioner has revised their plans and increased the setbacks to a distance of 4 feet 5 inches, a variation from the light pole spacing requirement to allow the light poles to be closer than the minimum required separation distance of 68 feet with a distance of as little as 56 feet between two of the poles, a variation to allow lighting levels to be as much as 6.3 foot-candles at the west property line and as much as 6.8 foot-candles at the north property line in lieu of the maximum light level of 3 foot-candles at both property lines. Mr. Sterrett added that the most recent gas station approved by the Village Board is located at Roosevelt Road and Briar Street and the proposed light levels at Briar Street were approved at 8.7 foot-candles as part of the overall project. He stated that proposed points of access include one at St. Charles Road and one on Main Street at the west side and added that the St. Charles Road access is under the jurisdiction of the DuPage County Department of Transportation and Main Street is under the jurisdiction of the Village. He added that the petitioner is proposing a right-in/left-in/right out access at St. Charles Road and a right-in/right-out/left out access at Main Street. He also stated that the access at Main Street which is designed to prohibit left turns into the site from southbound traffic to prevent back-ups on Main Street has been reviewed by the Village Traffic Consultant and has been found to be acceptable. He added that the proposed St. Charles access has been determined to be acceptable by the DuPage County Department of Transportation. He also added that the final approval of the design for the St. Charles Road access still needs to be secured and the Plan Commission may wish to incorporate a condition requiring final approval from the DuPage County Department of Transportation prior to the issuance of the building permit.

Mr. Sterrett stated that a public hearing took place last night before the Architectural Review Commission regarding proposed sign variations and exterior appearance and the ARC recommended that additional landscaping be provided in the rear of the property and discussed the possibility of installing a privacy fence between the rear of the building and the property line as part of the approval for the exterior appearance.

Petitioner's Presentation

Ron Ambrose, Ambrose Design Group, P.O. Box 1870, Crystal Lake, Illinois and Daniel Havler, Northwestern Engineering Consultants, 675 N. North Court, Palatine, Illinois were present on behalf of the subject project. Mr. Ambrose stated that the True North, LLC, owners of the subject site are located in Ohio and were unable to attend the meeting this evening. He added that True North owns and operates over 200 facilities in the Ohio/Pennsylvania area and has remodeled a half-dozen facilities in the Chicagoland area in the last five years.

Mr. Ambrose stated that they are requesting a variation on one parking stall and added that there are 15 stalls located across the front of the building. He also stated that because many people park at the pump and then go into the store, they do not feel the variation for one stall is excessive as there are potentially 12 more parking stalls at the pumps. Mr. Ambrose stated that the fence height with respect to the east property line will be 6 feet from the south as it

PLAN COMMISSION

-7-

FEBRUARY 23, 2017

gets to the front of the building in lieu of the required 4 feet and, due to the detention area, a fence will be added all along the eastern property line to the edge of the detention basin. He stated that due to neighbors' concerns, they will add a fence to the south property line with additional landscaping.

Mr. Ambrose stated with respect to the variation increase of foot-candles, they are asking for the driveway on Main Street and the driveway on St. Charles Road to be well lit for safety reasons as people enter and exit the subject site. He added that they are also requesting that two proposed light poles be located closer than the minimum required separation distance of 68 feet with a distance of as little as 56 feet between those poles to provide proper lighting at the driveway area. Plan Commissioner Allen asked if increasing the spacing would remove the variance, and Mr. Ambrose replied yes. Mr. Ambrose added that there is a grade drop as one heads east on St. Charles Road and the DuPage County Highway Department did not want the location of the driveway too close to the intersection. He added the requested location was decided to be best by everyone involved. Regarding the radius requirements, Mr. Ambrose stated that the Main Street right-of-way is very narrow and if they tried to meet the 25-foot radius, it would make the driveway even larger than what everyone would like to see. He added that they are, therefore, trying to decrease the driveway from a 25-foot radius to a 20-foot radius due to the radius they are working with. Mr. Ambrose explained for Plan Commissioner Girling that if the radius became 25 feet instead of 20 feet, that radius would go even further down the right-of-way toward the intersection as well as the same on the other end toward the adjacent driveway. Plan Commissioner Girling felt the petitioner would want more spacing for traffic, and Mr. Ambrose responded that they are concerned about cars on Main Street and cars making maneuvers in the larger space that the petitioners feel should be avoided. Mr. Ambrose stated that another variation they are requesting is with respect to the corner where the sidewalk is located. He stated they would like the sidewalk to be as little as 6 inches from the south property line in lieu of the required 6.9 feet.

Responses to Questions from the Plan Commission

Plan Commissioner Heming-Littwin asked if the variation is the cause for the entrance and exit spacing between the driveway in front of the proposed home and the driveway to the east due to the fact that the County is talking about the intersection at Main Street, and Mr. Sterrett responded yes. Plan Commissioner Ozog asked if the fence on the east side will be on the property line or at the beginning of the elevation. Mr. Sterrett also responded that the fence will be just inside the property line and that the hill going east will be part of the parcel. Director Hulseberg responded to Plan Commissioner Hartweg that the Village purchased the subject property in 2010, the tanks and the soil around the tanks were removed in 2012-2013 and the dilapidated building was demolished. She added that the Village received a no further remediation letter from the IEPA which means that the Village has no obligation to further remediate the site. Director Hulseberg responded to Plan Commissioner Vondruska that the gas station/store previously at the subject went out of business because it was not always open

PLAN COMMISSION

-8-

FEBRUARY 23, 2017

and sales deteriorated. Plan Commissioner Heming-Littwin added that the gas station was mis-managed. Plan Commissioner Allen asked if the Village has received any contact from the school district related to the subject project. Mr. Sterrett responded to Plan Commissioner Heming-Littwin that the fence at the subject site property line is proposed to be a 6-foot fence. He showed where the fence will be located and added that there is a steep drop near there. He added that the fence will also provide screening and security at the subject site.

Plan Commissioner Ozog asked what the reason to staff was for the footcandle variation being doubled. Mr. Sterrett responded that the reason was to illuminate that entrance because that corner does not have adequate street lighting. Mr. Sterrett responded to Plan Commissioner Ozog that the last service station approved near Dunkin Donuts had greater lighting than at this project. Plan Commissioner Whiston asked what the footcandle level would be in the middle of Main Street and what would the effect be on the curb or sidewalk on the west side of Main Street. Mr. Sterrett responded that once the lighting gets to the pavement, it is about 1.2 footcandles and once it gets to the middle of Main Street, it is about .2 footcandles. He also responded to Plan Commissioner Heming-Littwin that the light would dissipate on the north property line on St. Charles Road at 1.4 footcandles once it gets to the pavement and .5 and .2 at the center line.

Plan Commissioner Ozog asked who the members of True North LLC are and Mr. Ambrose responded the members are primarily the Lyden family. He also responded to Plan Commissioner Ozog that the Lydens had other obligations which prevented them from attending this public hearing. Plan Commissioner Ozog felt that the Lyden family should have been present and he was disappointed that they were not. Director Hulseberg stated that he Lyden family is not required to be at this meeting.

Plan Commissioner Allen asked if any elevations of the detention basin were available. Mr. Havler responded only a grading elevation of the detention basin was in the petitioner's packet. Plan Commissioner Allen asked if the canopy height on sheet C1 is consistent across the canopy, and Mr. Ambrose replied yes. Plan Commissioner Allen stated that the DuPage County Stormwater Ordinance does not allow for infiltration practices, however, the petitioner has decided to use one and asked how it works. Mr. Havler explained that at this site the service fuel dispense area of pavement is draining to the storm sewer that drains to St. Charles Road. He stated that the water that falls on the canopy is draining to downspouts that are connected to the detention basin. Mr. Havler added that the concrete below the canopy is draining to catch basins that are along the St. Charles Road curve line and drainage for this site is draining in three different directions—part of it flows on Main Street, part of it flows to St. Charles Road and part of it flows to the southeast where they all flow now. He added that a portion drains to the basin, there is an outlet from the basin and there is an existing swale that drains there. Mr. Ulreich responded to Plan Commissioner Allen that stormwater volume controls are based on water quality and try to improve water quality on downstream variances. He stated that water runoff from gas stations may be contaminated with chemicals that we do not want in our

PLAN COMMISSION

-9-

FEBRUARY 23, 2017

system and infiltrate into the ground water. He added that we do not allow a gas station to be infiltrated into the ground because we do not want it to become polluted. He added that in this situation, the designer was very deliberate about designing this so that all of the water in the area of the gas pumps and any water that would run off from that would not go into the infiltration basin and ruin any of the groundwater situation. He added that all of the water drains north into the sewer system that will be constructed on St. Charles Road. Mr. Ulreich stated that we want to treat the water on the rest of the site and provide good water quality so we required them to install an infiltration basin so the rest of the site could drain better. He added that they were also required to install stormwater detention to make sure that the impact of downstream properties is minimized even though they were below the County threshold for the requirement. He added that they are putting in both infiltration treatment and stormwater detention to minimize any impacts of downstream properties. Mr. Ulreich responded to Plan Commissioner Allen that all the pump area goes north, the canopies drain into the infiltration basin and the pump areas all slope to the north. He also responded to Plan Commissioner Allen that there is an existing drainage pattern that goes to the southeast when the property drains to the southeast and that an area that is south of the building would remain undisturbed and that area continues to drain southeast without going into the detention basin. Mr. Havler added that after water is captured by the detention basin, there is a small 4-inch pipe on the south side of the detention basin that allows the water to slowly drain to the southeast. Plan Commissioner Allen asked if there is any type of catch basin to stop contaminants from entering the catch basin, and Mr. Havler responded that only rain water will fall on the slope. Plan Commissioner Ozog asked if there is any type of spillage protocol required by a gas station and Mr. Havler responded yes—and that it is required per law. Mr. Ulreich responded that the storm sewer on St. Charles Road is controlled by the County.

Mr. Sterrett responded to Plan Commissioner Ozog that the hours of operation at the subject site will be 24/7.

Persons in Favor of or in Opposition to the Requests

Dana Sample, 861 Highview Avenue, Glen Ellyn, IL stated that our children are our most valuable resource. Ms. Sample wanted to make clear that the environmental impact of this project was touched on. She referred to a study from John Hopkins Bloomberg School of Public Health dated 2014 stating that small spills from gas stations could cause significant public health risks over time and expressed concern that the subject gas station would be near a grade school. She stated she strongly opposed the proposed project.

Diana Martinez, 594 Elm Street, Glen Ellyn, IL stated that she lives directly behind the proposed gas station. Ms. Martinez stated she is at this meeting because of a response from one of the Shell representatives at last night's Architectural Review Commission meeting who was unaware of homes behind the subject site. She stated that sheds and garages behind the subject site belong to three of her neighbors. Ms. Martinez stated that the proposed gas

PLAN COMMISSION

-10-

FEBRUARY 23, 2017

station will back up to their rear yards and her view will no longer be a beautiful forest. She stated there are brand new gas stations nearby so she questions the need for another gas station in the area. She also stated that she does not feel that a gateway to Glen Ellyn needs three liquor stores located nearby. Ms. Martinez also questioned how the gas station owners will manage and control water run-off to the homes below. She stated that homeowners are required to handle leakage from a gas station and she requested that the Plan Commissioners research helping the nearby owners in that event.

Megan Clifford, 793 Forest Avenue, Glen Ellyn, IL read a letter that she wrote stating that she opposes this proposed project due to the health and safety of her community and particularly the children, adding that there is a school nearby. She added that pedestrian deaths are currently on the rise in Illinois due to vehicles speeding and failure to stop for walking people. She added that there are not adequate buffers or planting strips at the Five Corners location to separate pedestrians on sidewalks from moving vehicles. She stated that a gas station will also expose a safety risk for fire and explosive hazards and health risks. She also expressed a concern over choosing tax revenue over health and safety.

Rick Massa, 787 Forest Avenue, Glen Ellyn, IL stated he lives approximately 400 feet from the proposed gas station. He stated many of his neighbors do not understand how this project got this far without any of them knowing about it. Mr. Massa stated that zoning is established for a reason and True North will probably get special uses and conditions from that zoning for their project. He stated that the Village Comprehensive Plan recommends that the subject area should be revitalized as a neighborhood service area, a showcase of local history and an attractive gateway to Glen Ellyn. He felt that the proposed use will have an immediate and negative impact on the area, Forest Glen School and the residents and families in the neighborhood. He stated that nowhere in Glen Ellyn is there a service station in such close proximity to single-family homes and a school and he is concerned about the impact on health, safety and security of residents and businesses. He added that the use is a nuisance and has had an historical long-term significant impact on the health of the local population, including children, the value of the surrounding real estate and businesses as well as an impact on the integrity of the community. He expressed concern about the tree buffer at the rear of residents' nearby homes that will be impacted and the proposed lighting levels of the subject property. He added that the impact of a gas station open 24 hours a day is intolerable and the proposed signage and lighting is unacceptable. Mr. Massa stated that gas stations are a nuisance and will create traffic problems.

John Micheli, 540 St.Charles Road, Glen Ellyn, IL displayed photos of three gas stations owned by True North. He stated they do not put much money into these buildings and are a low cost provider. Mr. Micheli stated that the proposed gas station will not be a good addition to the Village but we can do everything possible to protect the neighborhood. He added that when the Walgreens went up across the street, the Plan Commission went to great lengths to ensure

PLAN COMMISSION

-11-

FEBRUARY 23, 2017

the best possible divider between the businesses there and the nearby homes. He also stated that light was kept to a minimum at that location. He implored the Plan Commission to grant as few variations as possible, to not grant the additional lighting and to impose the additional restrictions of the dark skies.

Mark Simon, 604 Elm Street, Glen Ellyn, IL stated he supports everything that has been said. He stated that when he moved to Glen Ellyn from Los Angeles, it was very important for the person he lived with to live near Lake Ellyn so he chose to move into 604 Elm Street which had a beautiful buffer of trees. He stated he was upset to learn that True North did not feel a fence would be necessary behind the property where homes are located. Mr. Simon stated he has a fence on his property and the footings of his fence are always rotting out. He also stated he was very concerned about even more water flowing east and a pool of water standing near his home.

Mary Beth Nelms, 1N144 Stacy Court, Glen Ellyn, IL stated she was in total agreement with the other residents who had spoken before her. She stated she has lived near the subject property for 33 years. She also stated that her home used to face a forest which was removed when Walgreens was built and now car headlights shine into her house when a car enters the nearby strip mall. She stated that the fence built at the Walgreens site is now falling down and she would not like to see anyone go through what she has had to go through in her neighborhood. She also stated that her property values have decreased and children's health has been threatened. Ms. Nelms stated she was a crossing guard for ten years and saw many accidents on the subject corner. Ms. Nelms stated she had no idea the proposed project was being heard at the Village until very recently. She also stated that the subject corner does not need as much light as is being proposed. She added that there is a species of mushrooms that eats petroleum products and she suggested planting as many as possible behind the proposed gas station. She also recommended that if parking spaces will be eliminated, perhaps some electric chargers for cars that do not always require gasoline could be installed. Ms. Nelms responded to Plan Commissioner Ozog that during her time as a crossing guard, she had to sometimes move children out of the way from approaching cars. She added that that the Five Corners intersection is the second most dangerous intersection in DuPage County.

Jason Fuller, 586 Elm Street, Glen Ellyn, IL stated he was not happy about the proposed gas station and felt that it will probably occur. He stated he has had the misfortune of dealing with inebriated people due to the sale of alcohol next door to him, drug paraphernalia that he finds in his yard and light pollution from the nearby intersection. He stated that his children play in his back yard which already floods and expressed concern for his children's safety regarding the proposed gas station. Chairperson Loch asked Mr. Fuller if a 6-foot fence in the rear of the subject property would be helpful, and Mr. Fuller responded no.

John Zemenak, 800 N. Main Street, Glen Ellyn, IL stated he is the Vice President and Director of the Glen Ellyn Historical Society which is across the street and to the west of the subject

PLAN COMMISSION

-12-

FEBRUARY 23, 2017

property. Mr. Zemenak stated that the corner that the Historical Society is on is an historically significant corner. He stated the corner attracts visitors regionally, nationally and internationally. He stated that he mostly objects to the lighting at the proposed gas station. Mr. Zemenak asked for a traffic plan submitted by the applicant and a plan for the proposed light poles. Mr. Sterrett responded to Plan Commissioner Ozog that the proposed light poles will meet the code and only the separation distance of the poles will require a variation. Mr. Sterrett also responded to Mr. Zemenak that the lights are fully shielded. Mr. Zemenak also did not like the proposed lighting or the proposed canopy. He felt that the 3.0 footcandle allowance at the property line is ordinatorily high and stated that other communities in the area allow less footcandles at the property line. Mr. Zemenak asked what happens to the contaminated stormwater when it gets to the storm sewer. Mr. Ulreich explained that the petitioner will need to have some type of treatment training to be sure gasoline and oil are draining out and collected. Mr. Ulreich stated there are various mechanisms that can be used to capture some of the contaminants.

Joseph Abel, 606 Elm Street, Glen Ellyn, IL asked for a repeat of the opening comments. Chairperson Loch explained that the Village has entered into a contract with True North to build the subject gas station with conditions. Mr. Abel then stated this project is a done deal as a decision has been made. Mr. Abel stated he is a planning, zoning and economic development consultant and has 50 years of experience in that field. He stated that this project is a special use and that the Plan Commission will look at more than two deviations. He also stated that the subject use is supposed to be compatible with the surrounding area and should be a higher quality product. He felt that this project should not be voted on until the Plan Commission sees the tree inventory, a landscape plan for the entire perimeter and how noise will be controlled. Director Hulseberg responded to Mr. Abel by stating that it was stated in the public hearing notice that the full set of plans was available for review in the Planning and Development Department. She also stated that the information Mr. Abel is requesting is in the packet, has been filed with the Village and has been reviewed by the Plan Commission. She also stated that the Plan Commission is aware they are to review the standards for the special use approval and will do so at the conclusion of the public hearing. Mr. Abel stated that he inquired about information for this project at the Planning and Development Department and was only given a small amount of information to review. He stated that the project will go through, however, it can be made better through input of the residents.

Ginnie Judd, 955 Highland Avenue, Glen Ellyn, IL thanked her neighbors for presenting their thoughts and stated that she agreed with them.

Maureen Samsami, 360 Main Street, Batavia, IL stated she was speaking on behalf of her parents who reside at 600 Elm Street. Ms. Samsami stated she was disappointed that this was her first opportunity to speak about this project as she was unaware the Village entered into a contract with True North a year ago. She stated that they categorically oppose the

PLAN COMMISSION

-13-

FEBRUARY 23, 2017

development of a 12-pump gas station and convenience store at the subject location. Ms. Samsami stated they are concerned about light pollution, safety, minimizing the impact of a large gas station adjacent to their property and maintaining their property value. Ms. Samsami stated that they respectfully request that a privacy fence be erected on the south side of the property appropriately sized for the project, that additional trees and landscaping be planted to screen the canopy which extends beyond the building and is 15 feet high with a 3-foot fascia, that trees and landscaping be planted to screen their sight line of that canopy from the south and that drainage and runoff be addressed after construction is completed if it is not sufficient to prevent flooding and pooling of water in their back yards.

Chris Greco, 614 Elm Street, Glen Ellyn, IL stated that their petition has over 400 comments. He stated that the petitioner should not be granted a variation because of an existing property that has been there for a while. He asked that regarding stormwater, with the potential approval from DuPage County to go to the sewer, will any of the runoff from the concrete go to the detention basin. Mr. Ulreich responded that any water from the gas pumps in that area does not drain into the detention basin but the area south of the gas pumps all drains into the detention basin and, if approved by the County, all that water will be directed to the north.

Leland Livingston, 789 Forest Avenue, Glen Ellyn, Illinois stated she has lived on Forest Avenue for 25 years and is very concerned about the proposed project. She asked who on the Village Board sold this property to True North knowing a gas station was going to be there. Chairperson Loch responded that the entire Board would have had to approve that sale. She stated she agreed with what everyone has said so far. She stated that having the gas station at the entrance to the city is wrong and she was very concerned regarding safety with Forest Glen School being so close. She also asked on behalf of another resident how the petitioner will compete with the nearby 7-11—another convenience store.

Michael Semprevivo, 22W488 Emerson Avenue, Glen Ellyn, IL stated that he has lived in his current home for 13 years, having moved in just after the Walgreens was built. He stated there are many dead plantings with mosquitoes on the Walgreens property near his home and he believes the same will happen at the subject gas station property. Mr. Semprevivo stated there is a reason gas stations in the downtown no longer sell gas as gas leaked into Lake Ellyn at one time. He also stated that the subject corner is a very dangerous area. He also asked how much money the town would make from the gas station.

William Morgan, 774 Forest Avenue, Glen Ellyn, IL implored the Plan Commission to make the right decision and put this item back on the Village Board. He felt that a gas station should be located on North Avenue and not in residential areas.

Dan Porter, 594 Elm, Glen Ellyn, IL was concerned about his and his neighbors' back yards and their pets due to the proposed gas station. He requested that a fence be installed and located

PLAN COMMISSION

-14-

FEBRUARY 23, 2017

not all the way to the property line. He felt that the proposed gas station will not be a quality product nor will it represent Glen Ellyn.

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

Additional Comments from Staff

When Plan Commissioner Ozog asked if the subject application is complete and stated he will vote against this request due to the fact that the special use criteria was not addressed, Mr. Sterrett stated the petitioner had submitted as part of the application findings of fact regarding the reasons why they meet this criteria.

Comments from the Plan Commission

Plan Commissioner Ozog thanked Mr. Abel for his comments, adding that they persuaded him to change his mind. He stated he had been ready to vote yes because historically there have been gas stations on that corner and, if done correctly, that could be an improvement for the Village. Plan Commissioner Ozog added that no neighbors in attendance at this meeting were supportive of the proposed project and he feels there is much more homework to be done. Mr. Sterrett added that a traffic report was included in the Plan Commissioners' packets that stated that traffic into the proposed gas station will be pass-by cars who are already on the road. He also felt that the packet being handwritten was inappropriate, the owners of the property not being present to hear the community was not acceptable and he would like to know the hours of operation, how the gas station will be managed and who will be responsible for activities at the station. Plan Commissioner Ozog commended the Village for trying to market this property, however, the Village owes the neighbors an obligation to make sure there is a significant bumper here. He stated he will vote no on the light variation because there is no evidence as to why the lights have to be at the 6.3 level versus the code. He also stated he will vote no on the project and suggested that the neighbors return to hear a response to their concerns, including the risks of gasoline at the site and fencing.

Plan Commissioner Heming-Littwin stated she concurred with the Plan Commissioners regarding the proposed hours at the subject site. She also was unaware of the hours of liquor sales. She stated she understood the neighbors' concerns regarding light into their property. She added that she is torn because there is a big drop-off to the neighbors' yards so she does not feel a 16-foot or 18-foot fence will be installed in the back. She also felt that a fence will not survive with a swale there. She also stated that she was most concerned about people hanging out behind the gas station and various paraphernalia being found in yards as that is a very dangerous situation. She also felt that the subject intersection will always have a lot of traffic because of what is located there. Plan Commissioner Heming-Littwin stated she would

PLAN COMMISSION

-15-

FEBRUARY 23, 2017

prefer a light level of 3 per the ordinance. She also stated 15 parking spaces is acceptable and that she was fine with the distance between the driveway and the exit because she feels a buffer from the intersection is needed. She added that several more items need to be addressed. She stated she would abstain from voting at this time.

Plan Commissioner Allen commended the petitioner for making modifications to the plan. He stated he was supportive of the requested variations (lights and parking) but had an issue with where the project is currently located. He stated that per the Comprehensive Plan under "Convenience Retail and Service," convenience is a fit for this project, however, he does not feel the Comprehensive Plan would articulate a gas station at this location. Plan Commissioner Allen questioned the scale of the number of gas pumps as this is a retail convenience location—not a commercial corridor. He also felt there are some challenges with the special use criteria—with potential future remediation, future neighborhood uses, concern about the stormwater management plan, the materials being used and inconsistency with the Comprehensive Plan. (Mr. Sterrett added for Chairperson Loch that a gas station is a permitted special use). Plan Commissioner Allen stated that because he could not see elevations caused him some concern and he also had concerns regarding additional trees. He added that he is not supportive of the proposed project.

Plan Commissioner Whiston stated that the only problem he had with the variations was the footcandles at the property line as he saw no reason for deviations from the code. He stated, however, because of the nature of the property, the steep slope and the neighbors' concern, having a gas station at this location was not the right thing to do and he was, therefore, not supportive.

Plan Commissioner Hartweg stated that the Village purchased this property several years ago to protect the area and have something at the site that we really want. He said prior to this meeting, he approved of this project with the exception of the lights, however, now felt he would vote against it because of the scale, the lights, the fact that there was once three stations at those corners and we could manage to have a smaller gas station with restricted hours now and there are other gas stations not too far away. He added that he was opposed to the proposed gas station.

Plan Commissioner Girling stated that he was not in favor of the proposed project. He felt there are too many variances being requested, especially when coupled with a special use permit request. He added that because the site is owned by the Village, the Village should hold itself to a higher standard or at least endeavor to meet Village standards as stated in the code when contemplating approval of a project for the site. He added that by granting this many variances as well as an approval for a special use permit on a site that the Village owns, residents and others could be misled into believing that the Village is out for the "best deal" for the Village rather than the best development for the Village as a whole.

PLAN COMMISSION

-16-

FEBRUARY 23, 2017

Plan Commissioner Vondruska agreed with the other Plan Commissioners who were not in favor of the proposed project. He felt he could not support the special use permit before they could get to the variance requests.

Chairperson Loch stated that she did not have much of a problem with the special use as a gas station. She did, however, have some problems with the variations, especially the lighting. She added that additional buffer needed to be included on the south and east sides between the project and the residential property. She stated that although it was not a variation request, it was mentioned by the ARC and she agreed with them. She stated that she will vote no on this project.

Motion

Plan Commissioner Ozog moved, seconded by Plan Commissioner Heming-Littwin, that after considering the application of True North LLC for approval of a special use permit and variations to the Zoning Code for the property located at 825 N. Main Street in the C2 Community Commercial District for the construction of a gas station and convenience store, the Plan Commission hereby recommends denial of the Special Use request based on the following findings of fact in regard to the requested approvals: A. In regard to the requested Special Use Permit, the Plan Commission finds that: 1. The proposed use will not be harmonious and in accordance with the general objectives or within a specific objective of the Comprehensive Plan and/or Zoning Code because the gas station as proposed in terms of size and volume does not fit the character of the residential and commercial locale of the corner. 2. The proposed project is not designed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will change the essential character of the area because there is, as currently planned, the lack of a significant buffer between the developed property and the neighborhood and residents that border the property. 3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because of a. the proposed lighting and b. the absence of facts in the application with respect to the hours of operation and how the property is going to be operated and managed.

The motion for denial of the Special Use request carried unanimously with eight (8) yes votes as follows: Plan Commissioners Ozog, Heming-Littwin, Allen, Girling, Hartweg, Vondruska, Whiston and Chairperson Loch voted yes.

Trustee Report

No Trustee Report was presented.

PLAN COMMISSION

-17-

FEBRUARY 23, 2017

Chairperson's Report

Chairperson Loch stated that the Plan Commission may change the nights of their meetings from Thursday to Wednesday with the Architectural Review Commission changing the nights of their meetings from Wednesday to Thursday. She asked that the Plan Commissioners think about that change.

Staff Report

Planner John Sterrett stated that on upcoming agendas will be the townhomes at 490 Newton Avenue, Maryknoll Park at 845 Pershing Avenue regarding a revised master plan and a gas station to be located in unincorporated DuPage County within the Lombard planning boundary.

Plan Commissioner Ozog moved, seconded by Plan Commissioner Allen, to adjourn the meeting at 10:21 p.m. The motion carried unanimously by voice vote.

Prepared by:

Barbara Utterback
Recording Secretary

Reviewed by:
John Sterrett
Planner

Exhibit "D"

APPLICATION FOR SPECIAL USE PERMIT

825 North Main Street

TrueNorth Energy, LLC

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code.

We will be using building materials and colors that are required by the Zoning Code. The design guidelines it is stated natural and earth tone colors are preferred with wall materials being durable and of quality materials, storefront glass should not be extended to the ground level.

We are using durable and aesthetic building materials in natural and earth tone colors. The building is constructed of mainly red clay brick. We are also using hardieplank cement board in Cedar Mill Navajo Beige and hardietrim cement board also in Navajo Beige.

The building entrance has a gable style roof that is considered traditional by many municipalities. The columns of the entrance will be covered with Limestone and the gable end fascia will feature hardieplank cedar mill in Navajo Beige and hardieplank trim board to match.

The window sills are 4" high and natural limestone and the header is 8" limestone. The window and storefront entrance have thermally broken frames with a clear anodized finish. The windows are 3'-4" above the floor level so they do not extend to the ground. The windows are not highly reflective but have enough reflectance to be classified as low E to meet the energy code requirements.

The Village guidelines also state the colors should complement each other with no more than 2 or 3 colors and light fixtures and downspouts should coordinate rather than dominate the color scheme of the building.

The building will have two main colors: red brick clay which is natural clay color and natural earth tone combined with Navajo Beige with limestone masonry units. The colors are very complimentary. In fact, we have chosen red natural clay brick because many municipalities have considered the color to be desired and works well with the limestone.

The downspouts will match the Navajo Beige color of the trim and hardieboard. The gooseneck style lights and wall pack will be bronze in color which will accent the hardieboard rather than dominate the primary color. The main door on the left side elevation is made of hollow metal and will match the red clay brick color.

The Village guidelines stated the trash enclosure shall have a wall surface to match the principal building and that there shall be some landscaping near the trash enclosure.

The trash enclosure is designed with the same masonry materials as the building with red clay brick capped with natural limestone. The gates of the trash enclosure will match the red brick color and the main door of the building will also match the red brick. There is landscaping adjacent to the dumpster consisting of native grasses, viburnums, shrubs, geraniums and perennials.

The Village guidelines state that the roofs shall be in material, color and texture appropriate to the building and structure. The roof edge and wall face should be clearly differentiated. Gable and pitched roofs should be scaled to the face of the building so as not to dominate the elevation nor be so small as to lack a feeling of closure or protection. Pitched roofs should have overhangs which define the wall surface.

The proposed building structure includes a main hip truss with an intersecting gable at the entry. The intersecting gable structure and the side elevation roof dormers not only define the entry but creates a visual break to the main span of the roof.

The wall to the roof intersection is heavily defined by an overhang and fascia/soffit and further defined by the wall trim, that contrasts the roof material and texture.

The shingles have a slate like appearance in a shade that is neutral and offers a shadow line.

The proposed canopy structure includes a pitched, shingled roof to match the building material. There will be no bright color bands or lighting on the face of the pitched roof Canopy. The canopy columns will have the same brick and limestone treatment as is proposed for the building.

The octagonal cupola also breaks the roof element and adds vertical balance to the building. The cupola will have a square base with octagonal tower capped with real copper, OGEE style roof and plain copper finial. The cupola fascia and trim will match the Navajo Beige color of the hardieplank and hardietrim cement board and adhering to the village's guideline for two or three colors.

The Village guidelines ask that existing trees shall be identified and protected as part of the project planning. Landscaped islands and perimeter landscaping shall be employed. The overall landscape plan shall consider options for providing color for the growing season.

Each tree on the project site was tagged and condition of each tree was recorded on the tree preservation plan. The trees that were viable and healthy and did not interfere with the building or parking area was preserved. The landscaping was designed with a variety of plants that bloom at different seasons adding color to the site all year. All trees 10" in diameter and larger were tagged and shown on the tree preservation plan. There are many additional trees that are less than 10" in diameter that will remain but were not required by code to be shown on the proposed plans.

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 such that use will not change the essential character of the same area:

As stated above we have chosen colors and materials as required by the Village Design guidelines to be harmonious within the site vicinity. The design of the building and canopy were carefully considered so as to compliment the aesthetically significant Stacy's corner development. The existing on site landscape to the south of the property is understood to be very beneficial so the surrounding properties. The design and placement of the building upon the site took this into account to preserve as much of the vegetation as possible and to maintain this screening for the neighborhood to the south.

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

We have met with all governing agencies that could have any concerns with the design or function of the facility and its impact on the surrounding uses. With input from the Village staff, the outside Village consulting agencies and the Highway Department the best and safest design for site access has been prepared and submitted for review. All possible turning movements into and out of the site were scrutinized with the traffic studies that were prepared.

The driveway location on St. Charles Road was placed to minimize the impact on the intersection from cars entering the site that are eastbound. This location is also tied into cars traveling westbound and their impact on the left turn lane for the intersection. Those two criteria determined the driveway location should not be located any additional distance to the east or west. This driveway location shall be limited to right-in/right/out and left turns in only.

The Main Street access has also been designed per similar criteria to St. Charles Road. This access will be limited to right-in/right-out and left-out only. Left turns in will be prohibited as there was concern that this maneuver could have great impact on the intersection.

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 proposed project will be served adequately by the existing surrounding streets as described in the comments above in Item 3 and the traffic study which was prepared for this site. Police and Fire will have access from the two frontages to service the property. The site has been designed for a Fuel Tanker truck to maneuver through the site so there will be circulation as required for the potential fire equipment that may be necessary to serve the facility.

A detention basin is designed to collect water from the site before it will be discharged at a rate to meet the Village and County requirements. Areas tributary to Main Street will discharge to Main street. Areas south of the proposed building currently flow to a swale along the south property line. We are not proposing to alter this existing drainage pattern.

Refuse will be stored in bins as provided by the trash hauler in the masonry enclosure just to the east of the main building. The refuse will be taken away on a weekly or semi-weekly schedule as to be determined by the operations of the facility.

A new 4" water connection will be installed in the St. Charles Road right-of way to the existing 8" water main. The 4" will be brought to the building as a Fire protection line and a 2" line will be tapped off this line for domestic use. We will also tap the existing 10" sanitary line in the St. Charles right-of-way for and provide a 6" line to the proposed building.

5. Will not create excessive additional requirements at public cost for the public facilities and services, and will not be detrimental to the economic welfare of the Village.

We will be extending a storm sewer to the site as no storm sewer currently serves this property. This cost to bring this utility to the site will be incurred by the developer and no expense for this connection will be incurred by the Village. All other public facilities required to develop the property are accessible so there is nothing detrimental to the economic welfare of the Village.

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 facility will be drawing traffic from the vehicles currently traveling St. Charles Road and Main Street so for that reason we do not expect to see excessive production of traffic at this intersection.

The operation of a Service Station entails cars pulling up to a pump and either paying for gas at the pump or entering the facility to make a purchase and pay for the gas inside. Other than the vehicle leaving the roadway and entering the facility there would be no excessive noise that would be considered detrimental to any persons or property.

The facility will not produce any smoke or fumes to the area. All the pumps are equipped with shunts/shut-offs in the event of any emergency. The tanks are double wall lined as is all the product piping. The fill locations are all locked and have additional seals and gaskets to prevent outside liquids into the tanks as well as prevent and leakage out from the tank area.

All light levels on the site have been designed to not only meet the Village standards but in many instances, exceed the Village code. No lights are located along either property line that is adjacent to any residential areas. Landscaping has been provided in areas where lighting could potentially provide a glare to the adjacent residential Zoning Areas.

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 and roads.

See comment 3 above.

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

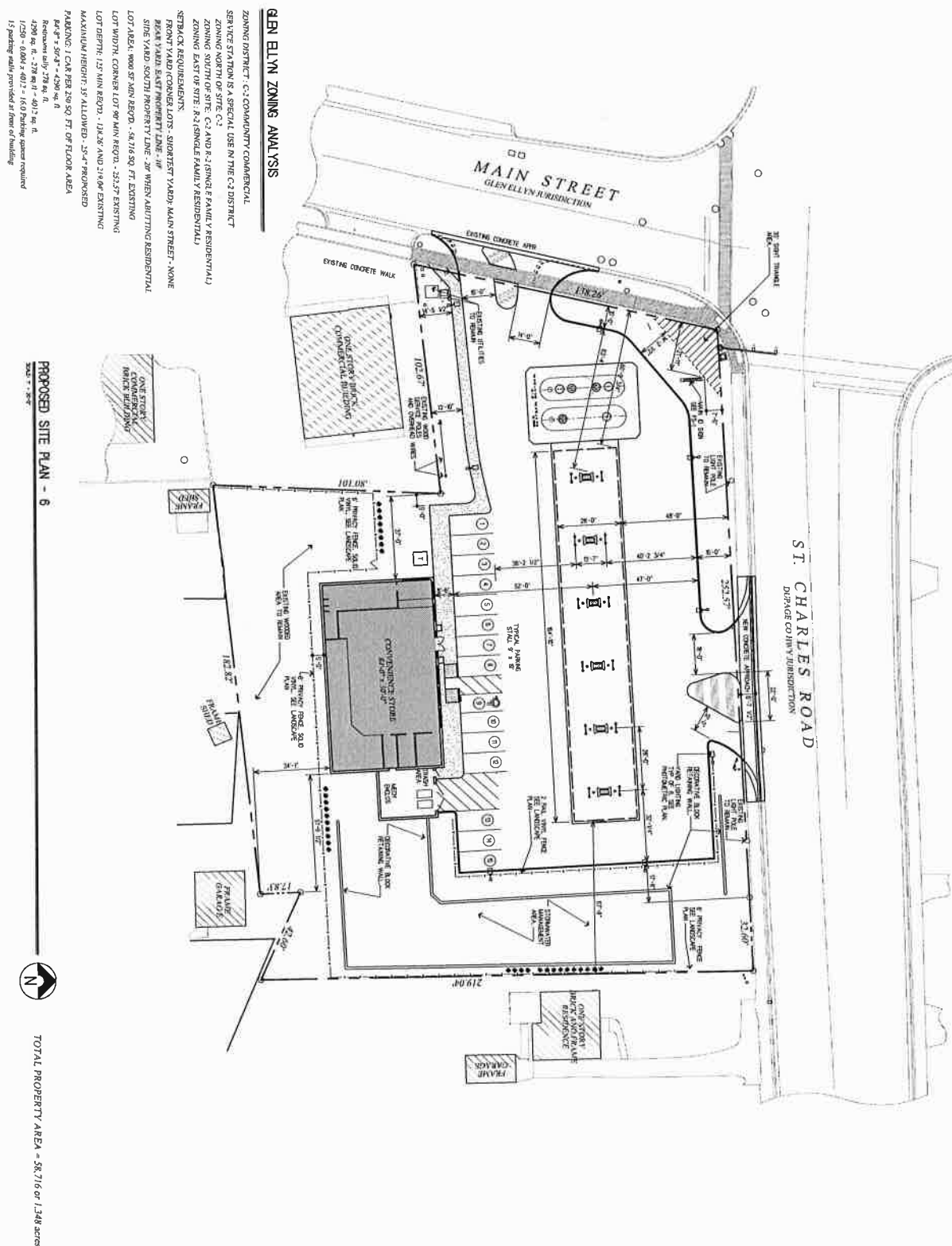
The site as it is currently designed will have a detention basin on the east side of the property to store most of the water that could fall on the property. The area north of the Canopy will drain to St. Charles Road as it currently does. We plan to catch this water into basins and then discharge out to the Storm sewer in per the County discharge rate into St. Charles Road. The area west of the Canopy will also discharge to Main Street as it does currently. Likewise the area south of the proposed building all flows to the south and we are not proposing to disturb the natural flow in this area.

The basin on the east is proposed to drain through a restrictor to the south at the same rate as currently flows in this direction. We have been in contact with the Village Engineer to revise this scenario. It would be our desire to take the water in the basin and tie this to the new storm sewer line we are building in St. Charles Road. This would greatly reduce the impact on the residential area to the south.

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

The site is currently vacant with a tree line and vegetation to the south and east. We prepared a tree survey and tagged all the trees in these areas. We have designed the site to save as much of this tree line and vegetation as possible not only in a historic sense but also as a screen for the adjacent properties.

We have also attempted to bring many elements into the building design to be complimentary to the historic area. The Canopy we are proposing is a stark contrast to the typical vehicle gas canopy found throughout the Chicagoland area and we think it adds a feeling of residential design to what is a very commercial corner of the Village.



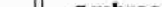
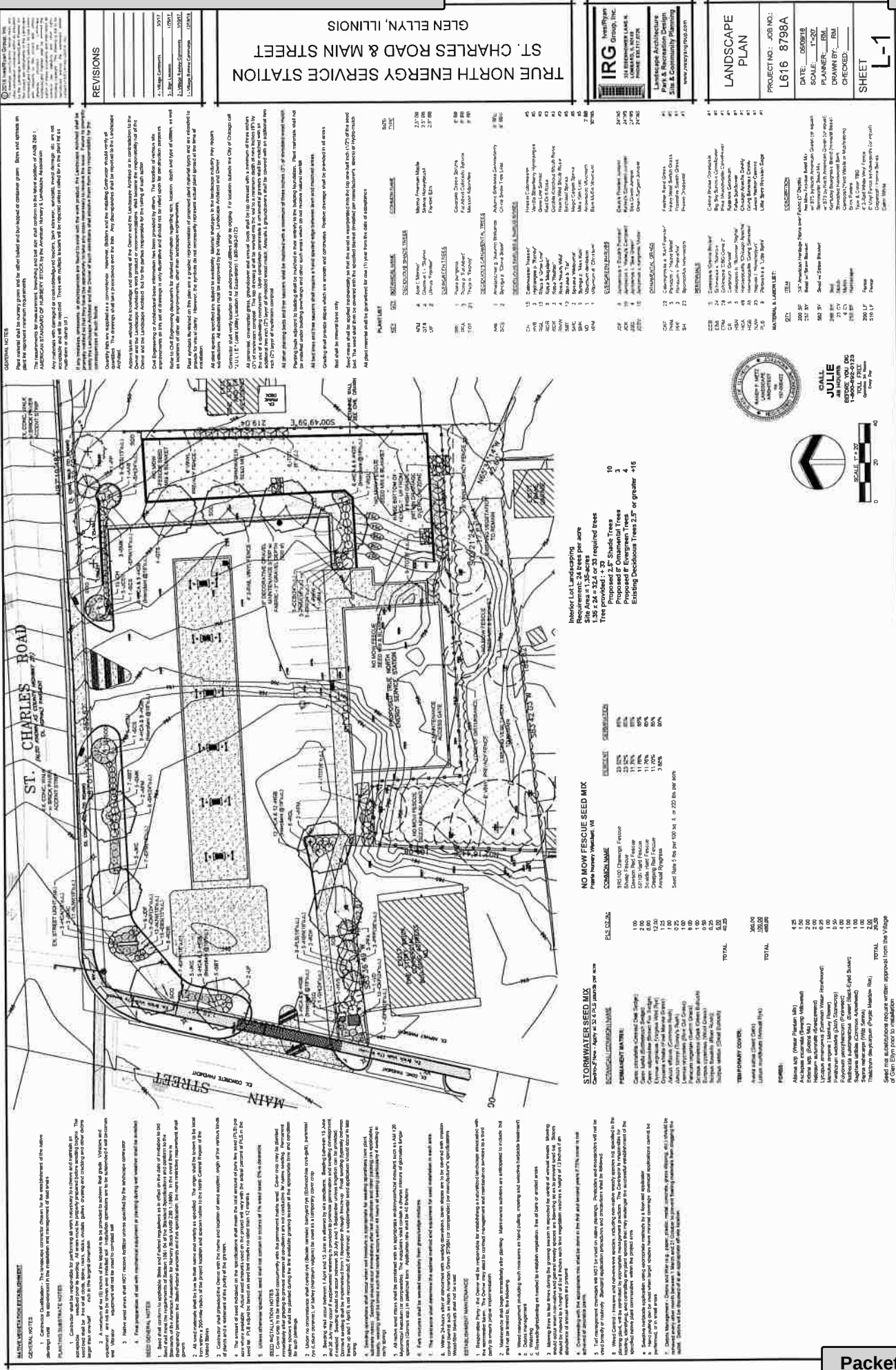
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EXHIBIT "F"



TRUE NORTH ENERGY SERVICE STATION
ST. CHARLES ROAD & MAIN STREET

REVISIONS	
4. Village Symposium	7/77
3 - Day Lecture	1/79
2. Village Review Committee	1/79
1. Village Review Committee	12/78

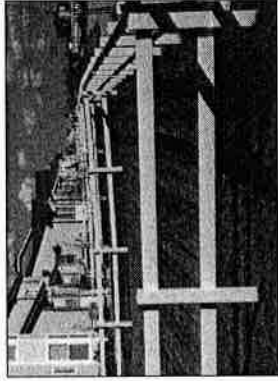
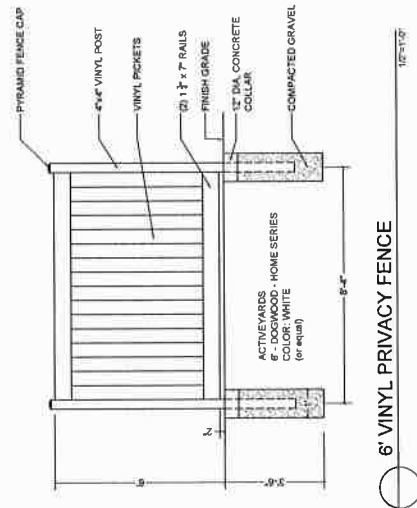
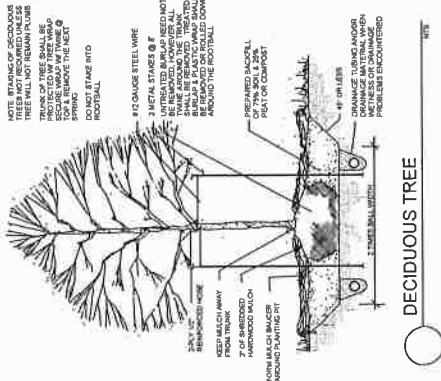
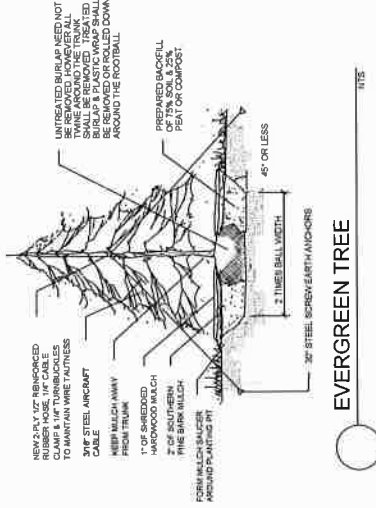
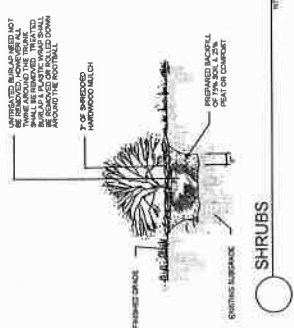
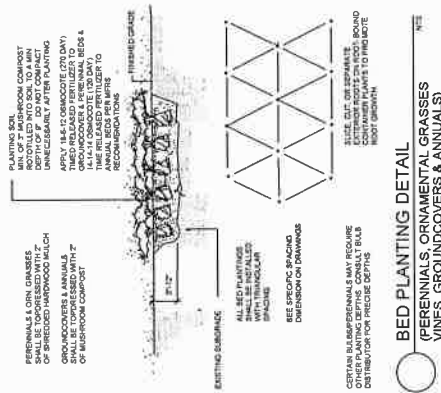
GLEN ELLYN, ILLINOIS

LANDSCAPE
PLAN

PROJECT NO: JOB NO:
L616 8798A

DATE: 08/09/16
SCALE: 1"=20'
PLANNER: RM
DRAWN BY: RM
CHECKED:

SHEET
L-2

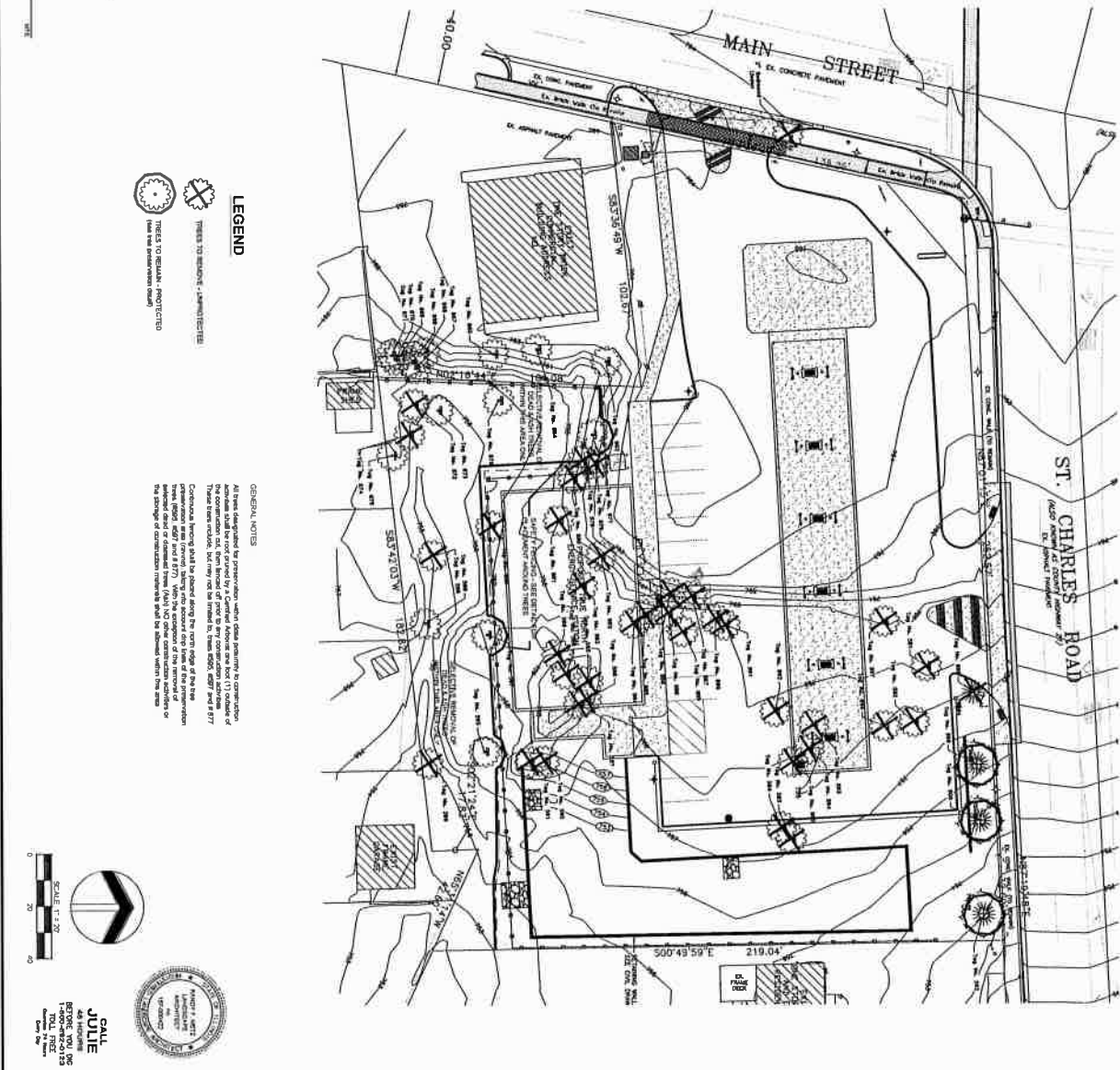


REPRESENTATIVE PHOTO
2-RAIL VINYL FENCE

6' VINYL PRIVACY FENCE

EXHIBIT "G"

TREE SURVEY / PRELIMINARY DATA SHEET		BUILDING / COMMENTS / NOTES	
NO.	DATE	REMARKS / COMMENTS / NOTES	
161	11.17	Medium size tree (approx. 10' high)	Tree to be removed
162	11.17	Medium size tree (approx. 10' high)	Tree to be removed
163	11.17	Medium size tree (approx. 10' high)	Tree to be removed
164	11.17	Medium size tree (approx. 10' high)	Tree to be removed
165	11.17	Medium size tree (approx. 10' high)	Tree to be removed
166	11.17	Medium size tree (approx. 10' high)	Tree to be removed
167	11.17	Medium size tree (approx. 10' high)	Tree to be removed
168	11.17	Medium size tree (approx. 10' high)	Tree to be removed
169	11.17	Medium size tree (approx. 10' high)	Tree to be removed
170	11.17	Medium size tree (approx. 10' high)	Tree to be removed
171	11.17	Medium size tree (approx. 10' high)	Tree to be removed
172	11.17	Medium size tree (approx. 10' high)	Tree to be removed
173	11.17	Medium size tree (approx. 10' high)	Tree to be removed
174	11.17	Medium size tree (approx. 10' high)	Tree to be removed
175	11.17	Medium size tree (approx. 10' high)	Tree to be removed
176	11.17	Medium size tree (approx. 10' high)	Tree to be removed
177	11.17	Medium size tree (approx. 10' high)	Tree to be removed
178	11.17	Medium size tree (approx. 10' high)	Tree to be removed
179	11.17	Medium size tree (approx. 10' high)	Tree to be removed
180	11.17	Medium size tree (approx. 10' high)	Tree to be removed
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183	11.17	Medium size tree (approx. 10' high)	Tree to be removed
184	11.17	Medium size tree (approx. 10' high)	Tree to be removed
185	11.17	Medium size tree (approx. 10' high)	Tree to be removed
186	11.17	Medium size tree (approx. 10' high)	Tree to be removed
187	11.17	Medium size tree (approx. 10' high)	Tree to be removed
188	11.17	Medium size tree (approx. 10' high)	Tree to be removed
189	11.17	Medium size tree (approx. 10' high)	Tree to be removed
190	11.17	Medium size tree (approx. 10' high)	Tree to be removed
191	11.17	Medium size tree (approx. 10' high)	Tree to be removed
192	11.17	Medium size tree (approx. 10' high)	Tree to be removed
193	11.17	Medium size tree (approx. 10' high)	Tree to be removed
194	11.17	Medium size tree (approx. 10' high)	Tree to be removed
195	11.17	Medium size tree (approx. 10' high)	Tree to be removed
196	11.17	Medium size tree (approx. 10' high)	Tree to be removed
197	11.17	Medium size tree (approx. 10' high)	Tree to be removed
198	11.17	Medium size tree (approx. 10' high)	Tree to be removed
199	11.17	Medium size tree (approx. 10' high)	Tree to be removed
200	11.17	Medium size tree (approx. 10' high)	Tree to be removed



REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/17	Initial Design
2	11/17/17	Revised Design
3	11/17/17	Final Design

TRUE NORTH ENERGY SERVICE STATION
ST. CHARLES ROAD & MAIN STREET
GLEN ELLYN, ILLINOIS

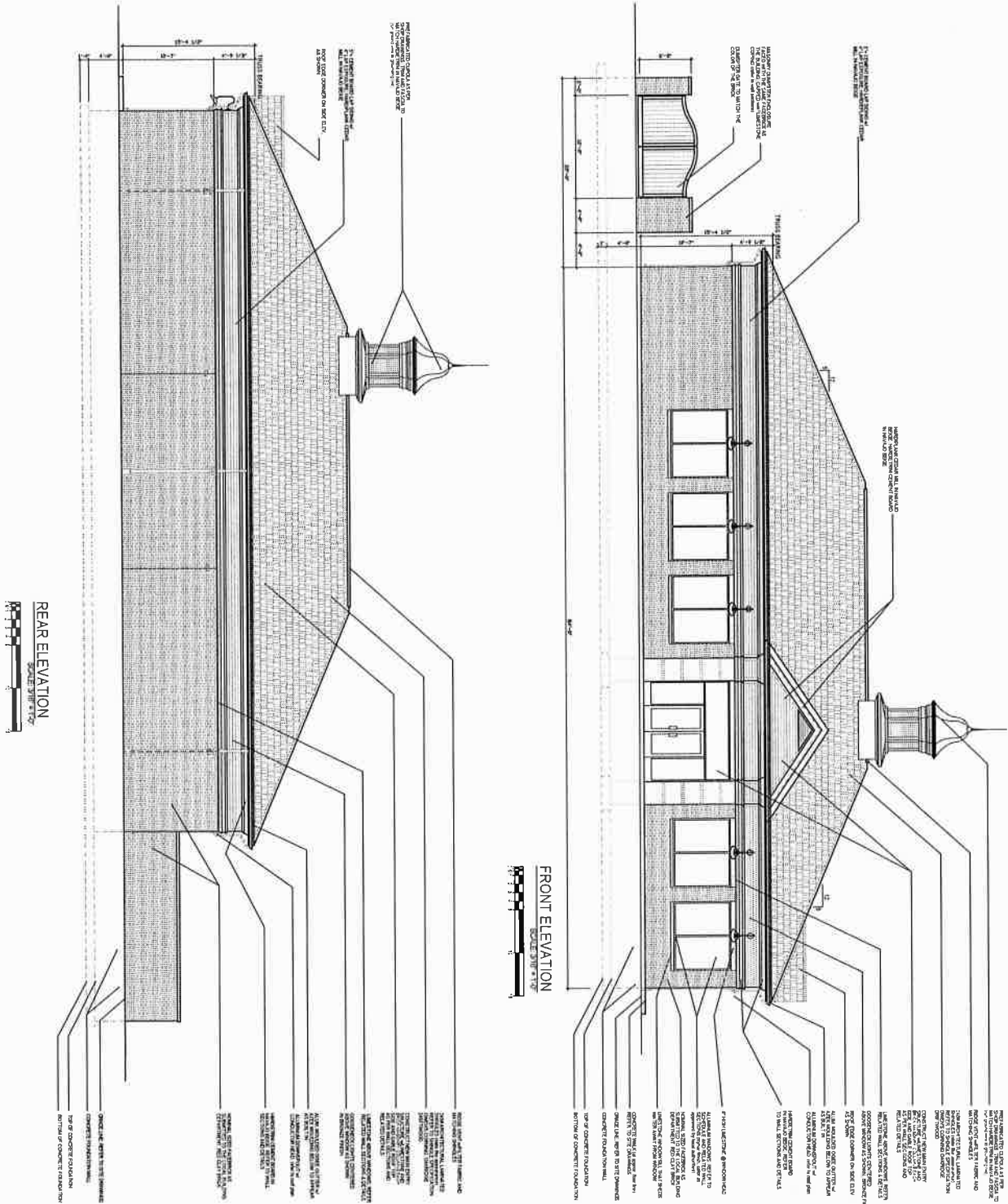
IRG Incorporated
1000 West 1st Street
Glen Ellyn, IL 60139
Phone: 630.717.1778

PROJECT NO.: JOB NO.
1616 8798A

DATE: 06/09/18
SCALE: 1"=20'
PLANNED BY: JG
DRAWN BY: JG
CHECKED: JG

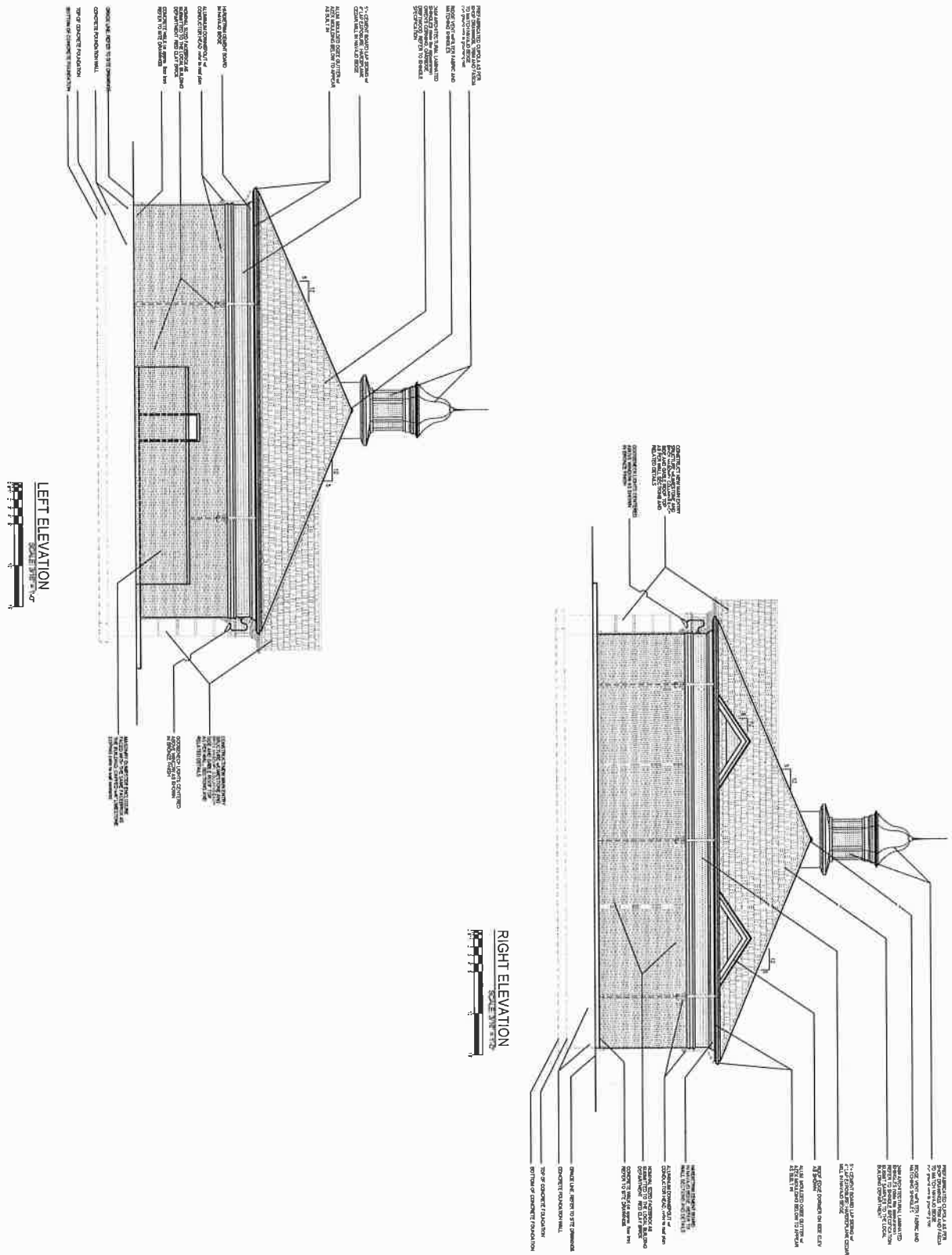
SHEET
TP-1

EXHIBIT "H"



PROJECT: Building Elevations Front and rear Truennorth Glen Ellyn, Illinois DATE: 2/25/17 PROJECT NUMBER: T16 glem rbyn SCALE: A-400	F. A. Ross - Architects P.O. BOX 5073 NEWCASTLE, PA 16105 PHONE: (724) 656-7886 FAX: (724) 656-7892	F. A. ROSS architecture	The information contained on these drawings are the sole property of Frank A. Ross Architects. These drawings may not be disseminated or used in any manner without the written consent of Frank A. Ross. Frank A. Ross is a sole prop. of Frank A. Ross arch.	DATE: 11-30-2016 SIGNATURE: _____ DATE: _____	REGISTERED ARCHITECT FRANK A. ROSS STATE OF ILLINOIS
--	---	---	---	--	---

EXHIBIT "H"



A-401

2/27/2017
project number
TN Glen Elyn
sheet

Building Elevations
side elevation views
Truenorth
Glen Elyn, Illinois

F. A. Ross - Architects
P.O. BOX 5073
NEWCASTLE, PA 16105
PHONE: (724) 658-7866
FAX: (724) 658-7892

F.A. ROSS
architecture

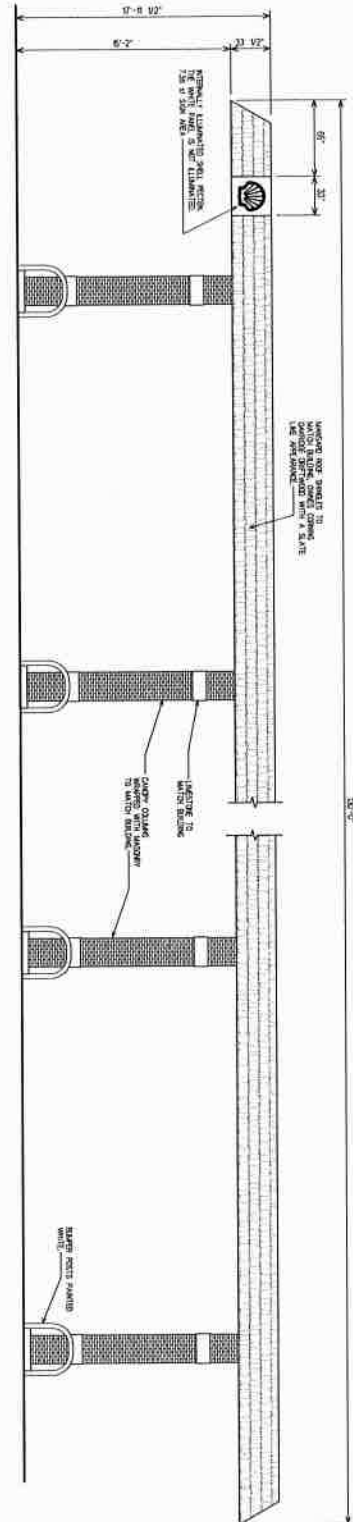
The information contained on these drawings are the sole property of Frank A. Ross Architects. These drawings may not be reproduced or used in any manner without the express written consent of Frank A. Ross. Frank A. Ross is a sole prop. of Frank A. Ross arch.

prepared by: **Frank A. Ross**
checked by: **Frank A. Ross**
date: **2/27/2017**

signature: _____
date: _____

FRANK A. ROSS
STATE OF ILLINOIS

EXHIBIT "I"

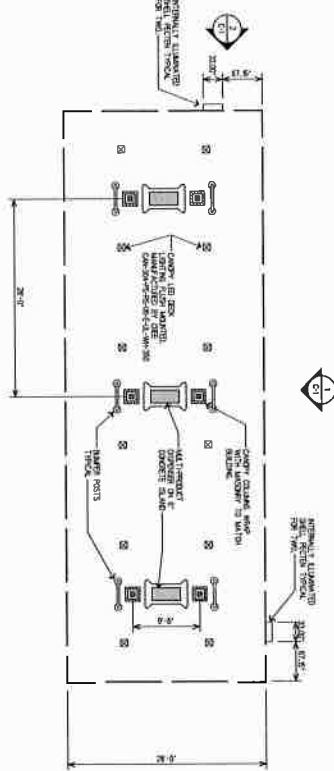


PROPOSED PARTIAL FRONT (NORTH) ELEVATION

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

ST. CHARLES ROAD

MAIN STREET

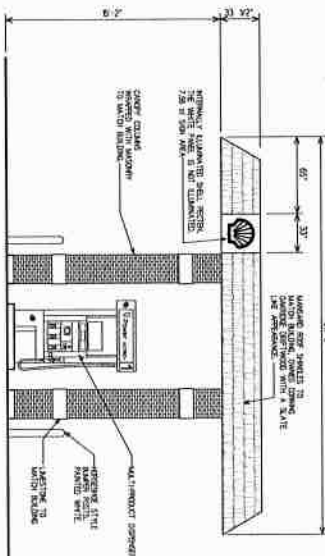


PARTIAL TYPICAL CANOPY LIGHTING

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

PROPOSED SIDE (WEST) ELEVATION

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



PROJECT NAME AND LOCATION:
PROPOSED SERVICE STATION AND CONVENIENCE STORE
825 N. MAIN STREET AT ST. CHARLES ROAD
GLEN ELLYN, ILLINOIS
P/N: 05-03-413-001(006.007)

CLIENT:
Iruenorth energy, llc

SHEET TITLE:
CANOPY ELEVATIONS

NO	DESCRIPTION	DATE
1	REV AND REVIEW	5-5-17
2	START REVIEW	5-2-18
3	DESCRIPTION	
4	REVISIONS	

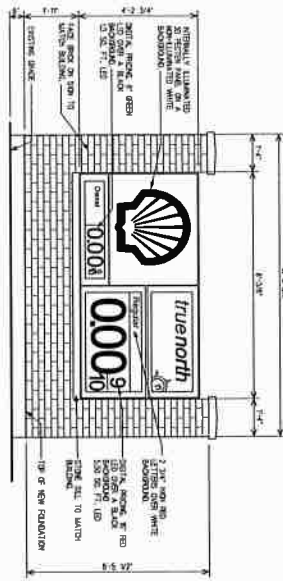
Ambrose
Design Group
PO BOX 1870
CRYSTAL LAKE, ILLINOIS
60039-1870
(847) 347-3721

DATE: 6-2-18	SCALE: 1/8" = 1'-0"	DRAWN BY: RJA	PROJECT NO.: E0701
SHEET: C-1 OF ONE			

EXHIBIT "J"

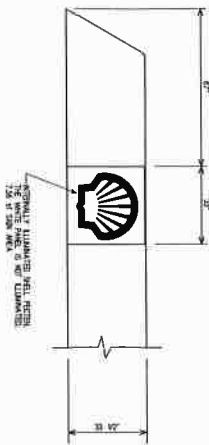
PROPOSED SIGNS

SIGNS - NEW OR REMAINING	Size	Sq. Ft. Area	Quantity	Total Area
1 New Main ID Sign	8'-3 3/8" x 4'-2 3/4"	33.97	1	33.97
2 New Canopy - "Truenorth" - Bldg.	33' x 33'	7.56	2	15.12
3 New Building Identification - North-Side	2'-0" x 2'-0"	11.73	1	11.73
4a Dispenser - Pump Topper	2'-0" x 2'-0"	2.00	2	4.00
4b Dispenser - Valance (A-Down)	3'-6 1/2" x 1'-0"	3.91	2	7.82
4c Dispenser - Steel Logo	5' x 5'	0.078	2	0.156
TOTALS			40	70.082



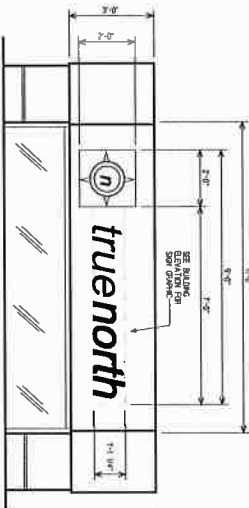
PROPOSED MAIN ID SIGN

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



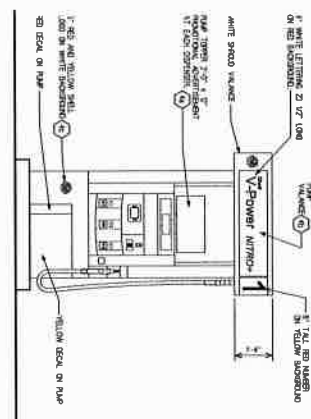
PROPOSED CANOPY SIGNAGE

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



FOOD MART BUILDING SIGN

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

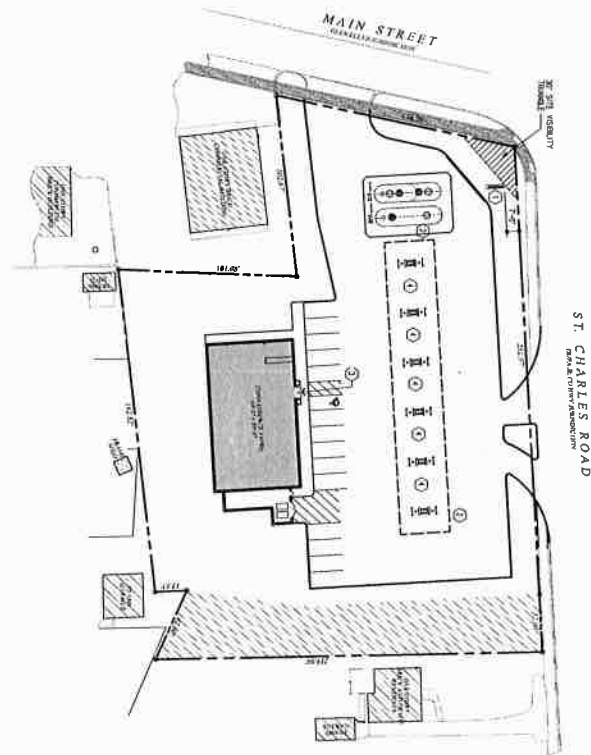


TYPICAL DISPENSER GRAPHICS

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

SIGN KEY PLAN

NO SCALE



PROJECT NAME AND LOCATION:
PROPOSED SERVICE STATION AND CONVENIENCE STORE
ST. CHARLES ROAD AT MAIN STREET (SEC)
GLEN ELLYN, ILLINOIS
 PER: 05-02-419-001(005,007)

CLIENT:
truenorth energy, llc

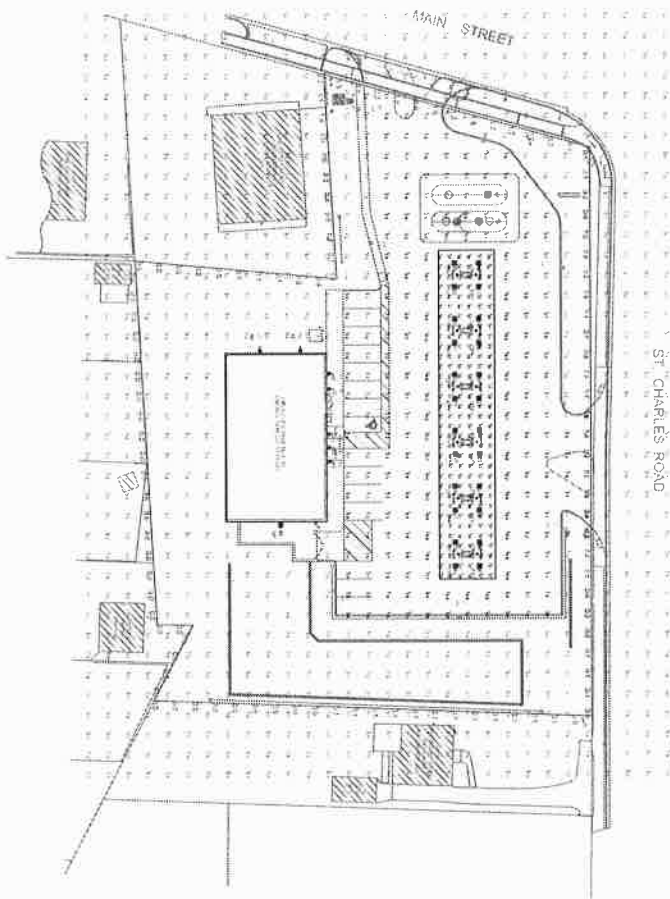
SHEET TITLE:
SIGN PLAN

Ambrose
 Design Group
 PO BOX 1870
 CRYSTAL LAKE, ILLINOIS
 60039-1870
 (847) 347-3721

DATE: 4-8-15	SCALE: 1/8" = 1'-0"	DRAWN BY: JLA	PROJECT NO: 50701
SHEET FS-1 OF 038			

NO	DESCRIPTION	DATE
1	TABULAR REVISION PER CITY REVIEW	2-8-12
2	TABULAR REVISION PER CITY REVIEW	5-30-12
REVISIONS		

EXHIBIT "K"



Label	Area	Height	Notes
PAVED AREA	5.49	20.3	
PROPERTY LINE	9.49	2.8	
UNPAVED AREA	6.31	5.4	
UNDER CANYON	49.07	47	

NOTE:
- FUTURE MOUNTING HEIGHT = 197' POLE HEIGHT 197' 2.67' BASE

Label	Area	Height
1	PA	17
2	PA	17
3	PA	17
4	PA	17
5	PA	17
6	PA	17
7	PA	17
8	PA	17
9	PA	17
10	PA	17
11	PA	17
12	PA	17
13	PA	17
14	PA	17
15	PA	17
16	PA	17
17	PA	17
18	PA	17
19	PA	17
20	PA	17
21	PA	17
22	PA	17
23	PA	17
24	PA	17
25	PA	17
26	PA	17
27	PA	17
28	PA	17
29	PA	17
30	PA	17
31	PA	17
32	PA	17
33	PA	17
34	PA	17
35	PA	17
36	PA	17
37	PA	17
38	PA	17
39	PA	17
40	PA	17

Symbol	Qty	Label	Quantity	Unit	Notes
1	1	PA	1000	sq ft	
2	1	PA	1000	sq ft	
3	1	PA	1000	sq ft	
4	1	PA	1000	sq ft	
5	1	PA	1000	sq ft	
6	1	PA	1000	sq ft	
7	1	PA	1000	sq ft	
8	1	PA	1000	sq ft	
9	1	PA	1000	sq ft	
10	1	PA	1000	sq ft	
11	1	PA	1000	sq ft	
12	1	PA	1000	sq ft	
13	1	PA	1000	sq ft	
14	1	PA	1000	sq ft	
15	1	PA	1000	sq ft	
16	1	PA	1000	sq ft	
17	1	PA	1000	sq ft	
18	1	PA	1000	sq ft	
19	1	PA	1000	sq ft	
20	1	PA	1000	sq ft	
21	1	PA	1000	sq ft	
22	1	PA	1000	sq ft	
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24	1	PA	1000	sq ft	
25	1	PA	1000	sq ft	
26	1	PA	1000	sq ft	
27	1	PA	1000	sq ft	
28	1	PA	1000	sq ft	
29	1	PA	1000	sq ft	
30	1	PA	1000	sq ft	
31	1	PA	1000	sq ft	
32	1	PA	1000	sq ft	
33	1	PA	1000	sq ft	
34	1	PA	1000	sq ft	
35	1	PA	1000	sq ft	
36	1	PA	1000	sq ft	
37	1	PA	1000	sq ft	
38	1	PA	1000	sq ft	
39	1	PA	1000	sq ft	
40	1	PA	1000	sq ft	

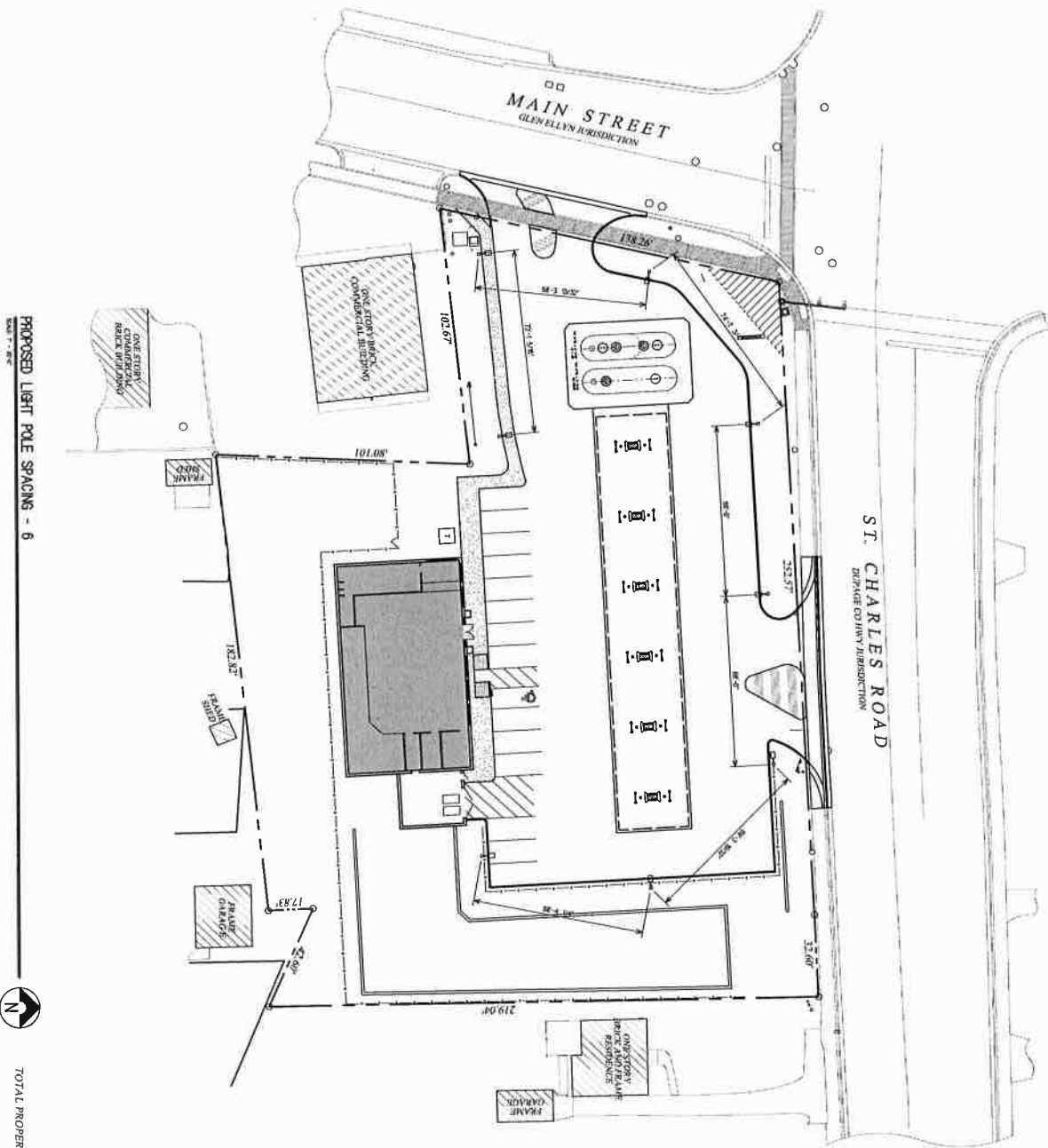
REV	DATE	DESCRIPTION
01	12/18/18	PROJECT PROPOSED BY THE CITY OF CHICAGO
02	12/18/18	REVIEWED AND APPROVED
03	12/18/18	REVIEWED AND APPROVED
04	12/18/18	REVIEWED AND APPROVED

True North
Glen Ellyn, IL
RL-3664-S1-R4

COLLINS
EQUIPMENT CORP.

red leonard associates
5530 Bridgetown Rd, Ste 2 | Cincinnati, OH 45248 | 513-574-8500
www.redleonard.com

Exhibit "L"



PROPOSED LIGHT POLE SPACING - 6



TOTAL PROPERTY AREA = 58,716 or 1,348 acres

PROJECT NO.: 5071 SHEET: LP-1 OF 02	DATE: 7-4-5 SCALE: 1" = 20'-0" DRAWN BY: N/A	PROJECT NAME AND LOCATION: PROPOSED SERVICE STATION AND CONVENIENCE STORE ST. CHARLES ROAD AT MAIN STREET (SEC) GLEN ELLYN, ILLINOIS PIN: 05-02-419-001(008, 007) CLIENT: truorth energy, llc	SHEET TITLE: PROPOSED LIGHT POLE SPACING	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>AS SUBMITTED FOR AEC AND VLS BOARD</td> <td>3-1-07</td> </tr> <tr> <td>2</td> <td>AS SUBMITTED FOR STAFF REVIEW</td> <td>3-1-07</td> </tr> <tr> <td>3</td> <td>UPDATE FOR SURVEY</td> <td>3-2-07</td> </tr> <tr> <td>4</td> <td>PAVING REVISION, PROPERTY REDUCTION</td> <td>12-2-07</td> </tr> <tr> <td>5</td> <td>REMOVE CAR WASH</td> <td>12-2-07</td> </tr> <tr> <td>6</td> <td>ELIMINATE LOT 4 FROM PLAN</td> <td>12-2-07</td> </tr> <tr> <td>7</td> <td>ADD CAR WASH</td> <td>8-12-07</td> </tr> <tr> <td>8</td> <td>ADD 4TH PARCEL IN SW CORNER</td> <td>8-12-07</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	AS SUBMITTED FOR AEC AND VLS BOARD	3-1-07	2	AS SUBMITTED FOR STAFF REVIEW	3-1-07	3	UPDATE FOR SURVEY	3-2-07	4	PAVING REVISION, PROPERTY REDUCTION	12-2-07	5	REMOVE CAR WASH	12-2-07	6	ELIMINATE LOT 4 FROM PLAN	12-2-07	7	ADD CAR WASH	8-12-07	8	ADD 4TH PARCEL IN SW CORNER	8-12-07	Ambrose Design Group PO BOX 1870 CRYSTAL LAKE, ILLINOIS 60039-1870 (847) 347-3721
NO.	DESCRIPTION	DATE																														
1	AS SUBMITTED FOR AEC AND VLS BOARD	3-1-07																														
2	AS SUBMITTED FOR STAFF REVIEW	3-1-07																														
3	UPDATE FOR SURVEY	3-2-07																														
4	PAVING REVISION, PROPERTY REDUCTION	12-2-07																														
5	REMOVE CAR WASH	12-2-07																														
6	ELIMINATE LOT 4 FROM PLAN	12-2-07																														
7	ADD CAR WASH	8-12-07																														
8	ADD 4TH PARCEL IN SW CORNER	8-12-07																														



Map created on February 20, 2017.

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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.



DIAMOND BUSH
DiCIANNI
& KRAFTHEFER

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Julie A. Tappendorf
jtappendorf@ancelglink.com
(P) 312.604.9182
(F) 312.782.0943

MEMORANDUM

To: Glen Ellyn Architectural Review Commission

CC: Staci Hulseberg, Director of Planning and Development Department

From: Julie A. Tappendorf

Subject: 825 N. Main Street – Sign Variation Request

Date: February 28, 2017

At its last meeting on February 22, 2017, the Glen Ellyn Architectural Review Commission (ARC) conducted a public hearing and discussed an application filed by True North LLC requesting approval of variations from the sign regulations, among other approvals. One of the requested variations would allow an electronic message board in the C2 district. A question came up as to whether the ARC has the authority to approve this particular variation since the sign code does not permit message board signs in the C2 district. It is my opinion that the ARC does have that authority.

The Village's sign code identifies the type, number, area, and size of allowable signs permissible in the various zoning districts. Section 4-5-5 of the sign code contains a list of signs that are prohibited. Electronic message board signs are not listed as a prohibited sign. Instead, section 4-5-5(N) expressly acknowledges that message boards are exempt from the ban on moving signs.

Message board signs are regulated in section 4-5-15 of the sign code, which provides that message boards "shall be allowed subject to the following regulations, in addition to all other applicable regulations in this Code..." An electronic message board sign is allowed for government bodies and on property in the CC, CR, C3, C4 and C6 districts. Because the C2 district is not listed as an allowable district in which an electronic message board is permitted, the applicant filed an application requesting a variation from this section of the sign code.

Sign variations are authorized by section 4-5-17(G) of the sign code. Under that section, a person "seeking a variation from this Chapter" must file an application, which is then scheduled for a public hearing before the ARC.

The authority to grant a variation from any particular section or regulation of the sign code is not restricted by the language of the code. Had the Village intended to restrict the type and nature of sign variation requests, it could have done so by either listing specific authorized variations or by

ANCEL, GLINK, DIAMOND, BUSH, DiCIANNI & KRAFTHEFER, P.C.

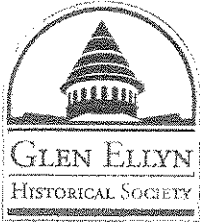
February 28, 2017

Page 2

identifying sections of the sign code that cannot be varied. However, the code contains no exclusive list of “authorized variations” nor does it contain a list of “prohibited variations.” Instead, the authorization in 4-5-17(G) is broadly written to authorize the granting of a variation “from this Chapter,” referring to the sign code. To interpret this language any other way would unnecessarily restrict an applicant from seeking, and the Village from granting, a sign variation where there is no support in the code for such a restrictive interpretation.

Based on the broad grant of authority contained in section 4-5-17(G), it is my opinion that an applicant has the right to apply for, and the ARC has the authority to consider the approval of, a variation from any provision of the sign code. That would certainly include a variation from the message board sign restrictions contained in section 4-5-15 to allow a message board sign to be located in the C2 district. This is consistent with both the language of the sign code as well as the Village’s past practices in processing and approving sign variation applications.

4830-0389-1524, v. 1



February 22, 2017

Architectural Review Commission
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Plan Commission
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

*Re: True North Energy, LLC / Shell Gas Station
825 North Main Street, Glen Ellyn*

Dear Architectural Review Commission and Plan Commission:

Please allow this letter to serve as the concerns of the Glen Ellyn Historical Society to the gas station proposal referenced above. First and foremost, the Historical Society has a wonderful working relationship with the Village and values the Village's continued support of its mission. With the Village's help and support, the Historical Society has transformed the southwest corner of the Five Corners area into a wonderful, attractive and viable museum campus that not only draws visitors from around the region, but also has attracted visitors from around the country and internationally. The cornerstone of our museum campus is Stacy's Tavern Museum, which is listed on the National Register of Historic Places. We continue to work towards enhancing this corner into an aesthetically pleasing and renowned museum campus that is a treasured asset for the community.

The proposed gas station runs contrary to the joint efforts of the Historical Society and the Village to beautify and redevelop the Five Corners area. While this is far from a preferred use of neighboring property, we understand the economic realities involving this property. The Village has owned this property for some time and would like to sell this surplus property. The property has remained undeveloped for years. Viable, attractive retail development seems unlikely in the short-term. As a result of these factors, the Historical Society understands that a gas station with a convenience store may unfortunately be a viable use for this property. As such, the Historical Society is not objecting to this gas station use itself.

However, the Historical Society does have concerns with certain aspects of this use, particularly the lighting and signage. Given the sensitive nature of this corner with nearby residential and far lighter traffic counts than on the Roosevelt Road corridor, we believe that every effort must be made by the Village to require aesthetically pleasing commercial development that complements the neighborhood rather than detracts from it. Lighting and signage should be kept to a minimum to protect the historic character of the area. We have organized our comments below as Plan Commission concerns and Architectural Review Commission concerns.

800 N. Main St. • Glen Ellyn, IL 60137 • 630-469-1867 • www.glenellynhistory.org

Architectural Review Commission Concerns:

The first concern of the Historical Society involves the requested variation to allow an electronic message board sign. While we understand that this sign will be a static sign with no scrolling advertisement or other information, it nonetheless is an additional harsh light source which will cast its glow onto surrounding properties, including the museum campus. It is out of character for the area as no electronic message boards currently exist in the Five Corners area. Importantly, electronic message boards are expressly prohibited in the C2 zoning district. We believe that it is legally impermissible to seek a variation for a sign type that is prohibited. Instead, we believe that the Applicant must first process a text amendment to the Sign Code to allow electronic message board signs in the C2 zoning district (perhaps allowed as a special use). The applicant does not request a variation from a bulk requirement of the Sign Code (such as size or number), but instead seeks permission to utilize a sign which is expressly forbidden. We believe that this procedure is improper. Even if this variation procedure is allowed, we believe that this electronic message board sign at this prime corner does not meet the standards for a variation and violates the goals of the Comprehensive Land Use Plan of the Village for this area.

The second concern of the Historical Society is the variation request to allow an illuminated band on the fascia of the gas pump canopy. Our concerns with this request mirror our concerns with the electronic message board sign, both substantively and procedurally. This gas station will already be lit up like the proverbial Christmas tree. Allowing this additional lighting source is unnecessary and out of character for the area.

Our final concern is the sheer number of signs sought and the overall square footage of signs. While we understand that Shell likely has a national branding program for their gas stations, they must be flexible enough to respond to the needs and concerns of the community in which they locate. If this gas station were to be proposed for Roosevelt Road, the signage would likely be in conformance with the character of the area. Here, doubling the allowable signage will do nothing to further the aesthetics of this historic corridor.

Plan Commission Concerns:

The Historical Society has one primary objection to a variation request for this property. That objection involves the lighting levels at the property line (Item 3 of the listed variations). The applicant requests a variation to allow 6.3 candles at the west property line and 6.8 candles at the north property line, where 3.0 foot candles are permitted by Code.

Given the unique nature of this area with the adjacent museum campus, we urge the Village to use every effort to reduce the light pollution from this use. This gas station will not need excessive lighting to distinguish itself from surrounding gas stations or other commercial uses at this intersection. The excessive lighting is not required for safety reasons. This lighting will instead signal to the community that the Village values commercial exposure over aesthetics and livability in this area.

Most communities have much stricter standards than Glen Ellyn for foot candles at the property line of a commercial establishment. Wheaton allows 0.5 foot candles at the property line for commercial establishments. Lombard allows no more than 0.5 foot candles at the property line for commercial establishments which abut residentially-zoned property. Westmont allows 0.0 foot candles at the property line for commercial establishments.

Not only does Glen Ellyn have a far more lenient standard in this regard, but the Applicant is looking to more than double the light pollution that can spill off its property from what is allowable. This light pollution will negatively impact the Historical Society's museum campus, particularly when it is conducting one of its many evening events. Moreover, the Historical Society owns a residential house at 551 Geneva Road which houses its Executive Director. This residential property has a clean line of sight to this proposed gas station property, and the proposed lighting will diminish the use, enjoyability and value of this property. We urge you to use all means necessary to shield and minimize the lighting on this commercial property and suggest that this development's lighting should fall *below* the allowable standards, not exceed them.

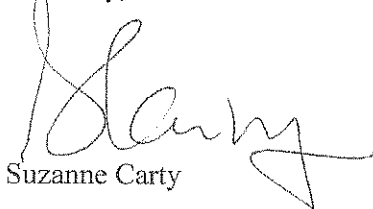
General Considerations:

The Village's Comprehensive Land Use Plan recognizes the Five Corners area as the northern gateway to the Village. It emphasizes that this area encompasses a mixture of commercial, public, institutional *and* residential uses. It encourages the development of this area as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. It suggests promoting limited and compatible commercial development, with a significant image and appearance upgrade to the overall area. The Plan targets this property for retail use.

We believe that the proposed gas station ignores every recommendation of the Land Use Plan. While retail development may not be feasible in the short-term, is a gas station the best solution for this historic corner? If so, the Historical Society urges that every effort be taken to ensure that lighting is minimized, that signage is limited and attractive, and that all other aspects of the development promote the "historic flavor" of this important gateway.

Thank you for considering our concerns.

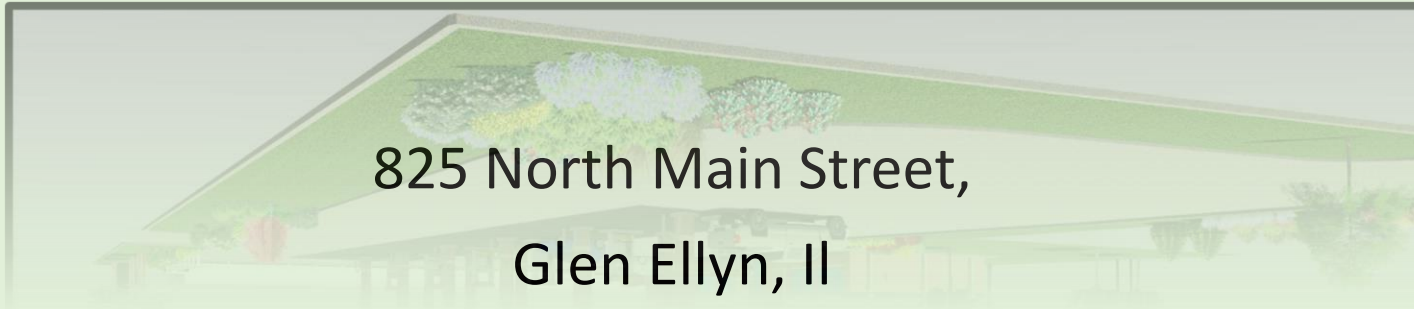
Sincerely,



Suzanne Carty

President

Board of Directors



825 North Main Street,
Glen Ellyn, IL

***TrueNorth** Energy*



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



Front Entrance:

Brick, Red Clay Brick, Triangle Brick Company, Windsor Red Natural Limestone Masonry units

Gable style roof on entrance with Hardieplank Cedar Mill in Navajo Beige and Hardietrim cement board in Navajo Beige Aluminum and glass front door hung in aluminum frame with side lites and transom to match adjacent windows, clear anodized frame with low E glass to match windows

Windows and frames

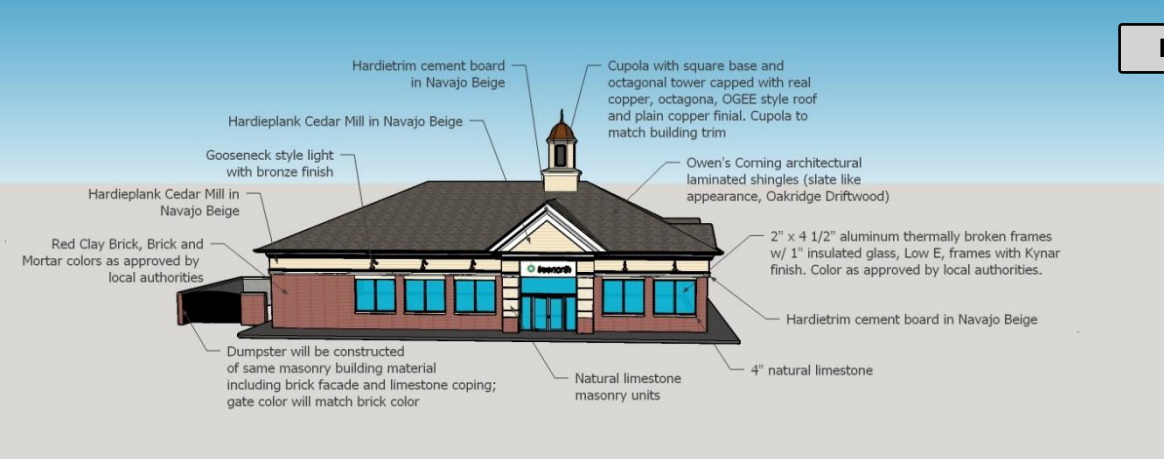
Low E insulated 1” glass with clear anodized thermally broken frames. Window sills 4” natural limestone

Dumpster

Constructed of same masonry materials as building, Red Clay brick, limestone cap
Gate doors will match the red brick

Cupola

Square base and octagonal tower capped with real copper, octagona, OGEE style roof and plain copper finial. Cupola fascia and trim to match building trim Navajo Beige.



Roof

Moulded overhang
Shingles, Owen’s Corning Oakridge Driftwood, Slate-like appearance

Fascia

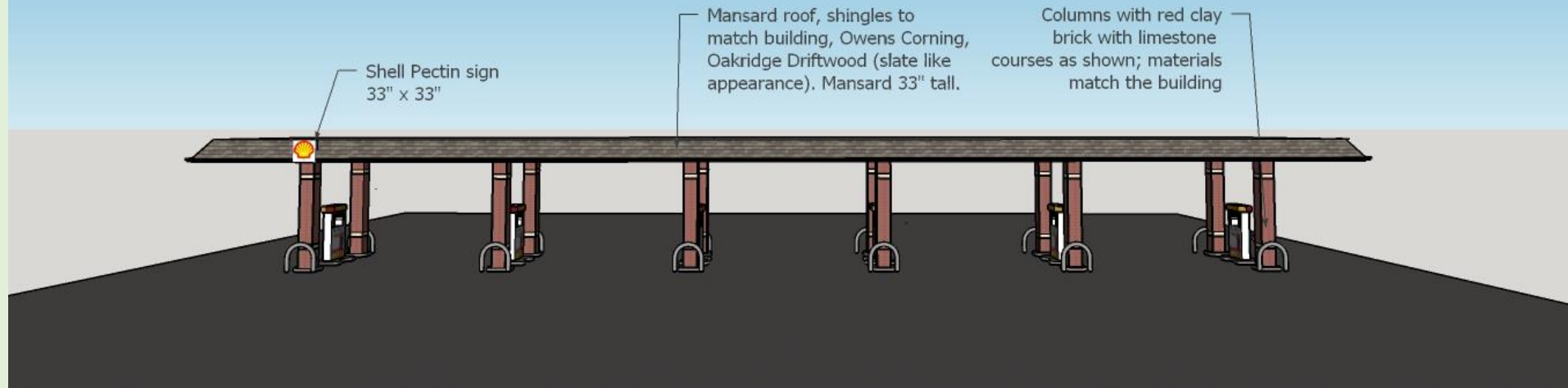
Hardieplank Cedar Mill in Navajo Beige
Hardietrim board in Navajo Beige

Lighting

5 goosenecks on front, 2 goosenecks on right elevation and 1 wall pack on left elevation; all lights in bronze finish. Signage on front is externally lit.

Man Door

Hollow metal door, color to match brick



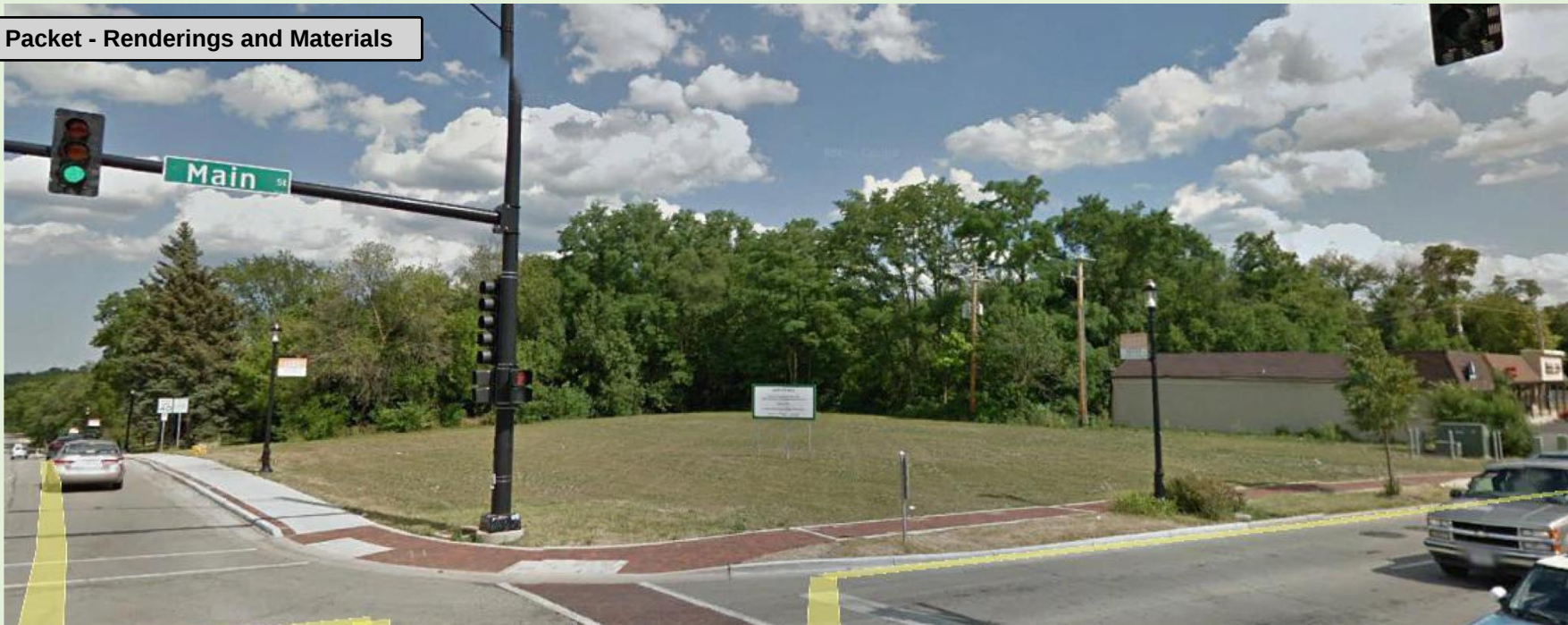
Canopy Material list:

Columns of canopy

Red clay brick, Triangle Brick, Windsor Red with limestone courses as shown.

Fascia:

Mansard, shingles to match building,
Owen's Corning Oakridge Driftwood,
(Slate-like appearance), fascia 33" high
Pectin signage is 33" x 33" nominal



SITE LOCATION: 825 North Main Street Glen Ellyn, IL



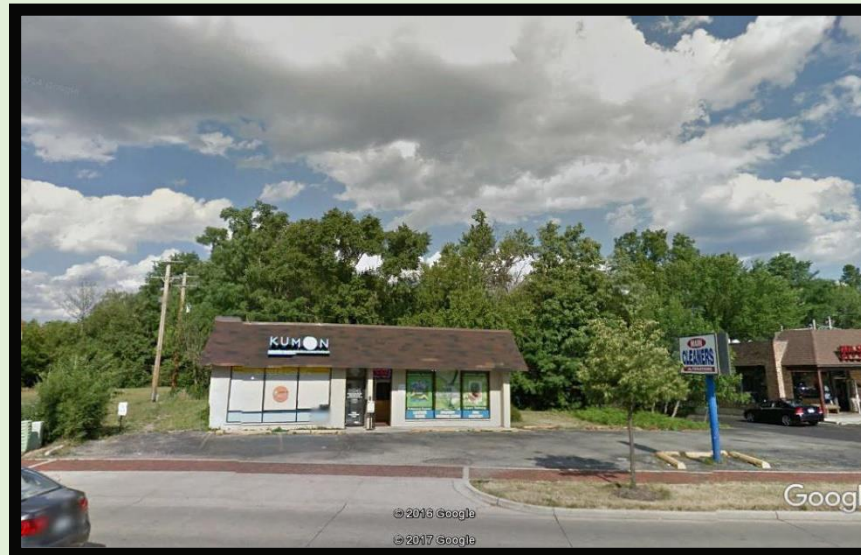
Proposed site development



Five Corners Cleaners
818 N Main Street



Commercial building
810 N Main Street



Kumon learning & Main St. Cleaners
817 N Main Street

Properties to the proposed development



Village Garage & Tire (NE corner of St Charles & Main)
841 N Main Street



Walgreens (NW corner of St Charles & Main)
840 N Main Street



Stacey's Corner
800 N Main Street

NARRATIVE

In the Glen Ellyn design guides it is stated that natural and earth tone colors are preferred with wall materials being durable and of quality and materials; EIFS, Drivit, are not desired and storefront glass should not extend to the ground level. Reflective glazing is not desired.

Our design took these recommendations into account and we are using durable and aesthetic building materials in natural and earth tone colors. Our building is constructed mainly of red clay brick. We normally use EIFS for the fascia and trim. For this site, however, we are using hardieplank cement board in Cedar Mill Navajo Beige and hardietrim cement board also in Navajo Beige.

The entrance has gable style roof that has been considered traditional by many other localities. The columns on the entrance has limestone masonry units and the gable end and fascia features hardieplank cedar mill in Navajo beige and hardietrim board to match. At other locations we have used EIFS on the gable end and fascia.

The window sills are 4" high and natural limestone and the header is 8" limestone masonry unit. The window and storefront entrance have thermally broken frames with clear anodized finish. The windows are 3' 4" above the floor level so they do not extend to the ground as also a desire of the city's design guidelines. The windows are not highly reflective but have enough reflectance to be classified as low E to meet the Energy Code requirements.

the colors should compliment each other with no more than 2 or 3 colors and that light fixtures and downspouts should coordinate rather than dominate the color scheme of the building.

The building will have two main colors: red brick clay which is natural clay color and natural earth tone combined with Navajo Beige with limestone masonry units. The colors are very complimentary. In fact, we have chosen red natural clay brick because many localities have considered the color to be desired and works well with the limestone (in other areas the EIFS colors).

The downspouts will match the Navajo Beige color of the trim and hardieboard. The gooseneck style lights and wall pack will be in bronze color which will accent the hardieboard rather than dominate the primary color. The man door on left side elevation is made of hollow metal and will match the red clay brick color.



The city guidelines stated the trash enclosure shall have wall surface should match the principal building and there shall be some landscaping near the trash enclosure

The trash enclosure is designed of the same masonry materials as the building with red clay brick capped with natural limestone. The gates of the trash enclosure will match the red brick color and the man door of the building will also match the red brick. There is landscaping adjacent to the dumpster as shown on landscaping site plans and the renderings.



that the roofs shall be in material, color, and texture appropriate to the building and structure. The roof edge and wall face should be clearly differentiated. Gable and pitched roofs should be scaled to the face of the building so as not to dominate the elevation nor be so small as to lack a feeling of closure or protection. Pitched roofs should have overhangs which define the wall surface.

The proposed structure includes a main hip truss with an intersecting gable at the entry. The intersecting gable structure and the side elevation roof dormers not only define the entry but creates a visual break to the main span of the roof.

The wall to the roof intersection is heavily defined by an overhang and fascia/soffit and further defined by the wall trim, that contrasts the roof material and texture.

The shingles have a slate like appearance in a shade that is neutral and offers shadow line.

The octagonal cupola also breaks the roof element and adds vertical balance to the building. The cupola will have a square base with octagonal tower capped with real copper, OGEE style roof and plain copper finial. The cupola fascia and trim will match the Navajo Beige color of the hardiplank and hardietrim cement board and adhering to the city's guideline for two or three colors.

The city guidelines ask that existing trees shall be identified and protected as part of project planning. landscaped islands and perimeter landscaping shall be employed. The overall site landscape plan shall consider options for providing color for the growing season.

Each tree on the proposed site was tagged and condition of each tree was recorded on landscaping plans. The trees that were viable and healthy and did not interfere with building or parking area were preserved. There are several mature trees that will be left in place. Please refer to landscaping plan.

The site has perimeter landscaping around the site. The landscaping is also adjacent to the building and trash enclosure, and there are several mature trees that remain to compliment the new landscaping. The landscaping was designed with variety of plants that bloom at different seasons adding color to the site all year, and they are also hearty plants that were chosen for the climate of the area.



the city's guidelines for signage:

We typically have wall sign above our entrance that was a large marquee with the corporate logo. We have deleted this feature and we are using lettering that says *True* **North** with compass next to lettering.



Typical marquee sign we have deleted from this project. It was 6'10" by 6'8" wide



The lettering that will be above the entrance doors with compass next to it. The colors are complimentary with the Navajo beige hardietrim and hardieplank and signage fits proportionately with gable entrance.



DRAINAGE SKETCH
TRUE NORTH - GLEN
(CURRENT PLAN)

ORANGE - DRAINS TO MAIN ST.
GREEN, YELLOW - DRAINS TO ST. CHARLES RD.
RED, BLUE - DRAINS TO SOUTHEAST

CROSS-HATCHED (CANOPY) - TOP OF CANOPY DRAINS TO SE
- PAVEMENT DRAINS TO ST. CHARLES RD.



BLUE - DRAINS TO SOUTHEAST

