



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, April 24, 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. Audience Participation

1. Proclamation in recognition of the dedication of Merrill Rajeck for his contributions to the Glen Ellyn Police Pension Fund, the Glen Ellyn Volunteer Fire Company and the community.
2. Proclamation in recognition of Sister City Week 2017.
3. Proclamation in recognition of Arbor Day 2017.
4. Open:

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

E. 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 \$4,582,202.09: (Trustee O'Shea)

1. March 20, 2017 Special Village Board Workshop Minutes.
2. March 20, 2017 Special Village Board Meeting Minutes.
3. Total Expenditures (Payroll and Vouchers) - \$4,582,202.09.

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

4. Designate Trustee Kenwood as Village President Pro Tem for the four-month period from May, 2017 through August, 2017.
5. Ordinance No. 6496, An Ordinance Granting Approval of a Zoning Variation to Allow the Construction of an Eight-Foot Fence for the Glen Ellyn Police Station Located at 65 S. Park Boulevard. (Planning and Development Director Hulseberg)
6. Ordinance No. 6497, An Ordinance Vacating a Portion of the Eastern Avenue Right-of-Way to 784 Elm Street and the Glen Ellyn Park District. (Planning and Development Director Hulseberg)
7. Resolution No. 17-07, A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with Earthwerks Land Improvement and Development Corporation for an increase of \$39,090 is required for the Lake Ellyn Outlet Control Structure Replacement Project for a revised and final contract cost of \$594,090. (Public Works Director Hansen)
8. Authorize the Village Manager to execute Amendment No. 1 to the Agreement with ESI Consultants, Ltd., of Naperville, Illinois, in the amount of \$16,000, for additional resident engineering expenses for the 2015 Crescent Boulevard Reconstruction Project, to be expensed to the Capital Projects Fund. (Public Works Director Hansen)

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

1. Ordinance No. 6498, An Ordinance Granting Approval of Variations from the Glen Ellyn Zoning Code and Exterior Appearance for the Construction of a Gas Station and Convenience Store for True North Energy, LLC to be Located at 825 North Main Street.

G. Reminders

1. A Village Board Meeting is scheduled for Monday, May 1, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, May 8, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Village Board Workshop is scheduled for Monday, May 15, 2017 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

H. Other Business

I. Adjournment



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

Meeting: 04/24/17 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Proclamation
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 2687)

DOC ID: 2687

Proclamation in recognition of the dedication of Merrill Rajeck for his contributions to the Glen Ellyn Police Pension Fund, the Glen Ellyn Volunteer Fire Company and the community.

ATTACHMENTS:

- Proclamation Merrill Rajeck PPB-VFC (PDF)



Proclamation

**HONORING
MERRILL RAJECK
FOR HIS YEARS OF SERVICE
ON THE
GLEN ELLYN POLICE PENSION FUND
AND THE
GLEN ELLYN VOLUNTEER FIRE COMPANY**

WHEREAS, Merrill Rajeck has been a longtime resident of Glen Ellyn;
and

WHEREAS, Merrill Rajeck was a trustee for the Glen Ellyn Police Pension Fund from 1983 to 1993; and

WHEREAS, serving as a trustee on the Glen Ellyn Police Pension Fund required many hours of reading, researching, studying and attending meetings;
and

WHEREAS, Merrill subsequently served as an investment manager for the Glen Ellyn Police Pension Fund from 1993 to 2017; and

WHEREAS, Merrill has served the Glen Ellyn Police Pension Fund of the Village of Glen Ellyn, and also currently serves as an investment advisor to the Glen Ellyn Volunteer Fire Company, with dedication and commitment to a high standard of public service, which has earned him the respect and admiration of those who have worked with him.

NOW, THEREFORE, I, ALEXANDER W. DEMOS, President of the Village of Glen Ellyn, Illinois, do convey the appreciation of the Village Board and the residents of Glen Ellyn for the dedication of Merrill Rajeck for his contributions to our community.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Proclamation
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2689)

DOC ID: 2689

Proclamation in recognition of Sister City Week 2017.

ATTACHMENTS:

- Proclamation Sister City LeBouscat 2017 (PDF)



Proclamation

WHEREAS, the Village of Glen Ellyn and the City of Le Bouscat, France have become Sister Cities to celebrate one another in their common virtues and aspirations;

WHEREAS, the two municipalities wish to share our history, friendship, appreciation of the arts and culture, along with the features and benefits of living in such interesting and dynamic communities;

WHEREAS, our two cities commit to promoting human, cultural, sporting, educational and economic relationships, respecting each other's characteristics in an atmosphere of trust and solidarity, bringing together citizens from all social and generational backgrounds, celebrating cultural awareness in both cities, and supporting personal and community initiatives of our citizens;

WHEREAS, the Village of Glen Ellyn's Sister City Committee is hosting the 3rd Annual Market Francais community event on Wednesday, April 26, 2017 at the Glen Ellyn Civic Center;

WHEREAS, this annual French-themed special event seeks to celebrate the Village's Sister City partnership with Le Bouscat.

NOW, THEREFORE, I, ALEXANDER W. DEMOS, President of the Village of Glen Ellyn, Illinois, do hereby proclaim the week of April 23 to April 29, 2017 as Sister City Week in the Village of Glen Ellyn, thereby recognizing and enshrining the various and divergent community interests of our citizens by building a better climate for world understanding.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Proclamation
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2685)

DOC ID: 2685

Proclamation in recognition of Arbor Day 2017.

ATTACHMENTS:

- Proclamation Arbor Day 2017 (PDF)



Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and this holiday, called Arbor Day, is now observed throughout the United States and the world; and

WHEREAS, the Village of Glen Ellyn has been recognized as a Tree City USA for more than 30 consecutive years and desires to continue its tree planting traditions; and

WHEREAS, it is generally recognized that the abundance of trees within Glen Ellyn contributes greatly to the visual beauty of our Village.

NOW, THEREFORE, I, ALEXANDER W. DEMOS, President of the Village of Glen Ellyn, Illinois, do hereby proclaim Friday, April 28, 2017, as Arbor Day in the Village of Glen Ellyn and urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Minutes
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2692)

DOC ID: 2692

March 20, 2017 Special Village Board Workshop Minutes.

ATTACHMENTS:

- Minutes 03-20-2017 Special Village Board Workshop (PDF)

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017**

Call to Order

President Demos called the meeting to order at 5:41 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, Village Attorney Mathews, Finance Director Coyle, Police Chief Norton, Public Works Director Hansen, Professional Engineer Daubert, Professional Engineer Minix and Public Works Assistant Director Buckley.

Pledge of Allegiance

President Demos asked Trustee Senak to lead the Pledge of Allegiance.

**E. Proposed Partnership with DuPage Foundation: (Assistant Village Manager Stonitsch)
(Discussion Only)**

Assistant Village Manager Al Stonitsch presented information regarding the Glen Ellyn Fund and DuPage Foundation Memorandum of Understanding. Mr. Michael Sitrich, DuPage Foundation Vice-President of Advancement stated donations would depend on where the donor wanted them to be spent. Donations could be donor driven or vetted through the steering committee. Trustee Senak remarked this model will be utilized all over DuPage County.

Trustee O'Shea asked how donations will be handled that are earmarked for the Park District or the Historical Society. Mr. Mike Malone, Environmental Commission responded that our role is the financial benefit and the impact /benefit of donor and awareness. The ask is not specific, it depends on where the conversation goes. The donor decides ultimately. Mr. Sitrich added this will allow for maximum flexibility with donors and their passions.

Trustee Kenwood asked why a donor would not give directly to an organization such as Bridge Communities. Mr. David McGowan responded we are not competing with not for profits, we are teaching a donor to endow. Mr. McGowan added that we do not want to accept a gift contrary to the Village, we would not accept without Village approval. Trustee Kenwood stated he likes the idea and he wanted to do something like this at District 41.

Finance Director Coyle asked if there was a consensus and clarified that the Village will not manage this.

Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017
Page 2

Trustee Ladesic asked if there was a conflict with donations that may move projects along for Board approval, especially if they are not fully funded. Attorney Mathews responded there should be protections against approval of projects. Mr. Malone added that would not be a gift; a gift surrenders control of an asset and we would not be dealing with that.

H. Park Boulevard Rehabilitation Project: (Professional Engineer Daubert) (Discussion Only)

Professional Engineer Rich Daubert discussed the Park Boulevard Rehabilitation Project. This should make it easier for residents to back out of their driveways. The project will be eligible for 70% federal funding. They need to get it to a letting in 2018; they need direction so they can finalize Stage I as they are hopeful for a spring 2018 letting.

Trustee O'Shea inquired if the road would last 68 years; Professional Engineer Daubert responded if it were a full reconstruction and added the grant does not cover stormwater improvements. Trustee O'Shea stated he would like to see a quote using concrete. Public Works Director Hansen responded concrete is more expensive. President Demos asked for an estimate on concrete. Professional Engineer Minix responded that can be done for Phase II but they need a width for Phase I.

Trustee Kenwood stated he feels Lambert Road offers a good North/South route and that this is dangerous. Trustee Ladesic remarked he supports the curb apron and maybe 2 ft wider but he does not see a benefit to widen more. Trustee McGinley is supportive as most of the residents approve and currently they need to cross into both lanes of traffic while backing out of their driveways, she is very supportive of the curb apron.

Trustee Senak thinks the North/South bike lane is essential to economic development and referenced studies in Indianapolis, Dallas and Atlanta. Trustee O'Shea asked if these were specific bike paths or bike lanes and if these are bike paths it not the same thing.

I. 2017 Kenilworth - Alley Reconstruction Project: (Professional Engineer Daubert) (Discussion Only)

Professional Engineer Rich Daubert reviewed the bids received for the 2017 Kenilworth - Alley Reconstruction Project, which is scheduled on the March 20, 2017 Special Village Board Meeting Agenda Item G-1.

Trustee Ladesic stated that A. Lampe is the worst and he wanted to voice his concerns; he prefers Swallow Construction. Director Hansen responded A Lampe has redeemed themselves. Professional Engineer Daubert responded they received an A+ on a 2015 project and would be using the same crew. He added that Public Works has a new policy which consists of a 1 year warranty with an inspection while keeping a close eye on the punch list. President Demos asked for a behind the curb inspection.

Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017
Page 3

G. Proposed Private Property Drainage Improvements Cost Share Program: (Professional Engineer Daubert) (Discussion Only)

Public Works Director Julius Hansen presented information regarding the proposed Private Property Drainage Improvements Cost Share Program.

President Demos requested \$3,000 instead of \$5,000. The Board reached a consensus.

F. Pennsylvania Avenue Sidewalk Widening Request: (Professional Engineer Daubert) (Discussion Only)

Professional Engineer Rich Daubert discussed a request for widened sidewalks along Pennsylvania Avenue.

Trustee Ladesic commented that he sees no reason to bump out by the Post Office.

Adjournment:

At 7:00 p.m. a motion was made by Trustee Kenwood and seconded b



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Minutes
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2693)

DOC ID: 2693

March 20, 2017 Special Village Board Meeting Minutes.

ATTACHMENTS:

- Minutes 03-20-2017 Special Village Board Meeting (PDF)

Minutes
Special Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017

Call to Order

President Demos called the meeting to order at 7:08 p.m.

Roll Call:

Upon roll call by Village Clerk Galvin, President Demos and 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, Professional Engineer Minix and Professional Engineer Daubert.

Pledge of Allegiance:

President Demos asked Trustee Elect Craig Pryde to lead the Pledge of Allegiance.

Audience Participation

Ms. Diana Martinez approached the Board on behalf of herself and others, many who were attending a District 41 School Board Meeting. Ms. Martinez stated her opposition to the proposed gas station at 825 N. Main Street. She pointed out that Attorney Mathews comments regarding use did not take into consideration the difference in perspective. The residents who live in proximity to the proposed gas station are concerned with safety and lowered home values.

Mr. Mark Simon, 604 Elm Street approached the Board to state his opposition to the proposed gas station at 825 N. Main St. Mr. Simon voiced concerns with regards to safety and showed pictures of spilled gas at a gas station on North Avenue. He also stated this is in conflict with the original intended purpose.

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:

1. Ordinance No. 6487, An Ordinance Approving Variations from the Corner Side Yard Setback Requirements and Deck Regulations of the Zoning Code to Allow the Construction of a Two-Story Addition and a Deck on the Property Located at 909 Crescent Boulevard.
2. Ordinance No. 6488-VC, An Ordinance Amending Chapter 3 (Plumbing Code) of Title 4 (Building Regulations) and Chapter 10 (Water System Regulations) of Title 7 (Health and Sanitation) of the Village Code to Amend and Adopt the 2014 Illinois State Plumbing Code to Update Local Ordinances, To be

Minutes
Special Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017
Page 2

Consistent with New Water Allocation Rules Promulgated by the Illinois Department of Natural Resources, and to Reduce the amount of FOG that enters the Village's Wastewater System.

3. Resolution No. 17-05, A Resolution Authorizing Adoption of the 2017 Official Zoning District Map for the Village.

4. Approve contract for annual maintenance of the Cottage Water Tower for FY2017- FY2020, to Utility Services Co., Inc., of Perry, Georgia, in an amount not to exceed \$111,056.04, to be expensed to Water & Sewer Fund.

5. Approve the Marketing Agreement with Keller Williams Premiere Properties, of Glen Ellyn, Illinois, for 5% of the sale price of property located at 725 Riford Road.

Regarding Item 4, Trustee Senak asked about the paint used and the AAWA. Utility Division Superintendent John Hubsy responded they would review the contract.

Trustee Ladesic asked about the IDNR agreement in Item 2 can be removed. Director Hulseberg responded they cannot opt out of it.

Trustee Ladesic asked for Item 2 to be removed from the Consent Agenda.

A motion was made by Trustee Senak and seconded by Trustee Kenwood to approve the Consent Agenda, Items 1, 3, 4 and 5.

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

Consent Agenda Item 2. - Ordinance No. 6488-VC,

A motion was made by Trustee Clark and seconded by Trustee O'Shea to approve Ordinance No. 6488-VC, An Ordinance Amending Chapter 3 (Plumbing Code) of Title 4 (Building Regulations) and Chapter 10 (Water System Regulations) of Title 7 (Health and Sanitation) of the Village Code to Amend and Adopt the 2014 Illinois State Plumbing Code to Update Local Ordinances, To be Consistent with New Water Allocation Rules Promulgated by the Illinois Department of Natural Resources, and to Reduce the amount of FOG that enters the Village's Wastewater System.

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

Minutes
Special Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017
Page 3

**Agenda Item F. - Metra Train Station Architectural Design and Phase I Engineering Services:
(Presented by Professional Engineer Daubert)**

Trustee McGinley asked if they need to consider a budget before starting. Manager Franz responded that is putting the cart before the horse as there is no real research yet. President Demos responded he agrees with Trustee McGinley but there are (2) Trustees on the committee and they need to move forward.

Trustee Senak asked about other communities. He also asked if there has been an economic development study. Chris Martel, CDM responded they do safety studies as their primary goal is safety. Trustee Senak asked about a tunnel vs. an overpass. Mr. Martel responded the biggest costs drivers are: ramps vs. stairs, elevators, geology and stormwater considerations. There will be a Workshop early on to discuss these but all proposals are safer than what currently exists.

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to approve an agreement with CDM Smith, of Chicago, Illinois, for Architectural Design and Phase I Engineering Services for the Glen Ellyn Metra Train Station and Grade-Separated Pedestrian Crossing Project, in an amount not to exceed \$232,375, to be expensed to the Capital Projects Fund.

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

Agenda Item G. 2017 Kenilworth - Alley Reconstruction Project: (Presented by Professional Engineer Daubert)

Trustee Ladesic expressed concerns with A Lamp Concrete Contractors, Inc. over conditions he witnessed at some of their previous construction sites in Glen Ellyn. His concerns include backfill near curbs and sidewalks. Director Hansen responded that Public Works is being more proactive at inspecting construction projects.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to reject the bid received from Elanar Construction Company, of Chicago, Illinois, for the 2017 Kenilworth - Alley Reconstruction Project, on the basis that it is a non-responsible bidder for the reasons discussed, and approve award of a construction contract to the next low bidder, A Lamp Concrete Contractors, Inc., of Schaumburg, Illinois, for the 2017 Kenilworth - Alley Reconstruction Project, in the amount of \$1,315,000 (including a ~ 3% contingency), to be expensed to the Capital Projects, Sanitary Sewer, and Water Funds. Village Board Agenda March 20, 2017 Page 3 Village of Glen Ellyn

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

Minutes
Special Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 20, 2017
Page 4

Agenda Item H. - Reminders:

1. The Village Board Meeting scheduled for Monday, March 27, 2017 at 7:00PM has been cancelled.
2. A Village Board Meeting is scheduled for Monday, April 10, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

Adjournment

At 7:57 p.m. a motion was made by Trustee Kenwood and seconded by Trustee O'Shea to adjourn to Executive Session to discuss pending litigation, setting the price for sale or lease of property, and the purchase of real property for the use of the public body, without returning to open session thereafter.

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



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Vouchers
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2690)

DOC ID: 2690

Total Expenditures (Payroll and Vouchers) - \$4,582,202.09.
The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 04-24-2017 (PDF)

**Approval of Vouchers
For the Village Board Meeting of April 24, 2017**

EXPENDITURES:

Accounts Payable Warrant 0317-4	3/24/2017	\$	157,163.48
Accounts Payable Warrant 0317-5	3/31/2017	\$	554,531.48
Accounts Payable Warrant 0417-1	4/7/2017	\$	798,734.63
Accounts Payable Warrant 0417-2	4/14/2017	\$	2,604,638.08
Sub-Total		\$	4,115,067.67
			Warrant Total \$ 4,115,067.67

PAYROLL EXPENDITURES**April 14, 2017****Net Employee Payroll Checks**

288,257.72

Employee & Employer Payroll Deductions:

Employee Deductions*	133,142.16
IMRF - Employer contribution	22,902.52
Social Security/Medicare Tax Withheld - Employer portion	22,832.02
Total Payroll	\$ 467,134.42

\$	-	\$	-	\$	467,134.42
----	---	----	---	----	------------

GRAND TOTAL \$ 4,582,202.09

* 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.

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

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	
2021 A-RELIABLE PRINTING 76128 INVOICE: 19451 76129 INVOICE: 19492 VENDOR TOTALS	03/06/17 03/17/17 03/14/17			225187 225187 4,040.20 YTD INVOICED	P P 4,040.20 YTD PAID	03/24/17 03/24/17	121200 126200 520905 520905 520905	PRINTING PRINTING PRINTING	60.00 258.00 318.00
5217 ROSELAND INDUSTRIES, INC 76178 INVOICE: 987-4 VENDOR TOTALS	02/25/17 02/28/17			225188 225189	P P	03/24/17 03/24/17	55730 134100	LINENS AND RENTALS OPERATING SUPPLIES	126.00 126.00
6368 GROOT RECYCLING & WASTE SERVICES INC 76179 INVOICE: 14792359 VENDOR TOTALS	02/28/17 02/28/17			225189 225190	P P	03/24/17 03/24/17	530105 150300	OPERATING SUPPLIES PRO SHOP INVENTORY	277.50 277.50
2007 AHEAD INC. 76174 INVOICE: INV0316202 VENDOR TOTALS	03/08/17 03/07/17			225190 2,201.94 YTD INVOICED	P 2,201.94 YTD PAID	03/24/17 03/24/17	550 550	PRO SHOP INVENTORY	1,021.48 1,021.48
10480 ARAMARK UNIFORM & CAREER APPAREL GROUP, INC 76175 INVOICE: 2080963354 76175 INVOICE: 2080963354 76175 INVOICE: 2080963354 76176 INVOICE: 2080953935 76176 INVOICE: 2080953935 76176 INVOICE: 2080953935 76177 INVOICE: 2080972723 76177 INVOICE: 2080972723 76177 INVOICE: 2080972723 VENDOR TOTALS	03/07/17 03/07/17 03/07/17 02/28/17 02/28/17 02/28/17 03/14/17 03/14/17 03/14/17 03/14/17			225191 225191 225191 225191 225191 225191 225191 225191 225191	P P P P P P P P P	03/24/17 03/24/17 03/24/17 03/24/17 03/24/17 03/24/17 03/24/17 03/24/17 03/24/17	55730 55730 55730 55730 55730 55730 55730 55730 55730	OPERATING SUPPLIES UNIFORMS LINENS AND RENTALS OPERATING SUPPLIES UNIFORMS LINENS AND RENTALS LINENS AND RENTALS OPERATING SUPPLIES UNIFORMS	26.50 13.20 299.94 33.50 11.85 300.73 286.58 37.35 11.85
5034 AZAVAR AUDIT SOLUTIONS, INC. 76130 INVOICE: 12903 VENDOR TOTALS	03/01/17 03/01/17			225192 2,265.29 YTD INVOICED	P 2,265.29 YTD PAID	03/24/17 03/24/17	40000 521055	PROFESSIONAL SERVICES - O	33.60 1,021.50

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

P 2
appdwarr
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		100.80	YTD INVOICED				134.40	YTD PAID	33.60
8437 B & F CONSTRUCTION CODE SERVICES, INC 76131 INVOICE: 46026	03/01/17			225193	P	03/24/17	126200	BUILDING REVIEWS	355.77
VENDOR TOTALS		9,612.78	YTD INVOICED				10,317.81	YTD PAID	355.77
8269 B GUNTHER & COMPANY, INC 76132 INVOICE: 102557	03/17/17			225194	P	03/24/17	143100	OFFICE SUPPLIES	52.00
VENDOR TOTALS		278.25	YTD INVOICED				278.25	YTD PAID	52.00
10508 NICK/ASHLEY BEIL 76181 INVOICE: TXR032317	03/21/17			225195	P	03/24/17	4000	REAL ESTATE TRANSFER TAX	2,760.00
VENDOR TOTALS		2,760.00	YTD INVOICED				2,760.00	YTD PAID	2,760.00
114 CASCO INTERNATIONAL 76133 INVOICE: 1263691	03/20/17			225196	P	03/24/17	60000	RISK MANAGEMENT	30.00
VENDOR TOTALS		196.00	YTD INVOICED				196.00	YTD PAID	30.00
120 CANON SOLUTIONS AMERICA, INC 76190 INVOICE: 17114460	03/13/17			225197	P	03/24/17	121400	COPIER	255.10
VENDOR TOTALS		722.88	YTD INVOICED				771.09	YTD PAID	255.10
9437 ECON CONTROL INC 76182 INVOICE: 27489	03/20/17			225198	P	03/24/17	550	FOOD INVENTORY	1,928.24
VENDOR TOTALS		1,928.24	YTD INVOICED				2,304.00	YTD PAID	1,928.24
8502 NEW CHICAGO WHOLESALE BAKERY, INC 76183 INVOICE: 337210	03/17/17			225199	P	03/24/17	550	FOOD INVENTORY	56.75
76184 INVOICE: 337309	03/19/17			225199	P	03/24/17	550	FOOD INVENTORY	45.00
76185 INVOICE: 337308	03/18/17			225199	P	03/24/17	550	FOOD INVENTORY	56.75
VENDOR TOTALS		636.44	YTD INVOICED				833.94	YTD PAID	158.50
1076 CINTAS CORPORATION NO 2 76186	03/09/17			225200	P	03/24/17	55730	OPERATING SUPPLIES	67.8

Packet Pg. 23

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317--4

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	
76145 INVOICE: T4465199	02/24/17			225208	P	03/24/17	126200	520905 PRINTING	97.75
76146 INVOICE: T4465322	02/25/17			225208	P	03/24/17	126200	520905 PRINTING	94.30
76191 INVOICE: T4466469	03/09/17			225208	P	03/24/17	126200	520905 PRINTING	100.05
VENDOR TOTALS				2,594.40	YTD INVOICED			2,785.30 YTD PAID	750.95
9549 DUNBAR ARMORED INC 76139 INVOICE: 3946690	03/01/17			225209	P	03/24/17	122200	520835 BANKING SERVICES	68.41
76139 INVOICE: 3946690	03/01/17			225209	P	03/24/17	50100	520835 BANKING SERVICES	68.40
76139 INVOICE: 3946690	03/01/17			225209	P	03/24/17	50200	520835 BANKING SERVICES	68.40
76139 INVOICE: 3946690	03/01/17			225209	P	03/24/17	54000	520835 BANKING SERVICES	68.40
VENDOR TOTALS				828.57	YTD INVOICED			828.57 YTD PAID	273.60
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL 76138 INVOICE: 648-23219	01/01/17			225210	P	03/24/17	134200	521055 PROFESSIONAL SERVICES - O	120.00
VENDOR TOTALS				505.00	YTD INVOICED			505.00 YTD PAID	120.00
250 DUPAGE COUNTY PUBLIC WORKS 76140 INVOICE: 32117	03/10/17			225211	P	03/24/17	50100	521200 UTILITIES	12.28
VENDOR TOTALS				53.77	YTD INVOICED			53.77 YTD PAID	12.28
9056 ECOLAB INC 76193 INVOICE: 94678122	02/21/17			225212	P	03/24/17	55730	530105 OPERATING SUPPLIES	328.25
VENDOR TOTALS				328.25	YTD INVOICED			328.25 YTD PAID	328.25
291 EUCLID BEVERAGE, LTD 76192 INVOICE: 336-237	03/16/17			225213	P	03/24/17	550	150303 BEER INVENTORY	371.80
VENDOR TOTALS				3,060.10	YTD INVOICED			3,945.85 YTD PAID	371.80
348 GLEN ELLYN CHAMBER OF COMMERCE 76147 INVOICE: 14903	03/07/17			225214	P	03/24/17	126500	521230 PUBLIC RELATIONS	200.00
VENDOR TOTALS				1,894.00	YTD INVOICED			1,894.00 YTD PAID	200.00

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT
WARRANT: 0317-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
9692 LOUIS GLUNZ BEER, INC 76194 03/17/17 INVOICE: 959142				225215	P	03/24/17	550	150303 BEER INVENTORY	569.85
VENDOR TOTALS			1,684.63	YTD INVOICED				1,684.63 YTD PAID	569.85
367 GOVERNMENT FIN. OFFICERS ASSN. 76196 03/07/17 INVOICE: 32317				225216	P	03/24/17	122100	DUES-SUBSCRIPTIONS-REG FE	225.00
VENDOR TOTALS			225.00	YTD INVOICED				225.00 YTD PAID	225.00
7688 JAMES V GRUTZMACHER 76195 03/15/17 INVOICE: 2153				225217	P	03/24/17	550	150301 FOOD INVENTORY	52.00
76195 03/15/17 INVOICE: 2153				225217	P	03/24/17	550	150305 NA BEVERAGES INVENTORY	36.00
VENDOR TOTALS			525.00	YTD INVOICED				577.00 YTD PAID	88.00
2081 HAMPTON, LENZINI AND RENWICK, INC. 76149 02/10/17 INVOICE: 20170192				225218	P	03/24/17	40000	580160 STREET IMPROVEMENTS	2,121.50
VENDOR TOTALS			2,121.50	YTD INVOICED				4,454.50 YTD PAID	2,121.50
10509 ELIZABETH HENNESSY 76200 03/21/17 INVOICE: TXR032317				225219	P	03/24/17	4000	410600 REAL ESTATE TRANSFER TAX	1,892.00
VENDOR TOTALS			1,892.00	YTD INVOICED				1,892.00 YTD PAID	1,892.00
6405 HIGHLAND BAKING CO 76197 03/14/17 INVOICE: 1316527				225220	P	03/24/17	550	150301 FOOD INVENTORY	34.69
76198 03/18/17 INVOICE: 1320231				225220	P	03/24/17	550	150301 FOOD INVENTORY	193.18
76199 03/17/17 INVOICE: 1318913				225220	P	03/24/17	550	150301 FOOD INVENTORY	372.79
VENDOR TOTALS			3,577.71	YTD INVOICED				4,632.14 YTD PAID	600.66
5380 L & R MORAN, INC 76148 02/28/17 INVOICE: 59986				225221	P	03/24/17	55730	520615 RECRUITING AND TESTING	90.53
76148 02/28/17 INVOICE: 59986				225221	P	03/24/17	121200	520615 RECRUITING AND TESTING	1,585.14
VENDOR TOTALS			3,799.41	YTD INVOICED				3,799.41 YTD PAID	1,675.67
1860 ILLINOIS DEPT. OF EMPLOYMENT SECURT									

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

P
appdwarr

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	
76250 INVOICE: 800937-1216	03/07/17			225222	P	03/24/17	520630	STATE UNEMPLOYMENT CLAIMS	2,634.00
76250 INVOICE: 800937-1216	03/07/17			225222	P	03/24/17	520630	STATE UNEMPLOYMENT CLAIMS	2,055.00
76250 INVOICE: 800937-1216	03/07/17			225222	P	03/24/17	520630	STATE UNEMPLOYMENT CLAIMS	352.00
VENDOR TOTALS				5,041.00	YTD	INVOICED	5,041.00	YTD PAID	5,041.00
10511 MCINERNEY CONSULTING INC 76201 INVOICE: 1439	03/06/17			225223	P	03/24/17	520620	EMPLOYEE EDUCATION	342.00
VENDOR TOTALS				342.00	YTD	INVOICED	342.00	YTD PAID	342.00
10456 IMPACT NETWORKING, LLC 76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	16.75
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	93.80
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	16.75
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	8.37
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	8.37
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	23.45
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	60.30
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	10.05
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	46.90
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	46.90
76150 INVOICE: IN239557	03/01/17			225224	P	03/24/17	530100	OFFICE SUPPLIES	3.36
VENDOR TOTALS				1,005.00	YTD	INVOICED	1,340.00	YTD PAID	335.00
431 NICHOLAS KEEFE 76202 INVOICE: 1471	03/15/17			225225	P	03/24/17	55730	UNIFORMS	3,469.36
VENDOR TOTALS				3,956.96	YTD	INVOICED	4,206.76	YTD PAID	3,469.36
1127 JAMES J BENES AND ASSOCIATES, INC. 76151 INVOICE: 1115-051-8	02/28/17			225226	P	03/24/17	240100	ESCROWS - DEVELOPER DEPOS	65.50
76152 INVOICE: 1115-051-8	02/28/17			225226	P	03/24/17	240100	ESCROWS - DEVELOPER DEPOS	392.90

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-4

P
appdwarr
7

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: 1115.052-5	1115.052-5								
76153 02/28/17	02/28/17			225226	P	03/24/17	100	240100	240100
INVOICE: 1115.055-8	1115.055-8								
76154 02/28/17	02/28/17			225226	P	03/24/17	100	240100	240100
INVOICE: 1115.057-2	1115.057-2								
76155 02/28/17	02/28/17			225226	P	03/24/17	100	240100	240100
INVOICE: 1115.060	1115.060								
76156 02/28/17	02/28/17			225226	P	03/24/17	100	240100	240100
INVOICE: 1115.059-1	1115.059-1								
VENDOR TOTALS				8,511.22	YTD	INVOICED		8,511.22	YTD PAID
1632 KANE COUNTY CLERK									
76157 03/12/17	03/12/17			225227	P	03/24/17	134200	520600	520600
INVOICE: 32117	32117								
VENDOR TOTALS				11.00	YTD	INVOICED		11.00	YTD PAID
10510 TOM/JOAN KNIGHTON									
76203 03/21/17	03/21/17			225228	P	03/24/17	4000	410600	410600
INVOICE: TXR032317	TXR032317								
VENDOR TOTALS				1,688.00	YTD	INVOICED		1,688.00	YTD PAID
10507 SUSAN KNUEPFER									
76204 03/21/17	03/21/17			225229	P	03/24/17	4000	410600	410600
INVOICE: TXR032317	TXR032317								
VENDOR TOTALS				1,800.00	YTD	INVOICED		1,800.00	YTD PAID
5382 LEXIPOL, LLC									
76206 02/01/17	02/01/17			225230	P	03/24/17	134100	520600	520600
INVOICE: 19558	19558								
VENDOR TOTALS				2,850.00	YTD	INVOICED		2,850.00	YTD PAID
924 VILLAGE OF LOMBARD									
76205 02/03/17	02/03/17			225231	P	03/24/17	40000	580100	16008 HILL AVENUE BRIDGE
INVOICE: 2017-00002015	2017-00002015								
VENDOR TOTALS				8,416.40	YTD	INVOICED		8,416.40	YTD PAID
5906 JANET M MALOPY									
76251 03/20/17	03/20/17			225232	P	03/24/17	5300	440530	440530
INVOICE: PR032317	PR032317								
VENDOR TOTALS				115.06	YTD	INVOICED		115.06	YTD PAID
584 MCCANN INDUSTRIES, INC.									
76160 03/09/17	03/09/17			225233	P	03/24/17	50100	580110	580110
INVOICE: 1391880	1391880								
VENDOR TOTALS									

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76160 INVOICE: 1391880	03/09/17			225233	P	03/24/17	50200	EQUIPMENT/CAPITAL OUTLAY	202.19
VENDOR TOTALS				407.15	YTD INVOICED			407.15	YTD PAID
2539 R. GLEN MCMASTER, JR. 76207 INVOICE: 20160616	03/23/17			225234	P	03/24/17	100	ESCROWS - DEVELOPER DEPOS	7,580.00
VENDOR TOTALS				7,580.00	YTD INVOICED			7,580.00	YTD PAID
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC 76208 INVOICE: 685978	03/07/17			225235	P	03/24/17	550	FOOD INVENTORY	170.81
76209 INVOICE: 690254	03/15/17			225235	P	03/24/17	550	FOOD INVENTORY	197.11
76210 INVOICE: 692154	03/18/17			225235	P	03/24/17	550	FOOD INVENTORY	256.5
76211 INVOICE: 691436	03/17/17			225235	P	03/24/17	550	FOOD INVENTORY	322.9
VENDOR TOTALS				9,211.90	YTD INVOICED			11,313.19	YTD PAID
4570 ALEXANDRU & RODICA MIHAILESCU 76159 INVOICE: 32117	03/12/17			225236	P	03/24/17	143300	OPERATING SUPPLIES	75.00
VENDOR TOTALS				75.00	YTD INVOICED			75.00	YTD PAID
6603 CHRISTINE MILLER 76158 INVOICE: ER032117	03/12/17			225237	P	03/24/17	134100	OPERATING SUPPLIES	47.97
VENDOR TOTALS				47.97	YTD INVOICED			47.97	YTD PAID
5463 KEITH R. MOORE 76213 INVOICE: PR032317	03/21/17			225238	P	03/24/17	5300	LEASED PARKING LOT FEES	175.00
VENDOR TOTALS				175.00	YTD INVOICED			175.00	YTD PAID
1082 MUNICIPAL INS COOPERATIVE AGENCY 76212 INVOICE: 1881923 050378	03/14/17			225239	P	03/24/17	60000	LIABILITY INSURANCE - MIC	487.50
VENDOR TOTALS				4,487.50	YTD INVOICED			4,487.50	YTD PAID
10278 NELS J JOHNSON TREE EXPERTS, INC 76161 INVOICE: 114565	03/13/17			225240	P	03/24/17	143400	TREE TRIMMING	3,226.00

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

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				7,575.50	YTD	INVOICED		9,773.50	YTD PAID
7183 NEWEGG INC 76215	03/14/17			225241	P	03/24/17	122100	OFFICE SUPPLIES	3,226.00
INVOICE: 1300204510	03/03/17			225241	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	38.98
76216	03/03/17			225241	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	47.19
INVOICE: 1300185895	03/10/17			225241	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	34.62
76217	03/10/17								
INVOICE: 1300197054									
VENDOR TOTALS				2,786.51	YTD	INVOICED		4,229.32	YTD PAID
654 NORTHEAST MULTI-REG. TRAINING 76214	03/07/17			225242	P	03/24/17	134200	EMPLOYEE EDUCATION	120.80
INVOICE: 216709									
VENDOR TOTALS				380.00	YTD	INVOICED		380.00	YTD PAID
738 RAY O'HERRON CO. INC. 76162	03/08/17			225243	P	03/24/17	134200	UNIFORMS	255.00
INVOICE: 1713020-IN									
VENDOR TOTALS				2,159.15	YTD	INVOICED		2,159.15	YTD PAID
9516 PAHCS II/CADENCE OCC HEALTH 76164	03/01/17			225244	P	03/24/17	60000	RISK MANAGEMENT	498.04
INVOICE: 197931				225244	P	03/24/17	121200	RECRUITING AND TESTING	245.20
76164	03/01/17								
INVOICE: 197931									
VENDOR TOTALS				1,696.24	YTD	INVOICED		1,696.24	YTD PAID
7056 MICHAEL/BARBARA PERRY 76218	03/23/17			225245	P	03/24/17	100	ESCROWS - DEVELOPER DEPOS	1,000.00
INVOICE: 20161145									
VENDOR TOTALS				1,000.00	YTD	INVOICED		1,000.00	YTD PAID
6552 PROVANTAGE CORPORATION 76165	03/15/17			225246	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	3,050.00
INVOICE: 7875748	03/09/17			225246	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	195.00
76166	03/09/17			225246	P	03/24/17	121400	MAINTENANCE-EQUIPMENT	357.00
INVOICE: 7872790	03/16/17			225246	P	03/24/17	121400	COMPUTER EQUIPMENT/PROJEC	177.00
76219	03/16/17								
INVOICE: 7877155	03/17/17			225246	P	03/24/17	121400		
76220	03/17/17								
INVOICE: 7877682									
VENDOR TOTALS				8,784.84	YTD	INVOICED		9,509.00	YTD PAID

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 10
appdwarr

WARRANT: 0317-4

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	
5901 QUALITY BLUEPRINT, INC 76167 INVOICE: 82079	03/15/17			225247	P	03/24/17	126200	520905	38.52
VENDOR TOTALS			115.54 YTD INVOICED					115.54 YTD PAID	38.52
750 REZEK, HENRY, MEISENHEIMER/GENDE INC 76168 INVOICE: 11-5	02/14/17		20160017	225248	P	03/24/17	40000	580100	319.06
VENDOR TOTALS			4,875.92 YTD INVOICED					4,904.44 YTD PAID	319.06
10315 ROYAL PUBLISHING, INC 76221 INVOICE: 7850888	02/22/17			225249	P	03/24/17	55730	520903	155.00
VENDOR TOTALS			515.00 YTD INVOICED					515.00 YTD PAID	155.00
7116 THEOPHILUS SCHMID TRUST B 76252 INVOICE: FY17-3	03/23/17			225250	P	03/24/17	53000	521155	338.73
VENDOR TOTALS			1,338.73 YTD INVOICED					1,338.73 YTD PAID	338.73
9718 SEBIS DIRECT INC 76249 INVOICE: 32317	03/23/17			18338	W	03/24/17	50100	520900	3,400.00
76249 INVOICE: 32317	03/23/17			18338	W	03/24/17	50200	520900	3,300.00
76249 INVOICE: 32317	03/23/17			18338	W	03/24/17	54000	520900	3,300.00
VENDOR TOTALS			12,017.49 YTD INVOICED					12,891.46 YTD PAID	10,000.00
9358 DENNIS P SELVIG 76163 INVOICE: 32117	03/12/17			225251	P	03/24/17	121200	520615	1,500.00
VENDOR TOTALS			1,500.00 YTD INVOICED					1,500.00 YTD PAID	1,500.00
795 SIKICH LLP 76225 INVOICE: 283864	02/28/17			225252	P	03/24/17	24000	520825	3,000.00
VENDOR TOTALS			6,000.00 YTD INVOICED					8,000.00 YTD PAID	3,000.00
3571 HARRY C SMITH LTD 76222 INVOICE: 1288	03/16/17			225253	P	03/24/17	121700	520705	6,325.00
								LEGAL - PROSECUTORIAL SER	

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-4

P 11
appdwarr

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			19,405.25	YTD INVOICED			19,405.25	YTD PAID	6,325.00
7515 STERNBERG LANTERNS, INC									
76228 03/17/17			20160059	225254	P	03/24/17	40000	580100 16004 CBD LIGHTING IMPROVEMENTS	25,902.00
INVOICE: 40179									
VENDOR TOTALS			25,902.00	YTD INVOICED				57,560.00 YTD PAID	25,902.00
7600 STUEVER & SONS, INC									
76226 03/15/17				225255	P	03/24/17	55730	530105 OPERATING SUPPLIES	142.00
INVOICE: 175656									
76227 03/01/17				225255	P	03/24/17	55730	530105 OPERATING SUPPLIES	142.00
INVOICE: 175300									
VENDOR TOTALS			872.00	YTD INVOICED				1,014.00 YTD PAID	284.00
835 SUPERIOR BEVERAGE CO.									
76105 03/10/17				225256	P	03/24/17	550	150303 BEER INVENTORY	-123.55
INVOICE: 685879									
76223 03/17/17				225256	P	03/24/17	550	150303 BEER INVENTORY	964.10
INVOICE: 685948									
VENDOR TOTALS			1,087.93	YTD INVOICED				1,087.93 YTD PAID	840.55
10104 SUPREME LOBSTER CO									
76224 03/16/17				225257	P	03/24/17	550	150301 FOOD INVENTORY	135.00
INVOICE: 6081838									
VENDOR TOTALS			2,731.65	YTD INVOICED				3,519.06 YTD PAID	135.00
5679 THEODORE POLYGRAPH SERVICE INC									
76169 03/06/17				225258	P	03/24/17	121200	520615 RECRUITING AND TESTING	600.00
INVOICE: 5579									
VENDOR TOTALS			600.00	YTD INVOICED				600.00 YTD PAID	600.00
865 ACUSHNET COMPANY									
76229 03/14/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	115.68
INVOICE: 903770093									
76230 03/16/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	114.78
INVOICE: 903785489									
76231 03/15/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	117.72
INVOICE: 903776298									
76232 03/14/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	353.16
INVOICE: 903769841									
76233 03/14/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	353.16
INVOICE: 903768918									
76234 03/14/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	232.50
INVOICE: 903768177									
76235 03/13/17				225259	P	03/24/17	550	150300 PRO SHOP INVENTORY	117.72

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-4

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: 903759377	03/13/17			225259	P	03/24/17	550	PRO SHOP INVENTORY	347.28
76236									
INVOICE: 903758234	03/13/17			225259	P	03/24/17	550	PRO SHOP INVENTORY	1,521.54
76237									
INVOICE: 903757676	03/17/17			225259	P	03/24/17	550	PRO SHOP INVENTORY	114.78
76238									
INVOICE: 903793649									
VENDOR TOTALS			22,046.83	YTD INVOICED			38,024.52	YTD PAID	3,388.32
9078 KEYSTONE MANAGEMENT, INC.									
76170	03/11/17			225260	P	03/24/17	50100	TELECOMMUNICATIONS	138.0
INVOICE: 28243591									
VENDOR TOTALS			1,242.00	YTD INVOICED			1,242.00	YTD PAID	138.0
4922 UNITED SEPTIC, INC.									
76244	03/07/17			225261	P	03/24/17	55735	MAINTENANCE-BUILDING & GR	500.0
INVOICE: 4688									
VENDOR TOTALS			500.00	YTD INVOICED			500.00	YTD PAID	500.0
884 U.S. FOODSERVICE, INC.									
76239	03/10/17			225262	P	03/24/17	55730	OPERATING SUPPLIES	152.66
INVOICE: 2487945									
76240	03/10/17			225262	P	03/24/17	55730	OPERATING SUPPLIES	83.85
INVOICE: 2487946									
76240	03/10/17			225262	P	03/24/17	55720	OPERATING SUPPLIES	83.85
INVOICE: 2487946									
76241	03/10/17			225262	P	03/24/17	550	FOOD INVENTORY	21.24
INVOICE: 2487947									
76242	03/10/17			225262	P	03/24/17	550	FOOD INVENTORY	2,113.53
INVOICE: 2487949									
76242	03/10/17			225262	P	03/24/17	550	NA BEVERAGES INVENTORY	38.26
INVOICE: 2487949									
76242	03/10/17			225262	P	03/24/17	55730	OPERATING SUPPLIES	493.38
INVOICE: 2487949									
76242	03/10/17			225262	P	03/24/17	55730	DRY GOODS	30.41
INVOICE: 2487949									
76242	03/10/17			225262	P	03/24/17	55720	OPERATING SUPPLIES	22.88
INVOICE: 2487949									
76243	03/14/17			225262	P	03/24/17	550	FOOD INVENTORY	1,643.05
INVOICE: 2581256									
76243	03/14/17			225262	P	03/24/17	550	NA BEVERAGES INVENTORY	96.53
INVOICE: 2581256									
76243	03/14/17			225262	P	03/24/17	55730	OPERATING SUPPLIES	361.92
INVOICE: 2581256									
76243	03/14/17			225262	P	03/24/17	55720	OPERATING SUPPLIES	27.09
INVOICE: 2581256									

04/14/2017 12:27 VILLAGE OF GLEN ELLYN P 13
maryr PAID WARRANT REPORT appdwarr

WARRANT: 0317-4 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	YTD PAID	YTD INVOICED
VENDOR TOTALS			40,389.59						50,221.95	
915 VERIZON WIRELESS SERVICES LLC										
76171 INVOICE: 03/01/17				225263	P	03/24/17	134200	TELECOMMUNICATIONS	521195	
76171 INVOICE: 03/01/17				225263	P	03/24/17	121300	TELECOMMUNICATIONS	521195	808.60
76171 INVOICE: 03/01/17				225263	P	03/24/17	126100	TELECOMMUNICATIONS	521195	39.82
76171 INVOICE: 03/01/17				225263	P	03/24/17	126200	TELECOMMUNICATIONS	521195	62.58
76171 INVOICE: 03/01/17				225263	P	03/24/17	126200	TELECOMMUNICATIONS	521195	39.82
VENDOR TOTALS			7,063.37						7,063.37	950.82
3995 WAREHOUSE DIRECT OFFICE PRODUCTS										
76173 INVOICE: 03/14/17				225264	P	03/24/17	143100	OFFICE SUPPLIES	530100	15.10
76173 INVOICE: 03/14/17				225264	P	03/24/17	143300	OFFICE SUPPLIES	530100	15.10
76173 INVOICE: 03/14/17				225264	P	03/24/17	143400	OFFICE SUPPLIES	530100	15.10
76173 INVOICE: 03/14/17				225264	P	03/24/17	50100	OFFICE SUPPLIES	530100	15.09
76173 INVOICE: 03/14/17				225264	P	03/24/17	50200	OFFICE SUPPLIES	530100	15.09
VENDOR TOTALS			611.60						688.01	75.48
10031 J BRADLEY WEBB										
76172 INVOICE: 03/16/17				225265	P	03/24/17	126500	ECONOMIC DEVELOPMENT INCE	520206	25,328.53
VENDOR TOTALS			25,328.53						25,328.53	25,328.53
7711 WINDY CITY DISTRIBUTION COMPANY										
76245 INVOICE: 03/16/17				225266	P	03/24/17	550	BEER INVENTORY	150303	164.09
VENDOR TOTALS			4,239.03						4,792.74	164.09
8565 WIDEPENWEST FINANCE LLC										
76246 INVOICE: 03/15/17				225267	P	03/24/17	121400	TELECOMMUNICATIONS	521195	63.75
76246 INVOICE: 03/15/17				225267	P	03/24/17	40000	STREET IMPROVEMENTS	580160	63.75
VENDOR TOTALS			586.50						654.50	127.50
10512 UNITED DIRECTORIES, INC										
76247 INVOICE: 02/07/17				225268	P	03/24/17	55730	MARKETING	520903	396.00

04/14/2017 12:27 VILLAGE OF GLEN ELLYN P 14
mairr PAID WARRANT REPORT appdwarr

WARRANT: 0317-4 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:	3879614								
VENDOR TOTALS		396.00	YTD	INVOICED				396.00	YTD PAID
									396.00
									REPORT TOTALS
									157,163.48

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	82	147,163.48
TOTAL WIRE TRANSFERS	1	10,000.00

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
27 A-LEN RADIATOR & AUTOMOTIVE INC 76282 03/13/17 INVOICE: 531146		225269	P	03/31/17	65000	521180	REPAIRS-CONTRACTUAL/LABOR
VENDOR TOTALS	1,000.00 YTD INVOICED					1,000.00 YTD PAID	1,000.00
2021 A-RELIABLE PRINTING 76381 03/21/17 INVOICE: 19447		225270	P	03/31/17	55730	520903	MARKETING
VENDOR TOTALS	4,040.20 YTD INVOICED					4,040.20 YTD PAID	1,480.00
10524 ALEXIS ABRAHAM 76473 03/31/17 INVOICE: GR033117		225271	P	03/31/17	550	120225	EXCHANGE CLEARING - REC R
VENDOR TOTALS	295.00 YTD INVOICED					295.00 YTD PAID	295.00
2007 AHEAD INC. 76380 03/24/17 INVOICE: INV0318316		225272	P	03/31/17	550	150300	PRO SHOP INVENTORY
VENDOR TOTALS	2,201.94 YTD INVOICED					2,201.94 YTD PAID	568.82
6827 ALFRED BENESCH & COMPANY 76283 03/03/17 INVOICE: 103357		225273	P	03/31/17	40000	580100	15009 TAYLOR AVE PEDESTRIAN TUN
VENDOR TOTALS	4,247.54 YTD INVOICED					4,247.54 YTD PAID	2,016.84
1107 AMERICAN EXPRESS 76495 03/31/17 INVOICE: AMEXREC-96		18460	W	03/31/17	55730	520810	CREDIT CARD FEES
VENDOR TOTALS	937.55 YTD INVOICED					937.55 YTD PAID	3.61
8480 APPLIED INDUSTRIAL TECHNOLOGIES, INC 76378 03/20/17 INVOICE: 96784083		225274	P	03/31/17	143300	530105	OPERATING SUPPLIES
VENDOR TOTALS	1,113.63 YTD INVOICED					1,113.63 YTD PAID	370.09
9873 PAOLO APULI 76379 03/28/17 INVOICE: 33017		225275	P	03/31/17	55730	520904	ENTERTAINMENT
VENDOR TOTALS	300.00 YTD INVOICED					300.00 YTD PAID	300.00
65 AT&T 76440 03/16/17 INVOICE: 630299013103-4		225276	P	03/31/17	121400	521195	TELECOMMUNICATIONS
							63.20

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

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	
76441 INVOICE: 630469056003-7	03/19/17			225276	P	03/31/17	55710	521195	174.47
VENDOR TOTALS		1,142.51	YTD INVOICED					1,142.51	237.67
6685 AARON/KATHLEEN BARE 76492 INVOICE: GR033117	03/31/17			225277	P	03/31/17	550	120225	295.00
VENDOR TOTALS		295.00	YTD INVOICED					295.00	295.00
6832 POWER UP BATTERIES LLC 76285 INVOICE: 487-283084	03/17/17			225278	P	03/31/17	143300	530105	115.20
VENDOR TOTALS		1,017.85	YTD INVOICED					1,222.54	115.20
10491 BLACK CLOVER ENTERPRISES, LLC 76386 INVOICE: 76296-1	03/15/17			225279	P	03/31/17	550	150300	118.51
VENDOR TOTALS		389.70	YTD INVOICED					389.70	118.51
9964 AARON BOBROFF 76490 INVOICE: GR033117	03/31/17			225280	P	03/31/17	550	120225	295.00
VENDOR TOTALS		295.00	YTD INVOICED					295.00	295.00
10534 DAVID BORDEWICK 76486 INVOICE: GR033117	03/31/17			225281	P	03/31/17	550	120225	295.00
VENDOR TOTALS		295.00	YTD INVOICED					295.00	295.00
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC 76383 INVOICE: 1013690137	03/23/17			225282	P	03/31/17	550	150303	45.05
76384 INVOICE: 1013690138	03/23/17			225282	P	03/31/17	550	150303	267.00
VENDOR TOTALS		3,445.41	YTD INVOICED					3,929.81	312.05
9965 PATRICK BRENNAN 76491 INVOICE: GR033117	03/31/17			225283	P	03/31/17	550	120225	295.00
VENDOR TOTALS		295.00	YTD INVOICED					295.00	295.00
103 BRISTOL HOSE & FITTING 76284	03/16/17			225284	P	03/31/17	65000	530310	280.00

04/14/2017 12:27 maryr	VILLAGE OF GLEN ELLYN PAID WARRANT REPORT	P 17 appdwarr	TO FISCAL 2017/03 01/01/2017 TO 12/31/2017
WARRANT: 0317-5			
VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO T CHK DATE GL ACCOUNT	GL ACCOUNT DESCRIPTION

INVOICE: 3334547			
VENDOR TOTALS	394.81 YTD INVOICED	394.81 YTD PAID	280.09
9968 JIM CALLAHAN 76466	03/31/17		
INVOICE: GR033117	225285 P 03/31/17 550	120225	EXCHANGE CLEARING - REC R
VENDOR TOTALS	295.00 YTD INVOICED	295.00 YTD PAID	295.00
6043 CHICAGO PARTS & SOUND LLC 76286	03/14/17		
INVOICE: 829906	225286 P 03/31/17 65000	530310	PARTS PURCHASED
76287	03/15/17	530310	PARTS PURCHASED
INVOICE: 830091	225286 P 03/31/17 65000	530310	PARTS PURCHASED
76288	03/14/17	530310	PARTS PURCHASED
INVOICE: 829674	225286 P 03/31/17 65000	530310	PARTS PURCHASED
76289	03/14/17		
INVOICE: 829695	2,952.68 YTD INVOICED	3,437.31 YTD PAID	459.55
VENDOR TOTALS			
9967 CHRISTOPHER CLARK 76493	03/31/17		
INVOICE: GR033117	225287 P 03/31/17 550	120225	EXCHANGE CLEARING - REC R
VENDOR TOTALS	25.00 YTD INVOICED	25.00 YTD PAID	25.00
59 ARTHUR CLESEN, INC 76377	03/20/17		
INVOICE: 321341	225288 P 03/31/17 55710	530440	TREATMENT COSTS & PESTICI
76382	03/15/17	530425	LANDSCAPE SUPPLIES
INVOICE: 321297			
VENDOR TOTALS	16,803.60 YTD INVOICED	30,063.10 YTD PAID	14,603.60
175 COMMONWEALTH EDISON COMPANY 76290	03/17/17		
INVOICE: 76290	225289 P 03/31/17 143300	520915	ESDA EXPENSE
76290	03/17/17	521190	STREET LIGHTING/ENERGY CO
INVOICE: 76290	225289 P 03/31/17 53000	521200	UTILITIES
76290	03/17/17		
INVOICE: 76290	225289 P 03/31/17 21000	521190	STREET LIGHTING/ENERGY CO
76291	03/16/17		
INVOICE: 76291	225290 P 03/31/17 40000	580100 15005	POLICE STATION
76292	03/13/17	521200	UTILITIES
INVOICE: 76292	225290 P 03/31/17 50200	521200	UTILITIES
76387	03/14/17		
INVOICE: 76387	225290 P 03/31/17 50200	521200	UTILITIES
76388	03/08/17		
INVOICE: 76388			

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 18
appdwarr

WARRANT: 0317-5

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	
76389 INVOICE:	03/13/17			225290	P	03/31/17	50200	521200 UTILITIES	72.67
76390 INVOICE:	03/13/17			225290	P	03/31/17	50200	521200 UTILITIES	99.42
76391 INVOICE:	03/13/17			225290	P	03/31/17	50100	521200 UTILITIES	999.33
76392 INVOICE:	03/13/17			225290	P	03/31/17	50200	521200 UTILITIES	84.75
76393 INVOICE:	03/13/17			225290	P	03/31/17	50100	521200 UTILITIES	679.70
76394 INVOICE:	03/13/17			225290	P	03/31/17	50100	521200 UTILITIES	110.33
76395 INVOICE:	03/09/17			225290	P	03/31/17	21000	521190 STREET LIGHTING/ENERGY CO	189.50
76396 INVOICE:	03/14/17			225290	P	03/31/17	21000	521190 STREET LIGHTING/ENERGY CO	81.05
VENDOR TOTALS		28,544.77		YTD INVOICED			32,477.30	YTD PAID	3,264.40
2699 COMPASS MINERALS AMERICA INC 76397 INVOICE: 71620933	03/22/17		20160046	225291	P	03/31/17	21000	530215 OPERATING SUPPLIES, SALT	1,163.06
VENDOR TOTALS		12,208.79		YTD INVOICED			12,208.79	YTD PAID	1,163.06
10530 MATTHEW CONWAY 76481 INVOICE: GR033117	03/31/17			225292	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R	295.00
VENDOR TOTALS		295.00		YTD INVOICED			295.00	YTD PAID	295.00
10536 DENNIS CROWLEY 76489 INVOICE: GR033117	03/31/17			225293	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R	295.00
VENDOR TOTALS		295.00		YTD INVOICED			295.00	YTD PAID	295.00
10521 NICK CUNNINGHAM 76468 INVOICE: GR033117	03/31/17			225294	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R	295.00
VENDOR TOTALS		295.00		YTD INVOICED			295.00	YTD PAID	295.00
10531 MATT DOMAN 76482 INVOICE: GR033117	03/31/17			225295	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R	295.00
VENDOR TOTALS		295.00		YTD INVOICED			295.00	YTD PAID	295.00
10527 SEAN EGAN 76476	03/31/17			225296	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R	295.00

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

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: GR033117									
VENDOR TOTALS			295.00	YTD INVOICED			295.00	YTD PAID	295.00
10528 TOM EGAN 76477	03/31/17			225297	P	03/31/17	550	EXCHANGE CLEARING - REC R	295.00
INVOICE: GR033117									
VENDOR TOTALS			295.00	YTD INVOICED			295.00	YTD PAID	295.00
1078 EQUIFAX INFORMATION SVCS LLC 76293	03/18/17			225298	P	03/31/17	134200	PROFESSIONAL SERVICES - O	108.7
INVOICE: 4180950									
VENDOR TOTALS			230.39	YTD INVOICED			230.39	YTD PAID	108.7
10522 AARON ERTER 76471	03/31/17			225299	P	03/31/17	550	EXCHANGE CLEARING - REC R	295.0
INVOICE: GR033117									
VENDOR TOTALS			295.00	YTD INVOICED			295.00	YTD PAID	295.0
8327 ETS CORPORATION 5089830	03/28/17			18438	W	03/31/17	55720	CREDIT CARD FEES	3,053.71
INVOICE: ETSREC-45									
5089830	03/28/17			18438	W	03/31/17	55730	CREDIT CARD FEES	2,209.85
INVOICE: ETSREC-45									
5089830	03/28/17			18438	W	03/31/17	55750	CREDIT CARD FEES	194.92
INVOICE: ETSREC-45									
VENDOR TOTALS			9,377.45	YTD INVOICED			9,377.45	YTD PAID	5,458.48
2017 ELLIOTT AUTO SUPPLY COMPANY, INC 76294	03/10/17			225300	P	03/31/17	65000	PARTS PURCHASED	206.32
INVOICE: 61-337346									
76295	03/10/17			225300	P	03/31/17	65000	PARTS PURCHASED	-15.00
INVOICE: 61-337377									
VENDOR TOTALS			191.32	YTD INVOICED			276.73	YTD PAID	191.32
10519 MATT FIELD 76464	03/31/17			225301	P	03/31/17	550	EXCHANGE CLEARING - REC R	373.00
INVOICE: GR033117									
VENDOR TOTALS			373.00	YTD INVOICED			373.00	YTD PAID	373.00
304 FIFTH THIRD BANK 5530526	02/27/17			18443	W	03/31/17	121200	RECRUITING AND TESTING	1,828.25
INVOICE: STOA-216									
582338	02/27/17			18412	W	03/31/17	121700	LEGAL - GENERAL COUNSEL	176.00
INVOICE: MATG-13									

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

P 20
appdwarr

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	
637467 INVOICE:	02/27/17			18352	W	03/31/17	121200	520305	108.90
689867 INVOICE:	02/27/17			18376	W	03/31/17	134200	530105	27.67
6898710 INVOICE:	02/27/17			18363	W	03/31/17	126500	520903	40.00
692999 INVOICE:	02/27/17			18442	W	03/31/17	126500	521230	59.00
693008 INVOICE:	02/27/17			18341	W	03/31/17	121300	530105	12.83
76253 INVOICE:	02/27/17			18343	W	03/31/17	121400	570117	988.95
76254 INVOICE:	02/27/17			18344	W	03/31/17	40000	580100	49.90
76255 INVOICE:	02/27/17			18345	W	03/31/17	126100	530100	274.00
76256 INVOICE:	02/27/17			18347	W	03/31/17	143300	530445	59.98
76257 INVOICE:	02/27/17			18348	W	03/31/17	143300	520995	750.99
76258 INVOICE:	02/27/17			18349	W	03/31/17	143400	520620	150.00
76259 INVOICE:	02/27/17			18351	W	03/31/17	550	150303	105.90
76260 INVOICE:	02/27/17			18353	W	03/31/17	55730	530105	-85.27
76261 INVOICE:	02/27/17			18354	W	03/31/17	550	150302	66.98
76261 INVOICE:	02/27/17			18354	W	03/31/17	550	150303	343.76
76261 INVOICE:	02/27/17			18354	W	03/31/17	550	150305	.05
76262 INVOICE:	02/27/17			18355	W	03/31/17	55730	530105	314.20
76263 INVOICE:	02/27/17			18356	W	03/31/17	55730	530446	145.24
76264 INVOICE:	02/27/17			18357	W	03/31/17	55730	530105	124.78
76264 INVOICE:	02/27/17			18357	W	03/31/17	55730	530446	93.96
76265 INVOICE:	02/27/17			18358	W	03/31/17	550	150301	16.45
76266 INVOICE:	02/27/17			18359	W	03/31/17	55730	530105	169.11
76267 INVOICE:	02/27/17			18361	W	03/31/17	134200	520931	406.48
76268 INVOICE:	02/27/17			18362	W	03/31/17	65000	530310	7.55
76269 INVOICE:	02/27/17			18364	W	03/31/17	126500	520625	20.00
76270 INVOICE:	02/27/17			18366	W	03/31/17	143100	520620	75.0

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

P 21
appdwart

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: 76271	HANJ-86 02/27/17			18368	W	03/31/17	134200	530105	OPERATING SUPPLIES
INVOICE: 76272	HARJ-321 02/27/17			18369	W	03/31/17	134200	530105	OPERATING SUPPLIES
INVOICE: 76273	HARJ-322 02/27/17			18371	W	03/31/17	121500	530105	OPERATING SUPPLIES
INVOICE: 76274	HEFJ-257 02/27/17			18372	W	03/31/17	550	150305	NA BEVERAGES INVENTORY
INVOICE: 76274	HERT-7 02/27/17			18372	W	03/31/17	550	150301	FOOD INVENTORY
INVOICE: 76274	HERT-7 02/27/17			18372	W	03/31/17	550	150303	BEER INVENTORY
INVOICE: 76275	HERT-7 02/27/17			18373	W	03/31/17	55730	520615	RECRUITING AND TESTING
INVOICE: 76276	HERT-8 02/27/17			18375	W	03/31/17	134200	520600	DUES-SUBSCRIPTIONS-REG FE
INVOICE: 76277	HOLW-235 02/27/17			18377	W	03/31/17	134200	530105	OPERATING SUPPLIES
INVOICE: 76278	HOLC-15 02/27/17			18379	W	03/31/17	143300	530100	OFFICE SUPPLIES
INVOICE: 76278	HORK-146 02/27/17			18379	W	03/31/17	143100	530100	OFFICE SUPPLIES
INVOICE: 76278	HORK-146 02/27/17			18379	W	03/31/17	143400	530100	OFFICE SUPPLIES
INVOICE: 76278	HORK-146 02/27/17			18379	W	03/31/17	50100	530100	OFFICE SUPPLIES
INVOICE: 76278	HORK-146 02/27/17			18379	W	03/31/17	50200	530100	OFFICE SUPPLIES
INVOICE: 76279	HORK-146 02/27/17			18380	W	03/31/17	50100	580110	EQUIPMENT/CAPITAL OUTLAY
INVOICE: 76280	HUBJ-1 02/27/17			18381	W	03/31/17	50200	520975	MAINTENANCE-EQUIPMENT
INVOICE: 76281	HUBJ-2 02/27/17			18382	W	03/31/17	50200	520620	EMPLOYEE EDUCATION
INVOICE: 76332	HUBJ-3 02/27/17			18384	W	03/31/17	121200	521230	PUBLIC RELATIONS
INVOICE: 76333	FRAM-420 02/27/17			18385	W	03/31/17	121200	521230	PUBLIC RELATIONS
INVOICE: 76334	FRAM-421 02/27/17			18386	W	03/31/17	121100	521055	PROFESSIONAL SERVICES - O
INVOICE: 76335	FRAM-422 02/27/17			18387	W	03/31/17	121100	520625	TRAVEL
INVOICE: 76336	FRAM-423 02/27/17			18388	W	03/31/17	121200	521230	PUBLIC RELATIONS
INVOICE: 76337	FRAM-424 02/27/17			18389	W	03/31/17	121200	520625	TRAVEL
INVOICE: 76338	FRAM-425 02/27/17			18390	W	03/31/17	121200	520625	TRAVEL
INVOICE: 76339	FRAM-426 02/27/17			18391	W	03/31/17	121200	520620	EMPLOYEE EDUCATION
INVOICE: 76339	FRAM-427 02/27/17								

149.28
702.03
175.00
44.91
30.30
209.32
90.00
95.00
39.7
30.0
30.00
30.00
48.75
48.75
315.35
283.56
45.00
36.78
107.78
829.50
43.06
160.95
333.50
400.20
38.38

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

P 22
appdwart

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	
76340 INVOICE:	02/27/17			18392	W	03/31/17	121200	521230	85.23
76341 INVOICE:	02/27/17			18394	W	03/31/17	126100	520620	20.00
76342 INVOICE:	02/27/17			18395	W	03/31/17	126200	520620	23.00
76343 INVOICE:	02/27/17			18396	W	03/31/17	126200	520620	80.98
76344 INVOICE:	02/27/17			18397	W	03/31/17	126100	520600	272.00
76345 INVOICE:	02/27/17			18398	W	03/31/17	126100	520620	30.10
76346 INVOICE:	02/27/17			18400	W	03/31/17	55725	520970	82.80
76346 INVOICE:	02/27/17			18400	W	03/31/17	55735	530105	134.70
76346 INVOICE:	02/27/17			18400	W	03/31/17	55710	530105	76.00
76347 INVOICE:	02/27/17			18401	W	03/31/17	55715	530105	229.70
76348 INVOICE:	02/27/17			18402	W	03/31/17	55710	530445	63.00
76349 INVOICE:	02/27/17			18403	W	03/31/17	55715	530105	234.04
76350 INVOICE:	02/27/17			18404	W	03/31/17	55715	530105	73.95
76350 INVOICE:	02/27/17			18404	W	03/31/17	55710	530105	38.60
76351 INVOICE:	02/27/17			18405	W	03/31/17	55715	530105	486.88
76352 INVOICE:	02/27/17			18406	W	03/31/17	55715	530105	29.44
76352 INVOICE:	02/27/17			18406	W	03/31/17	55725	520970	92.80
76353 INVOICE:	02/27/17			18407	W	03/31/17	55715	530105	215.92
76354 INVOICE:	02/27/17			18408	W	03/31/17	55710	530105	101.20
76355 INVOICE:	02/27/17			18409	W	03/31/17	55710	520970	829.00
76356 INVOICE:	02/27/17			18410	W	03/31/17	55710	530105	56.17
76357 INVOICE:	02/27/17			18411	W	03/31/17	55710	530105	261.45
76357 INVOICE:	02/27/17			18411	W	03/31/17	55715	530105	317.15
76358 INVOICE:	02/27/17			18414	W	03/31/17	134300	520600	110.00
76359 INVOICE:	02/27/17			18415	W	03/31/17	134100	520600	50.00
76360 INVOICE:	02/27/17			18416	W	03/31/17	134100	530105	47.90

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

P 23
| appdwarr

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: 76361	MILC-472 02/27/17			18417	W	03/31/17	134100	530105	OPERATING SUPPLIES
INVOICE: 76362	MILC-473 02/27/17			18418	W	03/31/17	134200	520600	DUES-SUBSCRIPTIONS-REG FE
INVOICE: 76363	MILC-474 02/27/17			18419	W	03/31/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE
INVOICE: 76364	MILC-475 02/27/17			18420	W	03/31/17	134100	530105	OPERATING SUPPLIES
INVOICE: 76365	MILC-476 02/27/17			18421	W	03/31/17	134300	520933	STATE DRUG FORFEITURE EXP
INVOICE: 76366	MILC-477 02/27/17			18422	W	03/31/17	134100	530100	OFFICE SUPPLIES
INVOICE: 76366	MILC-478 02/27/17			18422	W	03/31/17	134100	530105	OPERATING SUPPLIES
INVOICE: 76367	MILC-479 02/27/17			18423	W	03/31/17	134200	530105	OPERATING SUPPLIES
INVOICE: 76368	MILC-480 02/27/17			18424	W	03/31/17	134100	530105	OPERATING SUPPLIES
INVOICE: 76369	PEKC-760 02/27/17			18427	W	03/31/17	55710	530105	OPERATING SUPPLIES
INVOICE: 76370	PEKC-761 02/27/17			18428	W	03/31/17	55710	520620	EMPLOYEE EDUCATION
INVOICE: 76371	PEKC-762 02/27/17			18429	W	03/31/17	55710	530105	OPERATING SUPPLIES
INVOICE: 76371	PEKC-762 02/27/17			18429	W	03/31/17	55715	520975	MAINTENANCE-EQUIPMENT
INVOICE: 76372	PEKC-762 02/27/17			18430	W	03/31/17	55710	520620	EMPLOYEE EDUCATION
INVOICE: 76373	PEKC-763 02/27/17			18431	W	03/31/17	55710	530105	OPERATING SUPPLIES
INVOICE: 76374	PEKC-764 02/27/17			18432	W	03/31/17	55725	520975	MAINTENANCE-EQUIPMENT
INVOICE: 76375	PEKC-765 02/27/17			18433	W	03/31/17	55710	530105	OPERATING SUPPLIES
INVOICE: 76442	PEKC-766 02/27/17			18444	W	03/31/17	121200	520600	DUES-SUBSCRIPTIONS-REG FE
INVOICE: 76443	STOA-217 02/27/17			18445	W	03/31/17	121200	520620	EMPLOYEE EDUCATION
INVOICE: 76444	STOA-218 02/27/17			18446	W	03/31/17	121200	520615	RECRUITING AND TESTING
INVOICE: 76445	STOA-219 02/27/17			18447	W	03/31/17	121200	520615	RECRUITING AND TESTING
INVOICE: 76446	STOA-220 02/27/17			18448	W	03/31/17	121200	520615	RECRUITING AND TESTING
INVOICE: 76447	STOA-221 02/27/17			18449	W	03/31/17	121200	520600	DUES-SUBSCRIPTIONS-REG FE
INVOICE: 76447	STOA-222 02/27/17			18449	W	03/31/17	121200	520620	EMPLOYEE EDUCATION
INVOICE: 76448	STOA-222 02/27/17			18450	W	03/31/17	121200	520615	RECRUITING AND TESTING
INVOICE: 76448	STOA-223 02/27/17								

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

P 24
appdwarr

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		
76449 INVOICE:	02/27/17			18451	W	03/31/17	121200	520615	RECRUITING AND TESTING	99.00
76450 INVOICE:	02/27/17			18453	W	03/31/17	55730	520600	DUES-SUBSCRIPTIONS-REG FE	70.00
76450 INVOICE:	02/27/17			18453	W	03/31/17	55720	520903	MARKETING	280.00
76450 INVOICE:	02/27/17			18453	W	03/31/17	55730	520903	MARKETING	275.00
76451 INVOICE:	02/27/17			18454	W	03/31/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	44.98
76452 INVOICE:	02/27/17			18455	W	03/31/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	75.00
76453 INVOICE:	02/27/17			18456	W	03/31/17	55700	520615	RECRUITING AND TESTING	249.00
76454 INVOICE:	02/27/17			18457	W	03/31/17	55720	521195	TELECOMMUNICATIONS	99.66
76455 INVOICE:	02/27/17			18458	W	03/31/17	55700	520600	DUES-SUBSCRIPTIONS-REG FE	26.00
76455 INVOICE:	02/27/17			18339	W	03/31/17	121300	530105	OPERATING SUPPLIES	64.63
76455 INVOICE:	02/27/17			18340	W	03/31/17	55720	520903	MARKETING	250.00
76455 INVOICE:	02/27/17			18342	W	03/31/17	40000	580100	15005 POLICE STATION	572.71
76455 INVOICE:	02/27/17			18346	W	03/31/17	143300	521055	PROFESSIONAL SERVICES - O	95.91
76455 INVOICE:	02/27/17			18346	W	03/31/17	143400	521055	PROFESSIONAL SERVICES - O	95.90
76455 INVOICE:	02/27/17			18350	W	03/31/17	55720	521195	TELECOMMUNICATIONS	137.50
76455 INVOICE:	02/27/17			18350	W	03/31/17	55730	521195	TELECOMMUNICATIONS	275.00
76455 INVOICE:	02/27/17			18360	W	03/31/17	65000	530105	OPERATING SUPPLIES	232.00
76455 INVOICE:	02/27/17			18383	W	03/31/17	121200	521230	PUBLIC RELATIONS	37.50
76455 INVOICE:	02/27/17			18365	W	03/31/17	143100	520620	EMPLOYEE EDUCATION	195.00
76455 INVOICE:	02/27/17			18367	W	03/31/17	134100	520625	TRAVEL	39.43
76455 INVOICE:	02/27/17			18370	W	03/31/17	121500	530105	OPERATING SUPPLIES	188.88
76455 INVOICE:	02/27/17			18374	W	03/31/17	134100	530105	OPERATING SUPPLIES	21.63
76455 INVOICE:	02/27/17			18378	W	03/31/17	143300	530105	OPERATING SUPPLIES	69.00
76455 INVOICE:	02/27/17			18378	W	03/31/17	143100	530100	OFFICE SUPPLIES	9.70
76455 INVOICE:	02/27/17			18378	W	03/31/17	143300	530100	OFFICE SUPPLIES	9.70
76455 INVOICE:	02/27/17			18378	W	03/31/17	143400	530100	OFFICE SUPPLIES	9.70

5947 GLEN ELLYN BANK & TRUST

Packet Pg. 45

appdwari 29

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

OFFICE SUPPLIES	15.7
OFFICE SUPPLIES	15.7
TRAVEL	100.0
OPERATING SUPPLIES	378.0
OPERATING SUPPLIES	72.1
OPERATING SUPPLIES	222.4
OPERATING SUPPLIES	193.5
MARKETING	20.9
DUES-SUBSCRIPTIONS-REG FE	92.0
DUES-SUBSCRIPTIONS-REG FE	14.9

24,006.45

295.00

295.00

762.00

762.00

579 75

51.615

1,159.50

295.00

295.00

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 26
appdwarr

WARRANT: 0317-5

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	
899881 INVOICE:	03/28/17			18436	W	03/31/17	122100	520835	BANKING SERVICES
899881 INVOICE:	03/28/17			18436	W	03/31/17	50100	520835	BANKING SERVICES
899881 INVOICE:	03/28/17			18436	W	03/31/17	50200	520835	BANKING SERVICES
899881 INVOICE:	03/28/17			18436	W	03/31/17	54000	520835	BANKING SERVICES
VENDOR TOTALS							7,111.12	YTD PAID	1,216.38
355 GLEN ELLYN PUBLIC LIBRARY PPRT-89	03/28/17			18434	W	03/31/17	1000	410300	PPRT
VENDOR TOTALS							15,389.50	YTD PAID	3,091.18
360 GLENBARD W. W. TREATMENT PLT. 749953	03/28/17			18441	W	03/31/17	50200	521130	PAYMENT TO GWA
VENDOR TOTALS							804,117.38	YTD PAID	292,597.92
10517 DAN GRATTON 76462	03/31/17			225306	P	03/31/17	550	120225	EXCHANGE CLEARING - REC R
VENDOR TOTALS							25.00	YTD PAID	25.00
370 GRAYBAR ELECTRIC COMPANY INC 76297	03/14/17			225307	P	03/31/17	143300	521045	MAINTENANCE-STREET LIGHTS
VENDOR TOTALS							25.00	YTD PAID	171.60
9680 GREENSIDE DESIGN BUILD LLC 76400	03/28/17			225307	P	03/31/17	143300	521045	MAINTENANCE-STREET LIGHTS
VENDOR TOTALS							4,471.45	YTD PAID	549.18
9766 HEARTLAND 6387616	03/28/17			225308	P	03/31/17	100	240100	ESCROWS - DEVELOPER DEPOS
VENDOR TOTALS							1,000.00	YTD PAID	1,000.00
9766 HEARTLAND 6387616	03/28/17			18439	W	03/31/17	50100	520835	BANKING SERVICES
VENDOR TOTALS							1,082.10	YTD PAID	368.08
9766 HEARTLAND 6387616	03/28/17			18439	W	03/31/17	50200	520835	BANKING SERVICES
VENDOR TOTALS							1,082.10	YTD PAID	368.08
9766 HEARTLAND 6387616	03/28/17			18439	W	03/31/17	54000	520835	BANKING SERVICES
VENDOR TOTALS							1,082.10	YTD PAID	368.08

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

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			4,975.03	YTD INVOICED			4,975.03	YTD PAID	1,104.24
10518 CHRISTIAN HILDEBRAND 76463 03/31/17 INVOICE: GR033117				225309	P	03/31/17	550	120225	EXCHANGE CLEARING - REC R
								295.00	295.00
VENDOR TOTALS			295.00	YTD INVOICED			295.00	YTD PAID	295.00
391 HORNUNGS GOLF PRODUCTS, INC. 76402 03/23/17 INVOICE: 406716				225310	P	03/31/17	55720	520940	REPAIRS CLUBS
								656.13	617.74
VENDOR TOTALS			656.13	YTD INVOICED			656.13	YTD PAID	617.74
1546 ILLINOIS DEPT. OF AGRICULTURE 76298 03/14/17 INVOICE: SG0430870000				225311	P	03/31/17	143400	520600	DUES-SUBSCRIPTIONS-REG FE
								20.00	20.00
VENDOR TOTALS			20.00	YTD INVOICED			20.00	YTD PAID	20.00
414 ILLINOIS DEPT. OF REVENUE ST-1-122 03/28/17 INVOICE: ST-1-139				18435	W	03/31/17	550	250900	DUE TO STATE OF ILLINOIS
								7,633.00	7,633.00
VENDOR TOTALS			20,696.00	YTD INVOICED			20,696.00	YTD PAID	7,633.00
431 NICHOLAS KEEFE 76403 03/15/17 INVOICE: 1472				225312	P	03/31/17	55720	530105	OPERATING SUPPLIES
								487.60	487.60
VENDOR TOTALS			3,956.96	YTD INVOICED			4,206.76	YTD PAID	487.60
481 JERRY HAGGERTY CHEVROLET INC 76299 03/16/17 INVOICE: 32817				225313	P	03/31/17	126500	520206	ECONOMIC DEVELOPMENT INCE
								99,836.30	99,836.30
76299 03/16/17 INVOICE: 32817				225313	P	03/31/17	126500	520206	ECONOMIC DEVELOPMENT INCE
								42,561.72	42,561.72
VENDOR TOTALS			142,502.18	YTD INVOICED			142,502.18	YTD PAID	142,398.02
8363 PAULA M JOHNSON 76404 03/28/17 INVOICE: CR033017				225314	P	03/31/17	1000	450100	POLICE ORDINANCE FINES
								60.00	60.00
VENDOR TOTALS			60.00	YTD INVOICED			60.00	YTD PAID	60.00
8505 KD REPAIR, INC 76300 03/08/17 INVOICE: 27063				225315	P	03/31/17	65000	530310	PARTS PURCHASED
								39.97	39.97

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP
appdwat

WARRANT: 0317-5

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
-------------------------	---------------------	----------	---	----------	------------	------------------------

VENDOR TOTALS	39.97	YTD INVOICED	39.97	YTD PAID	39.97	YTD PAID
---------------	-------	--------------	-------	----------	-------	----------

7666 PAUL KEATING 76488 INVOICE: GR033117	03/31/17 GR033117	225316	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R
---	----------------------	--------	---	----------	-----	----------------------------------

VENDOR TOTALS	295.00	YTD INVOICED	295.00	YTD PAID	295.00	YTD PAID
---------------	--------	--------------	--------	----------	--------	----------

612 KONICA MINOLTA BUSINESS SOLUTIONS INC 76301 INVOICE: 30006912 76302 INVOICE: 9003349462	03/20/17 03/23/17 9003349462	225318	P	03/31/17	121400	520901 COPIER
		225317	P	03/31/17	121400	520901 COPIER

VENDOR TOTALS	3,552.50	YTD INVOICED	4,314.29	YTD PAID	4,314.29	YTD PAID
---------------	----------	--------------	----------	----------	----------	----------

502 K & S SPRINKLERS INC 76405 INVOICE: 107983	03/15/17 107983	225319	P	03/31/17	121300	521075 CONTRACT MAINT SERVICE
--	--------------------	--------	---	----------	--------	-------------------------------

VENDOR TOTALS	680.00	YTD INVOICED	680.00	YTD PAID	680.00	YTD PAID
---------------	--------	--------------	--------	----------	--------	----------

2508 THOMAS MCMAHON 76465 INVOICE: GR033117	03/31/17 GR033117	225320	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R
---	----------------------	--------	---	----------	-----	----------------------------------

VENDOR TOTALS	25.00	YTD INVOICED	25.00	YTD PAID	25.00	YTD PAID
---------------	-------	--------------	-------	----------	-------	----------

595 MENARDS, INC. 76407 INVOICE: 48164 76408 INVOICE: 48185 76410 INVOICE: 48336 76411 INVOICE: 48407	03/21/17 48164 03/21/17 48185 03/23/17 48336 03/24/17 48407	225321	P	03/31/17	143300	530105 OPERATING SUPPLIES
		225321	P	03/31/17	143300	530105 OPERATING SUPPLIES
		225321	P	03/31/17	143300	530105 OPERATING SUPPLIES
		225321	P	03/31/17	143300	530105 OPERATING SUPPLIES

VENDOR TOTALS	1,104.70	YTD INVOICED	1,425.73	YTD PAID	1,425.73	YTD PAID
---------------	----------	--------------	----------	----------	----------	----------

7248 ERIN/KEVIN MICKLO 76479 INVOICE: GR033117	03/31/17 GR033117	225322	P	03/31/17	550	120225 EXCHANGE CLEARING - REC R
--	----------------------	--------	---	----------	-----	----------------------------------

VENDOR TOTALS	295.00	YTD INVOICED	295.00	YTD PAID	295.00	YTD PAID
---------------	--------	--------------	--------	----------	--------	----------

622 MUNICIPAL CLERKS OF DUPAGE CTY 76304 INVOICE: 62817	03/22/17 62817	225323	P	03/31/17	121100	520620 EMPLOYEE EDUCATION
---	-------------------	--------	---	----------	--------	---------------------------

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

P 29
appdwarr

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	103.00	YTD PAID	25.00

VENDOR TOTALS				103.00	YTD	INVOICED			103.00	YTD PAID	25.00
625 MUNICIPAL MARKING DIST., INC. 76303 03/20/17				225324	P	03/31/17	143300	OPERATING SUPPLIES	530105		256.00
INVOICE: 20377											
76303 03/20/17				225324	P	03/31/17	143400	OPERATING SUPPLIES	530105		256.27
INVOICE: 20377											
VENDOR TOTALS				1,239.27	YTD	INVOICED			1,239.27	YTD PAID	512.27
8756 CORWIN MYERS 76478 03/31/17				225325	P	03/31/17	550	EXCHANGE CLEARING - REC R	120225		295.00
INVOICE: GR033117											
VENDOR TOTALS				295.00	YTD	INVOICED			295.00	YTD PAID	295.00
5841 GENUINE PARTS CO-NAPA 76305 03/15/17				225326	P	03/31/17	65000	PARTS PURCHASED	530310		39.03
INVOICE: 407103											
76306 03/20/17				225326	P	03/31/17	65000	PARTS PURCHASED	530310		16.86
INVOICE: 407644											
76307 03/17/17				225326	P	03/31/17	143300	OPERATING SUPPLIES	530105		9.56
INVOICE: 407300											
VENDOR TOTALS				1,492.69	YTD	INVOICED			1,935.34	YTD PAID	65.45
10278 NELS J JOHNSON TREE EXPERTS, INC 76308 03/17/17				225327	P	03/31/17	143400	TREE TRIMMING	521090		2,338.00
INVOICE: 114585											
VENDOR TOTALS				7,575.50	YTD	INVOICED			9,773.50	YTD PAID	2,338.00
8130 NEUCO INC 76412 03/16/17				225328	P	03/31/17	121300	OPERATING SUPPLIES	530105		624.80
INVOICE: 2400780											
VENDOR TOTALS				708.95	YTD	INVOICED			708.95	YTD PAID	624.80
651 NORTHERN ILLINOIS GAS COMPANY 76413 03/22/17				225329	P	03/31/17	55730	UTILITIES	521200		46.48
INVOICE: 76413											
76414 02/28/17				225329	P	03/31/17	55730	UTILITIES	521200		51.06
INVOICE: 76414											
76415 02/28/17				225329	P	03/31/17	55720	UTILITIES	521200		1,401.65
INVOICE: 76415											
76415 02/28/17				225329	P	03/31/17	55730	UTILITIES	521200		1,401.65
INVOICE: 76415											
76416 02/24/17				225329	P	03/31/17	50100	UTILITIES	521200		328.48
INVOICE: 76416											
76437 02/06/17				225329	P	03/31/17	121600	UTILITIES	521200		166.35

04/14/2017 12:27
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 31
appdwarr

WARRANT: 0317-5

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	
76314 INVOICE:	01/30/17			225331	P	03/31/17	126200	530100	OFFICE SUPPLIES
76314 INVOICE:	01/30/17			225331	P	03/31/17	126500	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	121100	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	121200	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	121300	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	122100	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	122200	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	126100	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	126200	530100	OFFICE SUPPLIES
76315 INVOICE:	02/01/17			225331	P	03/31/17	126500	530100	OFFICE SUPPLIES
VENDOR TOTALS				2,789.17	YTD INVOICED			3,110.40	YTD PAID
10535 EUGENE OSTERKORN 76487 INVOICE: GR033117	03/31/17			225332	P	03/31/17	550	120225	EXCHANGE CLEARING - REC R
VENDOR TOTALS				25.00	YTD INVOICED			25.00	YTD PAID
676 PACKEY WEBB FORD, INC. 76316 INVOICE: 137423	03/16/17			225333	P	03/31/17	65000	530310	PARTS PURCHASED
VENDOR TOTALS				3,885.20	YTD INVOICED			4,965.96	YTD PAID
10045 OJA ENTERPRISES, INC 76417 INVOICE: 9849	03/13/17			225334	P	03/31/17	121300	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS				3,403.60	YTD INVOICED			4,152.90	YTD PAID
7749 PAYMENT SERVICE NETWORK, INC 6592113 INVOICE: PSN-57	03/28/17			18437	W	03/31/17	50100	520835	BANKING SERVICES
6592113 INVOICE: PSN-57	03/28/17			18437	W	03/31/17	50200	520835	BANKING SERVICES
6592113 INVOICE: PSN-57	03/28/17			18437	W	03/31/17	54000	520835	BANKING SERVICES
VENDOR TOTALS				1,525.35	YTD INVOICED			1,525.35	YTD PAID

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

P 32
appdwarr

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	
5678 PRIORITY PRODUCTS, INC 76317 03/16/17 INVOICE: 905931				225335	P	03/31/17	65000	520970	27.65
VENDOR TOTALS			50.63	YTD INVOICED				50.63	YTD PAID
5901 QUALITY BLUEPRINT, INC 76418 03/22/17 INVOICE: 82141				225336	P	03/31/17	126100	520905	20.50
VENDOR TOTALS			115.54	YTD INVOICED				115.54	YTD PAID
10514 MR/MRS JOE REINMANN 76419 03/30/17 INVOICE: SWR033017				225337	P	03/31/17	50200	521145	2,412.50
VENDOR TOTALS			2,412.50	YTD INVOICED				2,412.50	YTD PAID
8758 DAVE ROBINSON 76469 03/31/17 INVOICE: GR033117				225338	P	03/31/17	550	120225	712.00
VENDOR TOTALS			712.00	YTD INVOICED				712.00	YTD PAID
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC 76318 03/15/17 INVOICE: 3005776559				225339	P	03/31/17	65000	530310	127.91
76319 03/14/17 INVOICE: 3005762672				225339	P	03/31/17	65000	530310	683.92
76320 03/17/17 INVOICE: 3005794739				225339	P	03/31/17	65000	530310	-663.74
76321 03/17/17 INVOICE: 3005794703				225339	P	03/31/17	65000	530310	441.15
76322 03/09/17 INVOICE: 3005714153				225339	P	03/31/17	65000	530310	221.41
VENDOR TOTALS			2,144.98	YTD INVOICED				2,144.98	YTD PAID
1908 EDWARD RYAN 76484 03/31/17 INVOICE: GR033117				225340	P	03/31/17	550	120225	810.65
VENDOR TOTALS			295.00	YTD INVOICED				295.00	YTD PAID
6093 SCHAMBERGER BROTHERS, INC 76422 03/24/17 INVOICE: 408065				225341	P	03/31/17	550	150303	295.00
VENDOR TOTALS			2,452.90	YTD INVOICED				2,608.20	YTD PAID
10523 TIM SCHLEETER									279.00

04/14/2017 12:27
marycVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0317-5

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	
76472 INVOICE: GR033117	03/31/17			225342	P	03/31/17	550	120225	295.0
VENDOR TOTALS				295.00	YTD	INVOICED		EXCHANGE CLEARING - REC R	295.0
5718 JEREMIAH SCHMIDT 76324 INVOICE: ER032817	03/07/17			225343	P	03/31/17	134300	530445	295.0
VENDOR TOTALS				748.61	YTD	INVOICED		UNIFORMS	59.9
10520 MICHAEL SCHMIDT 76467 INVOICE: GR033117	03/31/17			225344	P	03/31/17	550	120225	59.9
VENDOR TOTALS				295.00	YTD	INVOICED		EXCHANGE CLEARING - REC R	295.0
10532 RON SEJNA 76483 INVOICE: GR033117	03/31/17			225345	P	03/31/17	550	120225	295.0
VENDOR TOTALS				295.00	YTD	INVOICED		EXCHANGE CLEARING - REC R	295.0
2586 ELLYN SIEBERT 76470 INVOICE: GR033117	03/31/17			225346	P	03/31/17	550	120225	295.00
VENDOR TOTALS				295.00	YTD	INVOICED		EXCHANGE CLEARING - REC R	295.00
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC 76423 INVOICE: 1479295	03/23/17			225347	P	03/31/17	550	150302	171.49
76423 INVOICE: 1479295	03/23/17			225347	P	03/31/17	550	150304	178.00
VENDOR TOTALS				13,837.66	YTD	INVOICED		LIQUOR INVENTORY	349.49
5174 STEINBRECHER LAND SURVEYORS, INC. 76425 INVOICE: 12844	03/27/17			225348	P	03/31/17	100	240100	250.00
VENDOR TOTALS				250.00	YTD	INVOICED		ESCROWS - DEVELOPER DEPOS	250.00
10529 DAN STUDEBAKER 76480 INVOICE: GR033117	03/31/17			225349	P	03/31/17	550	120225	373.00
VENDOR TOTALS				373.00	YTD	INVOICED		EXCHANGE CLEARING - REC R	373.00
1945 SUNDGOG SPORT EYEWEAR USA INC 76424	03/10/17			225350	P	03/31/17	550	150300	793.0
								PRO SHOP INVENTORY	

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

P 34
appdwarr

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: 2502584-IN									
VENDOR TOTALS				793.01	YTD	INVOICED	793.01	YTD	PAID
10479 SUPERVALU, INC									793.01
76323 03/22/17				225351	P	03/31/17	25000	PROFESSIONAL SERVICES - O	3,890.42
INVOICE: 32217									
VENDOR TOTALS				6,890.42	YTD	INVOICED	6,890.42	YTD	PAID
865 ACUSHNET COMPANY									3,890.42
76426 03/23/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	114.78
INVOICE: 903838314									
76427 03/23/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	166.93
INVOICE: 903834801									
76428 03/28/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	365.80
INVOICE: 903870978									
76429 03/27/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	232.50
INVOICE: 903859682									
76430 03/22/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	1,893.75
INVOICE: 903825443									
76431 03/22/17				225352	P	03/31/17	550	PRO SHOP INVENTORY	814.36
INVOICE: 903825445									
VENDOR TOTALS				22,046.83	YTD	INVOICED	38,024.52	YTD	PAID
10526 WILLIAM TODHUNTER									3,588.12
76475 03/31/17				225353	P	03/31/17	550	EXCHANGE CLEARING - REC R	295.00
INVOICE: GR033117									
VENDOR TOTALS				295.00	YTD	INVOICED	295.00	YTD	PAID
873 TRAFFTECH, INC.									295.00
76326 03/13/17				225354	P	03/31/17	143300	EQUIPMENT/CAPITAL OUTLAY	8,065.50
INVOICE: 1316									
VENDOR TOTALS				8,065.50	YTD	INVOICED	8,065.50	YTD	PAID
3580 TRUGREEN LIMITED PARTNERSHIP									8,065.50
76325 03/15/17				225355	P	03/31/17	143300	MAINTENANCE-BUILDING & GR	98.16
INVOICE: 60338075									
76325 03/15/17				225355	P	03/31/17	53000	MAINTENANCE-BUILDING & GR	166.40
INVOICE: 60338075									
76325 03/15/17				225355	P	03/31/17	121610	MAINTENANCE-BUILDING & GR	41.60
INVOICE: 60338075									
76325 03/15/17				225355	P	03/31/17	50100	MAINTENANCE-BUILDING & GR	20.80
INVOICE: 60338075									
76325 03/15/17				225355	P	03/31/17	135100	MAINTENANCE-BUILDING & GR	20.80
INVOICE: 60338075									
76325 03/15/17				225355	P	03/31/17	121300	MAINTENANCE-BUILDING & GR	68.24
INVOICE: 60338075									

04/14/2017 12:27

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

maryr

WARRANT: 0317-5

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		1,670.00	YTD INVOICED			1,670.00	YTD PAID	416.0
10525 DENNIS TWOMEY 76474 INVOICE: GR033117	03/31/17		225356	P	03/31/17	550	EXCHANGE CLEARING - REC R	295.0
VENDOR TOTALS		295.00	YTD INVOICED			295.00	YTD PAID	295.0
892 UNITED COFFEE SERVICE, INC. 76432 INVOICE: 567128	03/17/17		225357	P	03/31/17	121300	OPERATING SUPPLIES	145.7
VENDOR TOTALS		585.10	YTD INVOICED			585.10	YTD PAID	145.7
886 U.S. VENTURE, INC. 76327 INVOICE: 4888637	03/15/17		225358	P	03/31/17	65000	OPERATING SUPPLIES	98.6
VENDOR TOTALS		234.81	YTD INVOICED			234.81	YTD PAID	98.6
884 U.S. FOODSERVICE, INC. 76433 INVOICE: 2959874-1 76434 INVOICE: 2959875-1 76435 INVOICE: 2343381 76435 INVOICE: 2343381 76435 INVOICE: 2343381 76435 INVOICE: 2343381	03/03/17 03/03/17 03/03/17 03/07/17 03/07/17 03/07/17 03/07/17 03/07/17		225359	P	03/31/17	55730	OPERATING SUPPLIES	-154.99
			225359	P	03/31/17	55730	OPERATING SUPPLIES	-77.55
			225359	P	03/31/17	550	FOOD INVENTORY	1,692.12
			225359	P	03/31/17	55730	OPERATING SUPPLIES	224.51
			225359	P	03/31/17	55730	DRY GOODS	120.77
			225359	P	03/31/17	55720	OPERATING SUPPLIES	27.98
VENDOR TOTALS		40,389.59	YTD INVOICED			50,221.95	YTD PAID	1,832.84
915 VERIZON WIRELESS SERVICES LLC 76328 INVOICE: 9782264726 76329 INVOICE: 9782179032 76329 INVOICE: 9782179032 76329 INVOICE: 9782179032 76329 INVOICE: 9782179032 76329 INVOICE: 9782179032 76330	03/16/17 03/15/17 03/15/17 03/15/17 03/15/17 03/15/17 03/15/17		225361	P	03/31/17	134200	TELECOMMUNICATIONS	608.16
			225360	P	03/31/17	143100	TELECOMMUNICATIONS	33.59
			225360	P	03/31/17	143300	TELECOMMUNICATIONS	16.81
			225360	P	03/31/17	143400	TELECOMMUNICATIONS	16.79
			225360	P	03/31/17	50100	TELECOMMUNICATIONS	43.58
			225360	P	03/31/17	50200	TELECOMMUNICATIONS	16.79
			225362	P	03/31/17	143100	TELECOMMUNICATIONS	155.1

04/14/2017 12:27 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0317-5

P 36
appdwarr

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: 9782179031	03/15/17			225362	P	03/31/17	143300	521195	TELECOMMUNICATIONS
76330	INVOICE: 9782179031	03/15/17		225362	P	03/31/17	143400	521195	TELECOMMUNICATIONS
76330	INVOICE: 9782179031	03/15/17		225362	P	03/31/17	50100	521195	TELECOMMUNICATIONS
76330	INVOICE: 9782179031	03/15/17		225362	P	03/31/17	50200	521195	TELECOMMUNICATIONS
76330	INVOICE: 9782179031	03/15/17		225362	P	03/31/17	65000	521195	TELECOMMUNICATIONS
76330	INVOICE: 9782179031								
VENDOR TOTALS			7,063.37	YTD INVOICED				7,063.37	YTD PAID
919 VILLA PARK ELECTRICAL SUPPLY CO, INC									
76436	01/30/17			225363	P	03/31/17	121300	530105	OPERATING SUPPLIES
INVOICE: 1905566									
VENDOR TOTALS			58.75	YTD INVOICED				120.25	YTD PAID
945 WEST & SONS TOWING INC									
76331	03/14/17			225364	P	03/31/17	65000	521180	REPAIRS-CONTRACTUAL/LABOR
INVOICE: 455554									
VENDOR TOTALS			375.00	YTD INVOICED				375.00	YTD PAID
REPORT TOTALS									
COUNT									AMOUNT
TOTAL PRINTED CHECKS	96								218,093.68
TOTAL WIRE TRANSFERS	121								336,437.80

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

375.00
554,531.48

04/14/2017 13:35 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT
WARRANT: 0417-1

P
appdwart

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
13 ACCURATE OFFICE SUPPLY CO. 76584 INVOICE: 400282	03/30/17			225367	P	04/07/17	134200	520600 DUES-SUBSCRIPTIONS-REG FE	22.47
VENDOR TOTALS				66.47	YTD	INVOICED		66.47	YTD PAID
5574 AFTERMATH, INC. 76583 INVOICE: JC2017-7748	03/23/17			225368	P	04/07/17	134200	521055 PROFESSIONAL SERVICES - O	22.47
VENDOR TOTALS				180.00	YTD	INVOICED		180.00	YTD PAID
28 ALEXANDER EQUIPMENT CO INC 76500 INVOICE: 131807	03/27/17			225369	P	04/07/17	143400	520975 MAINTENANCE-EQUIPMENT	39.5
VENDOR TOTALS				39.50	YTD	INVOICED		39.50	YTD PAID
7592 AQUAFIX, INC 76499 INVOICE: 20637	03/14/17			225370	P	04/07/17	50200	521055 PROFESSIONAL SERVICES - O	1,705.0
VENDOR TOTALS				1,705.00	YTD	INVOICED		1,705.00	YTD PAID
67 ATLAS REFRIGERATION, INC. 76579 INVOICE: 23813	03/01/17			225371	P	04/07/17	55735	520975 MAINTENANCE-EQUIPMENT	783.75
76580 INVOICE: 23824	02/23/17			225371	P	04/07/17	55735	520975 MAINTENANCE-EQUIPMENT	325.00
VENDOR TOTALS				1,752.75	YTD	INVOICED		1,752.75	YTD PAID
9654 AUBUCHON ELECTRIC INC 76497 INVOICE: 6	03/22/17			225372	P	04/07/17	65000	520970 MAINTENANCE-BUILDING & GR	437.50
VENDOR TOTALS				437.50	YTD	INVOICED		437.50	YTD PAID
8254 AUTOMATIC SYSTEMS CO 76498 INVOICE: 30812S	02/24/17			225373	P	04/07/17	50100	520975 MAINTENANCE-EQUIPMENT	2,539.25
VENDOR TOTALS				2,704.25	YTD	INVOICED		2,704.25	YTD PAID
3326 AUTOMOTIVE RENTALS, INC. 76582 INVOICE: VR040617	04/05/17			225374	P	04/07/17	1000	420100 VEHICLE LICENSES	25.00
VENDOR TOTALS				37.50	YTD	INVOICED		37.50	YTD PAID
8437 B & F CONSTRUCTION CODE SERVICES, INC									25.00

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76588 INVOICE: 46256 76589 INVOICE: 46275	03/28/17 46256 03/30/17 46275			225375 225375 225375	P P P	04/07/17 04/07/17 04/07/17	126200 126200 126200	BUILDING REVIEWS BUILDING REVIEWS BUILDING REVIEWS	515.03 190.00 705.01
VENDOR TOTALS				10,317.81 YTD INVOICED			10,317.81 YTD PAID		
10550 DAVID BARNETT 76688 INVOICE: VR040717	04/07/17 76688 VR040717			225376	P	04/07/17	1000	VEHICLE LICENSES	65.00
VENDOR TOTALS				65.00 YTD INVOICED			65.00 YTD PAID		65.00
6832 POWER UP BATTERIES LLC 76501 INVOICE: 487-283222 76502 INVOICE: 487-282471 76503 INVOICE: 487-282588	03/21/17 487-283222 02/28/17 487-282471 03/03/17 487-282588			225377 225377 225377	P P P	04/07/17 04/07/17 04/07/17	65000 50100 50100	PARTS PURCHASED MAINTENANCE-EQUIPMENT MAINTENANCE-EQUIPMENT	81.9 63.8 28.9
VENDOR TOTALS				1,222.54 YTD INVOICED			1,222.54 YTD PAID		174.70
10010 BELLA BREW COFFEE & BEVERAGE CO 76587 INVOICE: 51559	03/28/17 76587 51559			225378	P	04/07/17	550	NA BEVERAGES INVENTORY	196.28
VENDOR TOTALS				480.90 YTD INVOICED			480.90 YTD PAID		196.28
7162 EMMANUEL BERGER 76685 INVOICE: BR040617	04/01/17 76685 BR040617			225379	P	04/07/17	134200	TRAVEL	515.03
VENDOR TOTALS				515.03 YTD INVOICED			515.03 YTD PAID		515.03
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC 76585 INVOICE: 1013690136 76585 INVOICE: 1013690136 76586 INVOICE: 1013705859	03/23/17 1013690136 03/23/17 1013690136 03/30/17 1013705859			225380 225380 225380	P P P	04/07/17 04/07/17 04/07/17	550 550 550	LIQUOR INVENTORY NA BEVERAGES INVENTORY LIQUOR INVENTORY	165.29 17.50 301.61
VENDOR TOTALS				3,929.81 YTD INVOICED			3,929.81 YTD PAID		484.40
10543 BYLYKBASHI, AGRON 76577 INVOICE: 76577	04/05/17 76577 76577			225381	P	04/07/17	500	ACCOUNTS REC'D - UTILITY BI	35.00
VENDOR TOTALS				35.00 YTD INVOICED			35.00 YTD PAID		35.00

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

P
appdwart
TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
10551 MICHAEL/DAWN CARO 76690 04/07/17 INVOICE: VR040717				225382	P	04/07/17	1000 420100	VEHICLE LICENSES	25.0
VENDOR TOTALS			25.00 YTD INVOICED					25.00 YTD PAID	25.0
9437 ECON CONTROL INC 76592 02/10/17 INVOICE: 27115				225383	P	04/07/17	550 150301	FOOD INVENTORY	375.7
VENDOR TOTALS			2,304.00 YTD INVOICED					2,304.00 YTD PAID	375.7
147 CHICAGO DISTRICT GOLF ASSN. 76683 04/01/17 INVOICE: 40617 76683 04/01/17 INVOICE: 40617 76683 04/01/17 INVOICE: 40617				225384	P	04/07/17	55720 520600	DUES-SUBSCRIPTIONS-REG FE	800.0
				225384	P	04/07/17	55720 520950	HANDICAPS FEES	12,680.0
				225384	P	04/07/17	550 120225	EXCHANGE CLEARING - REC R	-7,500.0
VENDOR TOTALS			5,980.00 YTD INVOICED					5,980.00 YTD PAID	5,980.0
8502 NEW CHICAGO WHOLESALE BAKERY, INC 76590 03/25/17 INVOICE: 337525				225385	P	04/07/17	550 150301	FOOD INVENTORY	152.75
VENDOR TOTALS			833.94 YTD INVOICED					833.94 YTD PAID	152.75
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO. 76594 03/30/17 INVOICE: IN00154188				225386	P	04/07/17	121300 520970	MAINTENANCE-BUILDING & GR	230.50
VENDOR TOTALS			2,958.50 YTD INVOICED					2,958.50 YTD PAID	230.50
6043 CHICAGO PARTS & SOUND LLC 76504 03/24/17 INVOICE: 832222 76505 03/29/17 INVOICE: 833398 76506 03/29/17 INVOICE: 833417 76507 03/30/17 INVOICE: 833587				225387	P	04/07/17	65000 530310	PARTS PURCHASED	123.32
				225387	P	04/07/17	65000 530310	PARTS PURCHASED	341.55
				225387	P	04/07/17	65000 530310	PARTS PURCHASED	9.88
				225387	P	04/07/17	65000 530310	PARTS PURCHASED	9.88
VENDOR TOTALS			3,174.79 YTD INVOICED					3,437.31 YTD PAID	484.63
59 ARTHUR CLESEN, INC 76581 04/03/17 INVOICE: 52788				225388	P	04/07/17	55710 530440	TREATMENT COSTS & PESTICI	13,259.50

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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				30,063.10	YTD	INVOICED	30,063.10	YTD	PAID
10373 HISTORIC PALM LLC 76593 04/01/17 INVOICE: 48856				225389	P	04/07/17	55730	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS				10,097.23	YTD	INVOICED	10,097.23	YTD	PAID
182 CONSERV FS INC 76591 03/20/17 INVOICE: 66011251				225390	P	04/07/17	55710	530440	TREATMENT COSTS & PESTICI
VENDOR TOTALS				7,878.40	YTD	INVOICED	7,878.40	YTD	PAID
204 DAILY HERALD 76596 03/23/17 INVOICE: T4467832				225391	P	04/07/17	126200	520905	PRINTING
76597 03/23/17 INVOICE: T4467834				225391	P	04/07/17	126200	520905	PRINTING
VENDOR TOTALS				2,785.30	YTD	INVOICED	2,785.30	YTD	PAID
9615 ANDREW VINCENT DIEHL 76687 03/30/17 INVOICE: 40617				225392	P	04/07/17	55730	520904	ENTERTAINMENT
VENDOR TOTALS				750.00	YTD	INVOICED	750.00	YTD	PAID
10541 DOYLE, MICHAEL 76575 04/05/17 INVOICE: 76575				225393	P	04/07/17	540	120210	ACCOUNTS RECV - UTILITY BI
VENDOR TOTALS				50.85	YTD	INVOICED	50.85	YTD	PAID
241 DU-COMM 76598 05/01/17 INVOICE: 15989				225394	P	04/07/17	135200	520920	DU-COMM
76598 05/01/17 INVOICE: 15989				225394	P	04/07/17	135100	520920	DU-COMM
VENDOR TOTALS				174,235.50	YTD	INVOICED	174,235.50	YTD	PAID
249 DUPAGE COUNTY 76599 03/01/17 INVOICE: JU 4396				225395	P	04/07/17	134200	530105	OPERATING SUPPLIES
VENDOR TOTALS				1,917.00	YTD	INVOICED	1,917.00	YTD	PAID
262 DUPAGE WATER COMMISSION DFWC-101 02/28/17				18461	W	04/07/17	50100	530500	LAKE MICHIGAN WATER

04/14/2017 13:35

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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: DPWC-116							
VENDOR TOTALS	1,183,641.60	YTD INVOICED			1,183,641.60	YTD PAID	270,969.60
8854 KEITH DUVAL 76600 INVOICE: ER040617	03/24/17	225396	P	04/07/17	134300	UNIFORMS	65.98
VENDOR TOTALS	577.91	YTD INVOICED			577.91	YTD PAID	65.98
10542 EAGER, BENJAMIN / SMITH, NATALIE 76576 INVOICE: 76576	04/05/17	225397	P	04/07/17	540	ACCOUNTS RECV - UTILITY BI	43.36
VENDOR TOTALS	43.36	YTD INVOICED			43.36	YTD PAID	43.36
7750 ENGINEERING ENTERPRISES, INC 76602 INVOICE: 61622	03/29/17	225398	P	04/07/17	40000	580160 13001 STREET IMPROVEMENTS	3,306.75
VENDOR TOTALS	11,112.75	YTD INVOICED			11,112.75	YTD PAID	3,306.75
291 EUCLID BEVERAGE, LTD 76601 INVOICE: 336-274	03/30/17	225399	P	04/07/17	550	BEER INVENTORY	346.50
VENDOR TOTALS	3,945.85	YTD INVOICED			3,945.85	YTD PAID	346.50
2017 ELLIOTT AUTO SUPPLY COMPANY, INC 76508 INVOICE: 50-1574997 76509 INVOICE: 50-1577697	03/21/17	225400	P	04/07/17	65000	OPERATING SUPPLIES	101.41
	03/23/17	225400	P	04/07/17	65000	OPERATING SUPPLIES	-16.00
VENDOR TOTALS	276.73	YTD INVOICED			276.73	YTD PAID	85.41
311 THE TERRAMAR GROUP, INC 76510 INVOICE: 67360 76511 INVOICE: 67556 76512 INVOICE: 67546	02/21/17	225402	P	04/07/17	134200	FED DRUG FORFEITURE EXPEN	491.00
	03/08/17	225402	P	04/07/17	134200	FED DRUG FORFEITURE EXPEN	520.80
	03/23/17	225402	P	04/07/17	65000	PARTS PURCHASED	40.23
VENDOR TOTALS	2,340.68	YTD INVOICED			2,340.68	YTD PAID	1,052.03
9362 G & K SERVICES, CO 76514 INVOICE: 1028474136 76514 INVOICE: 1028474136	03/23/17	225403	P	04/07/17	143100	MAINTENANCE-BUILDING & GR	18.48
	03/23/17	225403	P	04/07/17	65000	LEASED EQUIPMENT	52.90

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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		395.48	YTD INVOICED				395.48	YTD PAID	71.38
8444 GALCO INDUSTRIAL ELECTRONICS, INC 76519 03/22/17 INVOICE: A93438301		225404	P	04/07/17		50200	520970	MAINTENANCE-BUILDING & GR	610.90
VENDOR TOTALS		939.92	YTD INVOICED				939.92	YTD PAID	610.90
6961 GFS MARKETPLACE LLC 76603 03/31/17 INVOICE: 770185281		225405	P	04/07/17		550	150301	FOOD INVENTORY	56.77
VENDOR TOTALS		366.89	YTD INVOICED				366.89	YTD PAID	56.77
10538 GLEN CENTER BUILDING 76574 03/31/17 INVOICE: 40417		225406	P	04/07/17		1000	489000	MISCELLANEOUS REVENUE	280.00
VENDOR TOTALS		280.00	YTD INVOICED				280.00	YTD PAID	280.00
356 GLEN ELLYN VOLUNTEER FIRE CO. 743702 04/04/17 INVOICE: FY17-4		225407	P	04/07/17		24000	520150	FIRE COMPANY CONTRIBUTION	46,420.83
VENDOR TOTALS		213,642.82	YTD INVOICED				213,642.82	YTD PAID	46,420.83
368 GRACE LUTHERAN CHURCH GRACE-49 04/04/17 INVOICE: GRACE-67 GRACE-49 04/04/17 INVOICE: GRACE-67		225408	P	04/07/17		121500	521055	PROFESSIONAL SERVICES - O	175.00
VENDOR TOTALS		1,240.00	YTD INVOICED				1,240.00	YTD PAID	310.00
929 W.W. GRAINGER INC 76515 03/21/17 INVOICE: 9392321783 76516 03/17/17 INVOICE: 9389607087 76517 03/17/17 INVOICE: 9389607095 76518 03/13/17 INVOICE: 9384491834		225409	P	04/07/17		50100	520975	MAINTENANCE-EQUIPMENT	59.05
VENDOR TOTALS		708.00	YTD INVOICED				708.00	YTD PAID	8.08
10546 THOMAS HARTZELL 76613 03/20/17 INVOICE: ER040617		225410	P	04/07/17		134200	530105	OPERATING SUPPLIES	4.88
VENDOR TOTALS		708.00	YTD INVOICED				708.00	YTD PAID	267.96
VENDOR TOTALS		708.00	YTD INVOICED				708.00	YTD PAID	339.97
VENDOR TOTALS		708.00	YTD INVOICED				708.00	YTD PAID	497.20

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

P
appdwart

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS	497.20	YTD	INVOICED	497.20	YTD	PAID	497.2
2030 HBK WATER METER SERVICE, INC. 76521 03/28/17 INVOICE: 170215	225411	P	04/07/17	50100	521055	PROFESSIONAL SERVICES - O	191.0
VENDOR TOTALS	191.00	YTD	INVOICED	191.00	YTD	PAID	191.0
4547 HD SUPPLY WATERWORKS, LTD. 76615 04/03/17 INVOICE: G989150	225412	P	04/07/17	50100	521050	MAINTENANCE-OTHER	729.3
VENDOR TOTALS	2,942.86	YTD	INVOICED	2,942.86	YTD	PAID	729.3
7794 CHERYL A HELBERG 76614 04/05/17 INVOICE: VR040617	225413	P	04/07/17	1000	420100	VEHICLE LICENSES	65.0
VENDOR TOTALS	65.00	YTD	INVOICED	65.00	YTD	PAID	65.0
6405 HIGHLAND BAKING CO 76604 04/01/17 INVOICE: 1332185 INVOICE: 1331166 76606 03/30/17 INVOICE: 1329885 76607 03/28/17 INVOICE: 1328648 76608 03/25/17 INVOICE: 1326302 76609 03/24/17 INVOICE: 1325227 76610 03/23/17 INVOICE: 1324079 76611 03/21/17 INVOICE: 1322431 76612 03/20/17 INVOICE: 1321850	225414	P	04/07/17	550	150301	FOOD INVENTORY	147.23
	225414	P	04/07/17	550	150301	FOOD INVENTORY	21.93
	225414	P	04/07/17	550	150301	FOOD INVENTORY	16.68
	225414	P	04/07/17	550	150301	FOOD INVENTORY	20.59
	225414	P	04/07/17	550	150301	FOOD INVENTORY	196.09
	225414	P	04/07/17	550	150301	FOOD INVENTORY	45.43
	225414	P	04/07/17	550	150301	FOOD INVENTORY	16.27
	225414	P	04/07/17	550	150301	FOOD INVENTORY	20.81
	225414	P	04/07/17	550	150301	FOOD INVENTORY	92.96
VENDOR TOTALS	4,632.14	YTD	INVOICED	4,632.14	YTD	PAID	577.99
9087 ILLINOIS POWER MARKETING COMPANY 76520 03/20/17 INVOICE: 104285017031	225415	P	04/07/17	21000	521190	STREET LIGHTING/ENERGY CO	12,816.71
VENDOR TOTALS	41,192.00	YTD	INVOICED	41,192.00	YTD	PAID	12,816.71
3334 ILLINOIS LIQUOR CONTROL COMMISSION 76686 04/01/17	225416	P	04/07/17	121100	520140	VILLAGE COMMISSIONS	150.0

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

P
appdwari
TO FISCAL 2017/04 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: 40617									
VENDOR TOTALS			500.00	YTD INVOICED			500.00	YTD PAID	150.00
422 ILLINOIS SECRETARY OF STATE									
76617	04/05/17			225417	P	04/07/17	134100	DUES-SUBSCRIPTIONS-REG FE	95.00
INVOICE: 40617									
VENDOR TOTALS			165.00	YTD INVOICED			165.00	YTD PAID	95.00
425 ILLINOIS SECTION AWWA									
76526	03/29/17			225418	P	04/07/17	50100	EMPLOYEE EDUCATION	55.00
INVOICE: 200028666									
76527	03/28/17			225418	P	04/07/17	50100	EMPLOYEE EDUCATION	82.50
INVOICE: 200028634									
76527	03/28/17			225418	P	04/07/17	50200	EMPLOYEE EDUCATION	82.50
INVOICE: 200028634									
VENDOR TOTALS			888.00	YTD INVOICED			888.00	YTD PAID	220.00
2793 ILSROA									
76618	04/05/17			225419	P	04/07/17	134300	EMPLOYEE EDUCATION	199.00
INVOICE: 40617									
VENDOR TOTALS			199.00	YTD INVOICED			199.00	YTD PAID	199.00
10456 IMPACT NETWORKING, LLC									
76522	03/22/17			225420	P	04/07/17	121100	OFFICE SUPPLIES	16.75
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	121200	OFFICE SUPPLIES	93.80
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	121300	OFFICE SUPPLIES	16.75
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	122200	OFFICE SUPPLIES	8.37
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	122100	OFFICE SUPPLIES	8.37
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	134100	OFFICE SUPPLIES	23.45
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	134200	OFFICE SUPPLIES	60.30
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	134300	OFFICE SUPPLIES	10.05
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	126200	OFFICE SUPPLIES	46.90
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	126100	OFFICE SUPPLIES	46.90
INVOICE: IN273055									
76522	03/22/17			225420	P	04/07/17	126500	OFFICE SUPPLIES	3.36
INVOICE: IN273055									

04/14/2017 13:35

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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		1,340.00	YTD INVOICED				1,340.00	YTD PAID	335.00
431 NICHOLAS KEEFE 76616 04/03/17 INVOICE: 1484				225421	P	04/07/17	55720	UNIFORMS	249.80
VENDOR TOTALS		4,206.76	YTD INVOICED				4,206.76	YTD PAID	249.80
2760 J.W. TURF, INC. 76528 03/09/17 INVOICE: E00053				225422	P	04/07/17	55700	EQUIPMENT/CAPITAL OUTLAY	15,814.00
VENDOR TOTALS		15,814.00	YTD INVOICED				15,814.00	YTD PAID	15,814.00
516 KIEFT BROTHERS, INC. 76621 03/27/17 INVOICE: 223236				225423	P	04/07/17	50200	MAINTENANCE-STORM SEWERS	774.8
VENDOR TOTALS		774.88	YTD INVOICED				774.88	YTD PAID	774.8
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 76529 03/24/17 INVOICE: 9003354124				225424	P	04/07/17	121400	COPIER	530.79
VENDOR TOTALS		4,314.29	YTD INVOICED				4,314.29	YTD PAID	530.79
10087 KRISTIN SALVADOR DESIGN, INC 76619 03/24/17 INVOICE: 339 76620 12/21/16 INVOICE: 303				225425	P	04/07/17	126500	PROFESSIONAL SERVICES - O	490.00
VENDOR TOTALS		788.75	YTD INVOICED				788.75	YTD PAID	638.75
10544 TODD MCDANIEL/KATHLEEN CONNOLLY 76595 04/07/17 INVOICE: SWR040617				225426	P	04/07/17	50200	SEWER REIMBURSE PLAN REPA	3,340.34
VENDOR TOTALS		3,340.34	YTD INVOICED				3,340.34	YTD PAID	3,340.34
595 MENARDS, INC. 76532 03/20/17 INVOICE: 480702 76533 03/20/17 INVOICE: 48091 76534 03/15/17 INVOICE: 47673 76535 03/10/17 INVOICE: 47278 76536 03/20/17				225427	P	04/07/17	50100	MAINTENANCE-EQUIPMENT	3.08
				225427	P	04/07/17	50100	MAINTENANCE-EQUIPMENT	17.46
				225427	P	04/07/17	50200	SAFETY SUPPLIES	45.88
				225427	P	04/07/17	50100	MAINTENANCE-EQUIPMENT	5.07
				225427	P	04/07/17	50100	SAFETY SUPPLIES	20.00

04/14/2017 13:35

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

maryr

WARRANT: 0417-1

P 10
appdwarr
TO FISCAL 2017/04 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: 76536	48080 03/20/17			225427	P	04/07/17	50200	SAFETY SUPPLIES	20.00
INVOICE: 76536	48080 03/20/17			225427	P	04/07/17	50100	OPERATING SUPPLIES	18.90
INVOICE: 76536	48080 03/20/17			225427	P	04/07/17	50200	OPERATING SUPPLIES	18.00
INVOICE: 76537	48080 03/21/17			225427	P	04/07/17	50100	OPERATING SUPPLIES	18.00
INVOICE: 76537	48159 03/21/17			225427	P	04/07/17	50200	OPERATING SUPPLIES	18.08
INVOICE: 76538	48159 03/07/17			225427	P	04/07/17	50100	MAINTENANCE-BUILDING & GR	3.98
INVOICE: 76539	47022 03/27/17			225427	P	04/07/17	143300	OPERATING SUPPLIES	113.98
INVOICE: 76540	48590 03/13/17			225427	P	04/07/17	50100	MAINTENANCE-EQUIPMENT	18.60
INVOICE: 76540	47528								321.00
VENDOR TOTALS				1,425.73	YTD	INVOICED		1,425.73	YTD PAID
966 WM. F. MEYER CO. 76531	03/30/17			225428	P	04/07/17	50100	MAINTENANCE-WATER METERS	176.91
INVOICE: S3247248.001									
VENDOR TOTALS				1,038.28	YTD	INVOICED		1,038.28	YTD PAID
599 MICHAEL'S UNIFORM CO. 76622	04/03/17			225429	P	04/07/17	121200	EMPLOYEE RECOGNITION	52.63
INVOICE: 84211									
VENDOR TOTALS				5,474.56	YTD	INVOICED		5,474.56	YTD PAID
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC 76623	04/01/17			225430	P	04/07/17	550	FOOD INVENTORY	158.47
INVOICE: 699224									
76624	03/31/17			225430	P	04/07/17	550	FOOD INVENTORY	101.77
INVOICE: 697324									
76625	03/27/17			225430	P	04/07/17	550	FOOD INVENTORY	150.30
INVOICE: 695945									
76626	03/25/17			225430	P	04/07/17	550	FOOD INVENTORY	165.41
INVOICE: 695605									
76627	03/24/17			225430	P	04/07/17	550	FOOD INVENTORY	264.92
INVOICE: 694969									
76627	03/24/17			225430	P	04/07/17	550	NA BEVERAGES INVENTORY	18.48
INVOICE: 694969									
76628	03/22/17			225430	P	04/07/17	550	FOOD INVENTORY	222.93
INVOICE: 693659									
76629	03/21/17			225430	P	04/07/17	550	FOOD INVENTORY	149.11
INVOICE: 693167									
76630	03/20/17			225430	P	04/07/17	550	FOOD INVENTORY	201.38
INVOICE: 692516									

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76631 INVOICE: 698558 76631 INVOICE: 698558	03/31/17			225430	P	04/07/17	550 150301	FOOD INVENTORY	157.98
VENDOR TOTALS			11,313.19 YTD INVOICED					11,313.19 YTD PAID	1,596.98
609 MIDWEST TRADING HORTICULTURAL SUPPLIES 76542 INVOICE: 1426397	03/27/17			225431	P	04/07/17	143400 521057	CBD APPEARANCE	1,520.71
VENDOR TOTALS			1,520.73 YTD INVOICED					1,520.73 YTD PAID	1,520.71
8205 MUNICIPAL GIS PARTNERS, INC 76530 INVOICE: 3564 76530 INVOICE: 3564 76530 INVOICE: 3564	03/31/17		20170007	225432	P	04/07/17	121400 521055	PROFESSIONAL SERVICES - O	2,700.00
VENDOR TOTALS			32,192.25 YTD INVOICED					32,192.25 YTD PAID	8,100.25
10537 CHRISTINE MURPHY 76541 INVOICE: 40417	04/03/17			225433	P	04/07/17	100 240100	ESCROWS - DEVELOPER DEPOS	2,000.00
VENDOR TOTALS			2,000.00 YTD INVOICED					2,000.00 YTD PAID	2,000.00
5841 GENUINE PARTS CO-NAPA 76546 INVOICE: 407768 76547 INVOICE: 408280 76548 INVOICE: 407857	03/21/17			225434	P	04/07/17	65000 530310	PARTS PURCHASED	110.63
VENDOR TOTALS			1,935.34 YTD INVOICED					1,935.34 YTD PAID	156.94
635 NATIONAL ELEVATOR INSPECTION SVCS INC 76635 INVOICE: 267802	03/28/17			225435	P	04/07/17	126200 521044	ELEVATOR INSPECTIONS	600.00
VENDOR TOTALS			3,295.00 YTD INVOICED					3,295.00 YTD PAID	600.00
643 NEENAH FOUNDRY COMPANY 76544 INVOICE: 209880	03/09/17			225436	P	04/07/17	50200 521005	MAINTENANCE-STORM SEWERS	322.00
VENDOR TOTALS			322.00 YTD INVOICED					322.00 YTD PAID	322.00

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
10278 NELS J JOHNSON TREE EXPERTS, INC 76543 03/24/17 INVOICE: 114621			20160058	225437	P	04/07/17	143400	TREE TRIMMING	2,198.00
VENDOR TOTALS			9,773.50 YTD INVOICED					9,773.50 YTD PAID	2,198.00
8790 A NEW DAIRY CO, INC 76632 04/04/17 INVOICE: 1534630				225438	P	04/07/17	550	FOOD INVENTORY	371.4
76632 04/04/17 INVOICE: 1534630				225438	P	04/07/17	550	NA BEVERAGES INVENTORY	36.2
76633 03/27/17 INVOICE: 1533443				225438	P	04/07/17	550	FOOD INVENTORY	119.9
76633 03/27/17 INVOICE: 1533443				225438	P	04/07/17	550	NA BEVERAGES INVENTORY	35.5
VENDOR TOTALS			1,764.79 YTD INVOICED					1,764.79 YTD PAID	563.1
7183 NEWEGG INC 76636 03/28/17 INVOICE: 1300231447				225439	P	04/07/17	122100	OFFICE SUPPLIES	27.9
VENDOR TOTALS			4,229.32 YTD INVOICED					4,229.32 YTD PAID	27.99
651 NORTHERN ILLINOIS GAS COMPANY 76634 03/22/17 INVOICE: 76634				225440	P	04/07/17	55710	UTILITIES	532.65
VENDOR TOTALS			21,230.31 YTD INVOICED					21,230.31 YTD PAID	532.65
9749 NUC CONCRETE FINISHING CORP 76545 03/30/17 INVOICE: 260			20160076	225441	P	04/07/17	65000	MAINTENANCE-BUILDING & GR	6,764.80
VENDOR TOTALS			6,764.80 YTD INVOICED					6,764.80 YTD PAID	6,764.80
1458 OFFICE DEPOT, INC 76637 03/16/17 INVOICE: 913577963001				225442	P	04/07/17	134100	OFFICE SUPPLIES	15.47
76637 03/16/17 INVOICE: 913577963001				225442	P	04/07/17	134200	OFFICE SUPPLIES	39.00
76637 03/16/17 INVOICE: 913577963001				225442	P	04/07/17	134300	OFFICE SUPPLIES	7.42
76638 03/16/17 INVOICE: 913577963001				225442	P	04/07/17	134100	OFFICE SUPPLIES	38.17
76638 03/16/17 INVOICE: 913620799001				225442	P	04/07/17	134200	OFFICE SUPPLIES	96.19
76638 03/16/17 INVOICE: 913620799001				225442	P	04/07/17	134300	OFFICE SUPPLIES	18.32
76639 03/16/17 INVOICE: 913577929001				225442	P	04/07/17	134100	OFFICE SUPPLIES	1.57

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

P
appdw
TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76639 INVOICE: 913577929001	03/16/17	225442	P	04/07/17	134200	530100	OFFICE SUPPLIES
76639 INVOICE: 913577929001	03/16/17	225442	P	04/07/17	134300	530100	OFFICE SUPPLIES
76640 INVOICE: 914835903001	03/21/17	225442	P	04/07/17	134100	530100	OFFICE SUPPLIES
76640 INVOICE: 914835903001	03/21/17	225442	P	04/07/17	134200	530100	OFFICE SUPPLIES
76640 INVOICE: 914835903001	03/21/17	225442	P	04/07/17	134300	530100	OFFICE SUPPLIES
VENDOR TOTALS	3,110.40 YTD INVOICED					3,110.40	YTD PAID
670 DAVID B COULTER 76641 INVOICE: 40617	03/29/17	225443	P	04/07/17	143100	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS	155.00 YTD INVOICED					155.00	YTD PAID
676 PACKEY WEBB FORD, INC. 76550 INVOICE: 137503	03/23/17	225444	P	04/07/17	65000	530310	PARTS PURCHASED
76551 INVOICE: 137489	03/22/17	225444	P	04/07/17	65000	530310	PARTS PURCHASED
76552 INVOICE: 137490	03/22/17	225444	P	04/07/17	65000	530310	PARTS PURCHASED
VENDOR TOTALS	4,965.96 YTD INVOICED					4,965.96	YTD PAID
10045 OJA ENTERPRISES, INC. 76553 INVOICE: 9858	03/27/17	225445	P	04/07/17	121300	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS	4,152.90 YTD INVOICED					4,152.90	YTD PAID
4752 PATRIOT DIAMOND, INC. 76554 INVOICE: A07088	03/22/17	225446	P	04/07/17	143300	530210	OPERATING SUPPLIES, ASPHA
VENDOR TOTALS	792.00 YTD INVOICED					792.00	YTD PAID
672 P. F. PETTIBONE & CO. 76642 INVOICE: 171966	03/28/17	225447	P	04/07/17	134200	520905	PRINTING
VENDOR TOTALS	2,723.15 YTD INVOICED					2,723.15	YTD PAID
6994 PITNEY BOWES, INC. 76645 INVOICE: 1003694807	03/24/17	225448	P	04/07/17	122100	530100	OFFICE SUPPLIES

04/14/2017 13:35

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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	249.56 YTD INVOICED	249.56 YTD PAID					164.7
10549 PRAETORIAN GROUP INC 76684 04/01/17 INVOICE: 40617	225449 P 04/07/17 134200	520620			EMPLOYEE EDUCATION		435.0
VENDOR TOTALS	435.00 YTD INVOICED	435.00 YTD PAID					435.0
1724 POMP'S TIRE SERVICE INC 76549 03/24/17 INVOICE: 280068726	225450 P 04/07/17 65000	530315			TIRES		537.4
VENDOR TOTALS	537.44 YTD INVOICED	537.44 YTD PAID					537.4
4313 PORTER LEE CORPORATION 76644 03/30/17 INVOICE: 18766	225451 P 04/07/17 134300	520600			DUES-SUBSCRIPTIONS-REG FE		1,200.0
VENDOR TOTALS	1,200.00 YTD INVOICED	1,200.00 YTD PAID					1,200.0
1721 PORTER PIPE & SUPPLY CO. 76556 03/20/17 INVOICE: 11566010-00	225452 P 04/07/17 50200	520970			MAINTENANCE-BUILDING & GR		49.70
VENDOR TOTALS	434.69 YTD INVOICED	434.69 YTD PAID					49.70
715 PRESCIENT DEVELOPMENT, INC. 76555 03/01/17 INVOICE: 317011	20160069 225453 P 04/07/17 121400	521055			PROFESSIONAL SERVICES - O		3,192.00
VENDOR TOTALS	12,745.83 YTD INVOICED	12,745.83 YTD PAID					3,192.00
8192 PROGRO OF ILLINOIS, LLC 76643 03/23/17 INVOICE: S0593544.1	225454 P 04/07/17 55710	530440			TREATMENT COSTS & PESTICI		10,167.01
VENDOR TOTALS	10,167.01 YTD INVOICED	10,167.01 YTD PAID					10,167.01
735 RADCO COMMUNICATIONS, INC. 76647 03/24/17 INVOICE: 82125	225455 P 04/07/17 134100	530105			OPERATING SUPPLIES		105.00
VENDOR TOTALS	105.00 YTD INVOICED	105.00 YTD PAID					105.00
4804 RED BUD SUPPLY, INC. 76560 03/23/17 INVOICE: 147596	225456 P 04/07/17 143300	530225			SAFETY SUPPLIES		107.50
76560 03/23/17 INVOICE: 147596	225456 P 04/07/17 143400	530225			SAFETY SUPPLIES		107.51

04/14/2017 13:35

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

maryr

WARRANT: 0417-1

TO FISCAL 2017/04 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	215.01	YTD INVOICED			215.01	YTD PAID	215.01
6173 REDLINE CONSTRUCTION INC 76646 03/24/17 INVOICE: 8451		225457	P	04/07/17	55710	SOD SEED SAND & GRAVEL	1,478.8
VENDOR TOTALS	1,478.89	YTD INVOICED			1,478.89	YTD PAID	1,478.8
1254 REINDERS, INC. 76557 02/17/17 INVOICE: 4045517-00		225458	P	04/07/17	55700	EQUIPMENT/CAPITAL OUTLAY	31,533.6
VENDOR TOTALS	54,187.85	YTD INVOICED			54,187.85	YTD PAID	31,533.6
754 RIGGS BROS. AUTO INTERIORS, INC. 76558 03/24/17 INVOICE: 132572		225459	P	04/07/17	65000	REPAIRS-CONTRACTUAL/LABOR	192.5
76558 03/24/17 INVOICE: 132572		225459	P	04/07/17	65000	REPAIRS-CONTRACTUAL/PARTS	192.5
VENDOR TOTALS	967.00	YTD INVOICED			967.00	YTD PAID	385.00
10455 BRIAN NEMER-KAISER 76559 01/25/17 INVOICE: 658-1		225460	P	04/07/17	134200	FED DRUG FORFEITURE EXPEN	1,353.75
VENDOR TOTALS	2,707.50	YTD INVOICED			2,707.50	YTD PAID	1,353.75
6367 RYAN/KIRSTEN SCHIFF 76653 04/04/17 INVOICE: VR040617		225461	P	04/07/17	1000	VEHICLE LICENSES	135.00
VENDOR TOTALS	135.00	YTD INVOICED			135.00	YTD PAID	135.00
9718 SEBIS DIRECT INC 76566 03/14/17 INVOICE: 23077		225462	P	04/07/17	50100	PROFESSIONAL SERVICES - O	297.04
76566 03/14/17 INVOICE: 23077		225462	P	04/07/17	50200	PROFESSIONAL SERVICES - O	288.30
76566 03/14/17 INVOICE: 23077		225462	P	04/07/17	54000	PROFESSIONAL SERVICES - O	288.63
VENDOR TOTALS	12,891.46	YTD INVOICED			12,891.46	YTD PAID	873.97
9897 SITEONE LANDSCAPE SUPPLY HOLDING, LLC 76652 04/04/17 INVOICE: 79734413		225463	P	04/07/17	55710	TREATMENT COSTS & PESTICI	17,265.39
VENDOR TOTALS	17,265.39	YTD INVOICED			17,265.39	YTD PAID	17,265.39

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC 76651 INVOICE: 1490169 76651 INVOICE: 1490169	03/30/17 03/30/17 03/30/17 03/30/17	225464 225464	P P	04/07/17 04/07/17	550 550	LIQUOR INVENTORY NA BEVERAGES INVENTORY	386.6 27.8
VENDOR TOTALS	14,829.19 YTD	INVOICED				14,829.19 YTD PAID	414.5
806 STANDARD EQUIPMENT COMPANY 76567 INVOICE: C21056	03/23/17 03/23/17	225465	P	04/07/17	65000	PARTS PURCHASED	183.9
VENDOR TOTALS	1,816.14 YTD	INVOICED				1,816.14 YTD PAID	183.9
2687 STAPLES CONTRACT & COMMERCIAL, INC. 76420 INVOICE: 3331223046 76421 INVOICE: 3333133310 76564 INVOICE: 3333891906	02/23/17 03/10/17 03/10/17 03/18/17 03/18/17	225466 225466 225466 225466	P P P P	04/07/17 04/07/17 04/07/17 04/07/17	121300 121300 121300 121300	OPERATING SUPPLIES OPERATING SUPPLIES OPERATING SUPPLIES OPERATING SUPPLIES	101.5 -101.5 432.4 432.42
VENDOR TOTALS	4,050.99 YTD	INVOICED				4,050.99 YTD PAID	70.00
1210 STATE OF ILLINOIS/FIRE MARSHAL 76525 INVOICE: 9571313	03/06/17 03/06/17	225467	P	04/07/17	50100	PROFESSIONAL SERVICES - O	70.00
VENDOR TOTALS	210.00 YTD	INVOICED				210.00 YTD PAID	70.00
7515 STERNBERG LANTERNS, INC 76565 INVOICE: 40240 76565 INVOICE: 40240	03/24/17 03/24/17 03/24/17 03/24/17	225468 225468 225468 225468	P P P P	04/07/17 04/07/17 04/07/17 04/07/17	40000 40000 53000 53000	CBD LIGHTING IMPROVEMENTS CBD LIGHTING IMPROVEMENTS CBD LIGHTING IMPROVEMENTS CBD LIGHTING IMPROVEMENTS	1,658.00 30,000.00 31,658.00
VENDOR TOTALS	57,560.00 YTD	INVOICED				57,560.00 YTD PAID	350.00
9506 JOHN GRIMALDI 76578 INVOICE: 40617	04/06/17 04/06/17	225366	P	04/06/17	55730	ENTERTAINMENT	350.00
VENDOR TOTALS	350.00 YTD	INVOICED				350.00 YTD PAID	142.00
7600 STUEVER & SONS, INC 76648 INVOICE: 175698	03/29/17 03/29/17	225469	P	04/07/17	55730	OPERATING SUPPLIES	142.00
VENDOR TOTALS	1,014.00 YTD	INVOICED				1,014.00 YTD PAID	142.00
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC							

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

P
appdwar
TO FISCAL 2017/04 01/01/2017 TO 12/31/201

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76562 INVOICE: IN485884	03/30/17			225470	P	04/07/17	121300	520970	MAINTENANCE-BUILDING & GR
VENDOR TOTALS		840.35	YTD INVOICED					840.35	YTD PAID
5018 SUBURBAN LABORATORIES, INC. 76563 02/28/17 INVOICE: 142781				225471	P	04/07/17	50100	521055	PROFESSIONAL SERVICES - O
VENDOR TOTALS		3,228.00	YTD INVOICED					3,228.00	YTD PAID
10104 SUPREME LOBSTER CO 76649 04/01/17 INVOICE: 6093561				225472	P	04/07/17	550	150301	FOOD INVENTORY
76650 03/25/17 INVOICE: 6088635				225472	P	04/07/17	550	150301	FOOD INVENTORY
VENDOR TOTALS		3,519.06	YTD INVOICED					3,519.06	YTD PAID
5758 SWAHM 724783 04/04/17 INVOICE: SWAHM-100				18462	W	04/07/17	60000	520895	INSURANCE-HOSPITAL, GROUP
VENDOR TOTALS		784,115.36	YTD INVOICED					784,115.36	YTD PAID
843 SYN-TECH SYSTEMS, INC. 76561 02/28/17 INVOICE: 140586				225473	P	04/07/17	65000	520970	MAINTENANCE-BUILDING & GR
VENDOR TOTALS		766.00	YTD INVOICED					766.00	YTD PAID
865 ACUSHNET COMPANY 76654 03/22/17 INVOICE: 903825444				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76655 03/29/17 INVOICE: 903876681				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76656 03/28/17 INVOICE: 903867543				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76657 03/29/17 INVOICE: 903881211				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76658 03/29/17 INVOICE: 903880229				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76659 03/24/17 INVOICE: 903849538				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76660 03/28/17 INVOICE: 903869440				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76661 03/29/17 INVOICE: 903881207				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76662 03/24/17 INVOICE: 903849537				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY
76663 03/27/17				225474	P	04/07/17	550	150300	PRO SHOP INVENTORY

appdwars 1

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION

Packet Pg. 74

04/14/2017 13:35
marytVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

P
appdwar
TO FISCAL 2017/04 01/01/2017 TO 12/31/201

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76673 INVOICE: 2943824	03/24/17			225476	P	04/07/17	530410	DRY GOODS	27.9
76674 INVOICE: 2943822	03/24/17			225476	P	04/07/17	550	NA BEVERAGES INVENTORY	79.3
76675 INVOICE: 2811049	03/21/17			225476	P	04/07/17	550	FOOD INVENTORY	1,184.8
76675 INVOICE: 2811049	03/21/17			225476	P	04/07/17	550	NA BEVERAGES INVENTORY	16.2
76675 INVOICE: 2811049	03/21/17			225476	P	04/07/17	55730	OPERATING SUPPLIES	244.8
76675 INVOICE: 2811049	03/21/17			225476	P	04/07/17	55730	DRY GOODS	107.3
76676 INVOICE: 2729981	03/18/17			225476	P	04/07/17	550	FOOD INVENTORY	1,361.3
76676 INVOICE: 2729981	03/18/17			225476	P	04/07/17	550	NA BEVERAGES INVENTORY	286.5
76676 INVOICE: 2729981	03/18/17			225476	P	04/07/17	55730	OPERATING SUPPLIES	137.7
76677 INVOICE: 2729981	03/18/17			225476	P	04/07/17	55720	OPERATING SUPPLIES	231.1
76678 INVOICE: 2861235	03/22/17			225476	P	04/07/17	550	FOOD INVENTORY	67.75
INVOICE: 2358863	03/07/17			225476	P	04/07/17	550	FOOD INVENTORY	469.00
VENDOR TOTALS				50,221.95	YTD INVOICED		50,221.95	YTD PAID	9,749.13
5356 UTILITY SERVICE COMPANY, INC. 76568 INVOICE: 414213	02/01/17		20170017	225477	P	04/07/17	50100	MAINTENANCE - WATER TOWER	6,013.75
VENDOR TOTALS				141,273.75	YTD INVOICED		141,273.75	YTD PAID	6,013.75
10545 VAMBOLA LEMBER 76689 INVOICE: VR040717	04/07/17			225478	P	04/07/17	1000	VEHICLE LICENSES	56.00
VENDOR TOTALS				56.00	YTD INVOICED		56.00	YTD PAID	56.00
919 VILLA PARK ELECTRICAL SUPPLY CO, INC 76569 INVOICE: 1905567	01/30/17			225479	P	04/07/17	121300	OPERATING SUPPLIES	61.50
VENDOR TOTALS				120.25	YTD INVOICED		120.25	YTD PAID	61.50
3995 WAREHOUSE DIRECT OFFICE PRODUCTS 76572 INVOICE: 3425282-0	03/28/17			225480	P	04/07/17	143100	OFFICE SUPPLIES	15.29
76572 INVOICE: 3425282-0	03/28/17			225480	P	04/07/17	143300	OFFICE SUPPLIES	15.28
76572 INVOICE: 3425282-0	03/28/17			225480	P	04/07/17	143400	OFFICE SUPPLIES	15.28

04/14/2017 13:35
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-1

TO FISCAL 2017/04 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: 3425282-0									
76572 03/28/17				225480	P	04/07/17	50100	OFFICE SUPPLIES	15.2
INVOICE: 3425282-0									
76572 03/28/17				225480	P	04/07/17	50200	OFFICE SUPPLIES	15.2
INVOICE: 3425282-0									
VENDOR TOTALS			688.01	YTD INVOICED			688.01	YTD PAID	76.4
935 WATER RESOURCES INC.									
76571 03/07/17				225481	P	04/07/17	50100	MAINTENANCE-WATER METERS	82.0
INVOICE: 31266									
76573 03/22/17				225481	P	04/07/17	50100	MAINTENANCE-WATER METERS	2,544.4
INVOICE: 31282									
VENDOR TOTALS			25,693.44	YTD INVOICED			25,693.44	YTD PAID	2,626.4
7711 WINDY CITY DISTRIBUTION COMPANY									
76679 03/30/17				225482	P	04/07/17	550	BEER INVENTORY	274.7
INVOICE: 854219									
VENDOR TOTALS			4,792.74	YTD INVOICED			4,792.74	YTD PAID	274.7
8565 WIDEOPENWEST FINANCE LLC									
76680 03/29/17				225483	P	04/07/17	134300	TELECOMMUNICATIONS	68.00
INVOICE: 76680									
VENDOR TOTALS			654.50	YTD INVOICED			654.50	YTD PAID	68.00
970 XEROX CORPORATION									
76681 04/01/17				225484	P	04/07/17	55700	OFFICE SUPPLIES	415.80
INVOICE: 88614548									
76682 04/01/17				225484	P	04/07/17	121400	COPIER	461.25
INVOICE: 88614546									
VENDOR TOTALS			3,520.36	YTD INVOICED			3,520.36	YTD PAID	877.05
REPORT TOTALS									798,734.63
COUNT									AMOUNT
TOTAL PRINTED CHECKS									119
TOTAL WIRE TRANSFERS									2
									331,736.19
									466,998.44

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

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-2

P
appdwart

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & 76831 INVOICE: 3146324-0317	04/11/17		225485	P	04/14/17	121700	LEGAL - GENERAL COUNSEL	2,996.25
VENDOR TOTALS		5,614.33 YTD INVOICED					5,614.33 YTD PAID	2,996.25
52 SOUTH WEST INDUSTRIES INC 76693 INVOICE: 204400	04/07/17		225486	P	04/14/17	121300	CONTRACT MAINT SERVICE	400.00
76694 INVOICE: 204050	04/01/17		225486	P	04/14/17	121300	CONTRACT MAINT SERVICE	204.97
VENDOR TOTALS		1,219.88 YTD INVOICED					1,219.88 YTD PAID	604.97
2959 APWA CHICAGO METRO CHAPTER C/O 76775 INVOICE: 41317	04/07/17		225487	P	04/14/17	50100	DUES-SUBSCRIPTIONS-REG FE	30.00
76775 INVOICE: 41317	04/07/17		225487	P	04/14/17	50200	DUES-SUBSCRIPTIONS-REG FE	30.00
76775 INVOICE: 41317	04/07/17		225487	P	04/14/17	143100	DUES-SUBSCRIPTIONS-REG FE	60.00
VENDOR TOTALS		4,795.00 YTD INVOICED					4,795.00 YTD PAID	120.00
58 ARMBRUST PLUMBING, HEATING, & AIR, INC. 76691 INVOICE: 95166	04/04/17		225488	P	04/14/17	121300	MAINTENANCE-BUILDING & GR	285.01
VENDOR TOTALS		1,689.87 YTD INVOICED					1,689.87 YTD PAID	285.01
5034 AZAVAR AUDIT SOLUTIONS, INC. 76692 INVOICE: 13000	04/01/17		225489	P	04/14/17	40000	PROFESSIONAL SERVICES - O	33.60
VENDOR TOTALS		134.40 YTD INVOICED					134.40 YTD PAID	33.60
6832 POWER UP BATTERIES LLC 76695 INVOICE: 487-283546	03/31/17		225490	P	04/14/17	65000	PARTS PURCHASED	29.99
VENDOR TOTALS		1,222.54 YTD INVOICED					1,222.54 YTD PAID	29.99
10011 BYTRONICS, INC 76696 INVOICE: 20306	04/04/17		225491	P	04/14/17	50100	JULIE	100.00
VENDOR TOTALS		400.00 YTD INVOICED					400.00 YTD PAID	100.00
120 CANON SOLUTIONS AMERICA, INC 76697 INVOICE: 4021907401	04/01/17		225492	P	04/14/17	121400	COPIER	48.21

04/14/2017 12:28
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

P 2
appdwar

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/201

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				771.09	YTD	INVOICED		771.09	YTD PAID
10067 NEW CARBON COMPANY, LLC 76788 04/10/17 INVOICE: I39032M9CLSL				225493	P	04/14/17	550	150301	FOOD INVENTORY
VENDOR TOTALS				360.00	YTD	INVOICED		360.00	YTD PAID
8502 NEW CHICAGO WHOLESALE BAKERY, INC 76790 04/08/17 INVOICE: 337982				225494	P	04/14/17	550	150301	FOOD INVENTORY
VENDOR TOTALS				833.94	YTD	INVOICED		833.94	YTD PAID
151 CHICAGO TRIBUNE 76702 03/22/17 INVOICE: 41117				225495	P	04/14/17	134100	520600	DUES-SUBSCRIPTIONS-REG FE
VENDOR TOTALS				312.90	YTD	INVOICED		312.90	YTD PAID
1076 CINTAS CORPORATION NO 2 76698 02/09/17 INVOICE: 769167119				225496	P	04/14/17	121300	521075	CONTRACT MAINT SERVICE
76699 03/23/17 INVOICE: 769189880				225496	P	04/14/17	121300	521075	CONTRACT MAINT SERVICE
76700 03/09/17 INVOICE: 769182609				225496	P	04/14/17	121300	521075	CONTRACT MAINT SERVICE
76701 04/06/17 INVOICE: 769197220				225496	P	04/14/17	121300	521075	CONTRACT MAINT SERVICE
VENDOR TOTALS				417.05	YTD	INVOICED		417.05	YTD PAID
1862 CLASSIC GRAPHIC INDUSTRIES INC. 76828 04/03/17 INVOICE: 81240				225497	P	04/14/17	134200	520905	PRINTING
VENDOR TOTALS				1,297.65	YTD	INVOICED		1,297.65	YTD PAID
4857 COFFMAN TRUCK SALES, INC. 76703 03/30/17 INVOICE: 1001116165				225498	P	04/14/17	65000	530310	PARTS PURCHASED
VENDOR TOTALS				57.71	YTD	INVOICED		57.71	YTD PAID
175 COMMONWEALTH EDISON COMPANY 76789 03/16/17 INVOICE: 76789				225499	P	04/14/17	55710	521200	UTILITIES
76789 03/16/17 INVOICE: 76789				225499	P	04/14/17	55720	521200	UTILITIES
76789 03/16/17 INVOICE: 76789				225499	P	04/14/17	55730	521200	UTILITIES

04/14/2017 12:28 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT
WARRANT: 0417-2

P 2
appdwar

TO FISCAL 2017/04 01/01/2017 TO 12/31/201

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
	INVOICE: 76789	04/10/17			225500	P	04/14/17	580100	CONSTRUCTION PROJECTS
	INVOICE: 76829							32,477.30	YTD PAID
	VENDOR TOTALS			32,477.30	YTD INVOICED				
3525	COMMERCIAL TIRE SERVICE								
	76704	03/31/17			225501	P	04/14/17	65000	521180
	INVOICE: 2220039742								REPAIRS-CONTRACTUAL/LA
	76704	03/31/17			225501	P	04/14/17	65000	521185
	INVOICE: 2220039742								REPAIRS-CONTRACTUAL/PA
	VENDOR TOTALS			110.00	YTD INVOICED			110.00	YTD PAID
182	CONSERV FS INC								
	76707	03/09/17			225502	P	04/14/17	40000	580100
	INVOICE: 66011105							15005	POLICE STATION
	VENDOR TOTALS			7,878.40	YTD INVOICED			7,878.40	YTD PAID
8317	COPY KING OFFICE SOLUTIONS, INC								
	76708	04/01/17			225503	P	04/14/17	121500	530105
	INVOICE: 32570								OPERATING SUPPLIES
	VENDOR TOTALS			1,080.19	YTD INVOICED			1,080.19	YTD PAID
9820	DUNNING LIFESTYLES LLC								
	76792	04/04/17			225504	P	04/14/17	55720	530445
	INVOICE: 80033018								UNIFORMS
	76793	03/31/17			225504	P	04/14/17	550	150300
	INVOICE: 80032848								PRO SHOP INVENTORY
	VENDOR TOTALS			1,457.78	YTD INVOICED			1,457.78	YTD PAID
5180	DUPAGE COUNTY HEALTH DEPARTMENT								
	76794	03/17/17			225505	P	04/14/17	55730	520600
	INVOICE: IN0004338								DUES-SUBSCRIPTIONS-REG
	76795	03/17/17			225505	P	04/14/17	55730	520600
	INVOICE: IN0002963								DUES-SUBSCRIPTIONS-REG
	VENDOR TOTALS			1,040.00	YTD INVOICED			1,040.00	YTD PAID
291	EUCLID BEVERAGE, LTD								
	76796	04/06/17			225506	P	04/14/17	550	150303
	INVOICE: 336-289								BEER INVENTORY
	VENDOR TOTALS			3,945.85	YTD INVOICED			3,945.85	YTD PAID
10556	DAVID/MEGAN FAHEY								
	76797	04/11/17			225507	P	04/14/17	4000	410600
	INVOICE: TXR041317								REAL ESTATE TRANSFER T

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

WARRANT: 0417-2

P
appdw

TO FISCAL 2017/04 01/01/2017 TO 12/31/201

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION

VENDOR TOTALS	1,575.00	YTD INVOICED	1,575.00	YTD PAID			1,575.00
1726 BRIDGESTONE RETAIL OPERATIONS, LLC 76709 04/03/17 INVOICE: 243895	225508	P	04/14/17	65000	530315	TIRES	493.7
VENDOR TOTALS	987.44	YTD INVOICED	987.44	YTD PAID			493.7
6961 GFS MARKETPLACE LLC 76800 04/08/17 INVOICE: 770185530	225509	P	04/14/17	550	150301	FOOD INVENTORY	57.8
VENDOR TOTALS	366.89	YTD INVOICED	366.89	YTD PAID			57.8
1180 GLEN ELLYN PARK DISTRICT 76711 04/04/17 INVOICE: DEVEL0317	225510	P	04/14/17	100	250700	DUE TO GE PARK DISTRICT	33,426.9
VENDOR TOTALS	38,426.96	YTD INVOICED	38,426.96	YTD PAID			33,426.9
355 GLEN ELLYN PUBLIC LIBRARY 76712 04/04/17 INVOICE: DEVEL0317	225511	P	04/14/17	100	250100	DUE TO LIBRARY	5,614.56
VENDOR TOTALS	15,389.50	YTD INVOICED	15,389.50	YTD PAID			5,614.56
922 VILLAGE OF GLEN ELLYN 120495-142 04/01/17 INVOICE: 120495-144 121350-145 04/01/17 INVOICE: 121350-146 122670-145 04/01/17 INVOICE: 122670-146 127680-147 04/01/17 INVOICE: 127680-148 140210-143 04/01/17 INVOICE: 140210-144 140220-145 04/01/17 INVOICE: 140220-146 140250-144 04/01/17 INVOICE: 140250-145 315090-143 04/01/17 INVOICE: 315090-144 410010-144 04/01/17 INVOICE: 410010-145 411170-133 04/01/17 INVOICE: 411170-134 413030-140 04/01/17 INVOICE: 413030-141 413030-140 04/01/17	18463	W	04/14/17	135100	521200	UTILITIES	139.24
	18464	W	04/14/17	121600	521200	UTILITIES	30.31
	18465	W	04/14/17	121600	521200	UTILITIES	42.59
	18467	W	04/14/17	50100	521200	UTILITIES	19.70
	18469	W	04/14/17	53000	521200	UTILITIES	19.70
	18470	W	04/14/17	53000	521200	UTILITIES	19.70
	18471	W	04/14/17	55720	521200	UTILITIES	33.47
	18472	W	04/14/17	121300	521200	UTILITIES	378.63
	18473	W	04/14/17	121300	521200	UTILITIES	258.45
	18474	W	04/14/17	55710	521200	UTILITIES	38.77
	18475	W	04/14/17	55720	521200	UTILITIES	360.20
	18475	W	04/14/17	55730	521200	UTILITIES	540.2

04/14/2017 12:28 VILLAGE OF GLEN ELLYN
maryr PAID WARRANT REPORT

WARRANT: 0417-2

P 25
appdwarr

TO FISCAL 2017/04 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: 413030-141 423925-145 04/01/17 INVOICE: 423925-146 4709536 04/01/17 INVOICE: 122675-70 6348318 04/01/17 INVOICE: 132570-18				18476	W	04/14/17	135100 521200	UTILITIES	113.70
				18466	W	04/14/17	121600 521200	UTILITIES	19.70
				18468	W	04/14/17	40000 580100	CONSTRUCTION PROJECTS	34.53
VENDOR TOTALS							8,416.70 YTD INVOICED	8,416.70 YTD PAID	2,048.98
356 GLEN ELLYN VOLUNTEER FIRE CO. 76713 04/04/17 INVOICE: DEVEL0317				225512	P	04/14/17	100 250300	DUE FROM/(TO) FIRE COMPAN	17,625.00
VENDOR TOTALS							213,642.82 YTD INVOICED	213,642.82 YTD PAID	17,625.00
359 GLENBARD TWSHP H.S. DIST. 87 76710 04/04/17 INVOICE: DEVEL0317				225513	P	04/14/17	100 250500	DUE TO SCHOOL DISTRICT 87	2,530.20
VENDOR TOTALS							2,530.20 YTD INVOICED	2,530.20 YTD PAID	2,530.20
7688 JAMES V GRUTZMACHER 76801 04/06/17 INVOICE: 2188				225514	P	04/14/17	550 150301	FOOD INVENTORY	52.00
VENDOR TOTALS							577.00 YTD INVOICED	577.00 YTD PAID	52.00
9680 GREENSIDE DESIGN BUILD LLC 76773 04/12/17 INVOICE: 76772				225515	P	04/14/17	540 120210	ACCOUNTS RECV - UTILITY BI	82.10
VENDOR TOTALS							1,082.10 YTD INVOICED	1,082.10 YTD PAID	82.10
6666 THARANCO LIFESTYLES LLC 76791 03/31/17 INVOICE: 70274196				225516	P	04/14/17	550 150300	PRO SHOP INVENTORY	1,234.73
VENDOR TOTALS							1,234.73 YTD INVOICED	1,234.73 YTD PAID	1,234.73
2081 HAMPTON, LENZINI AND RENWICK, INC. 76776 03/20/17 INVOICE: 20170457				225517	P	04/14/17	40000 580160	STREET IMPROVEMENTS	2,333.00
VENDOR TOTALS							4,454.50 YTD INVOICED	4,454.50 YTD PAID	2,333.00
6405 HIGHLAND BAKING CO 76802 04/09/17 INVOICE: 1339119 76803 04/08/17 INVOICE: 1338150				225518	P	04/14/17	550 150301	FOOD INVENTORY	129.17
				225518	P	04/14/17	550 150301	FOOD INVENTORY	155.69

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 26
apdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76804 INVOICE: 1337062 76805 INVOICE: 1336122	04/07/17 03/31/17 04/06/17 1336122			225518 225518	P P	04/14/17 04/14/17	550 550	FOOD INVENTORY FOOD INVENTORY	123.77 67.81
VENDOR TOTALS			4,632.14	YTD INVOICED				4,632.14	YTD PAID 476.44
8568 HOUSE OF GRAPHICS, INC 76777 INVOICE: 1703116				225519	P	04/14/17	126500	PRINTING	2,358.00
VENDOR TOTALS			2,634.00	YTD INVOICED				2,634.00	YTD PAID 2,358.00
8112 JOHN HUBSKY 76714 INVOICE: ER041117 76714 INVOICE: ER041117 76715 INVOICE: ER041117-1 76715 INVOICE: ER041117-1	04/04/17 ER041117 04/04/17 ER041117 04/04/17 ER041117-1 04/04/17 ER041117-1			225520 225520 225520 225520	P P P P	04/14/17 04/14/17 04/14/17 04/14/17	50100 50200 50100 50200	TRAVEL TRAVEL EMPLOYEE EDUCATION EMPLOYEE EDUCATION	93.17 93.18 300.00 300.00
VENDOR TOTALS			1,447.76	YTD INVOICED				1,447.76	YTD PAID 786.35
612 KONICA MINOLTA BUSINESS SOLUTIONS INC 76716 INVOICE: 327840435	03/31/17 327840435			225521	P	04/14/17	121400	COPIER	231.00
VENDOR TOTALS			4,314.29	YTD INVOICED				4,314.29	YTD PAID 231.00
10087 KRISTIN SALVADOR DESIGN, INC 76778 INVOICE: 350	04/10/17 350			225522	P	04/14/17	126500	PROFESSIONAL SERVICES	150.00
VENDOR TOTALS			788.75	YTD INVOICED				788.75	YTD PAID 150.00
546 LEN'S ACE HARDWARE, INC. 76742 INVOICE: 77689 76743 INVOICE: 77693 76744 INVOICE: 77695 76745 INVOICE: 77718 76746 INVOICE: 77725 76747 INVOICE: 77785 76748	03/02/17 77689 03/02/17 77693 03/02/17 77695 03/03/17 77718 03/03/17 77725 03/07/17 77785 03/07/17			225523 225523 225523 225523 225523 225523 225523 225523 225523	P P P P P P P P P	04/14/17 04/14/17 04/14/17 04/14/17 04/14/17 04/14/17 04/14/17 04/14/17 04/14/17	50100 50100 65000 50100 50100 50100 50100 50100 50100	MAINTENANCE-EQUIPMENT MAINTENANCE-EQUIPMENT OPERATING SUPPLIES OPERATING SUPPLIES MAINTENANCE-EQUIPMENT MAINTENANCE-EQUIPMENT OFFICE SUPPLIES	4.49 28.79 8.99 7.19 17.99 2.55 9.59

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 27
appdwarr

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

WARRANT: 0417-2

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 76748	03/07/17	77786		225523	P	04/14/17	50200	OFFICE SUPPLIES	530100 9.59
INVOICE: 76749	03/08/17	77786		225523	P	04/14/17	65000	PARTS PURCHASED	530310 12.21
INVOICE: 76750	03/08/17	77795		225523	P	04/14/17	50100	MAINTENANCE-EQUIPMENT	520975 4.68
INVOICE: 76751	03/16/17	77805		225523	P	04/14/17	65000	OPERATING SUPPLIES	530105 9.88
INVOICE: 76752	03/20/17	77918		225523	P	04/14/17	143300	OPERATING SUPPLIES	530105 14.38
INVOICE: 76753	03/20/17	77964		225523	P	04/14/17	50100	MAINTENANCE-EQUIPMENT	520975 16.89
INVOICE: 76754	03/20/17	77975		225523	P	04/14/17	143300	MAINTENANCE-EQUIPMENT	520975 8.98
INVOICE: 76755	03/21/17	77981		225523	P	04/14/17	50200	OPERATING SUPPLIES	530105 1.25
INVOICE: 76756	03/21/17	77985		225523	P	04/14/17	50200	OPERATING SUPPLIES	530105 1.62
INVOICE: 76757	03/22/17	77991		225523	P	04/14/17	50200	MAINTENANCE-STORM SEWERS	521005 12.58
INVOICE: 76758	03/23/17	78006		225523	P	04/14/17	143400	MAINTENANCE-BUILDING & GR	520970 53.97
INVOICE: 76759	03/23/17	78029		225523	P	04/14/17	65000	PARTS PURCHASED	530310 5.85
INVOICE: 76760	03/23/17	78037		225523	P	04/14/17	143300	OPERATING SUPPLIES	530105 14.40
INVOICE: 76761	03/24/17	351574		225523	P	04/14/17	50100	MAINTENANCE-BUILDING & GR	520970 4.12
INVOICE: 76762	03/24/17	78052		225523	P	04/14/17	143100	OPERATING SUPPLIES	530105 20.69
INVOICE: 76763	03/27/17	78061		225523	P	04/14/17	50100	MAINTENANCE-BUILDING & GR	520970 1.26
INVOICE: 76764	03/27/17	78092		225523	P	04/14/17	50100	OPERATING SUPPLIES	530105 4.70
INVOICE: 76765	03/28/17	78099		225523	P	04/14/17	50100	MAINTENANCE-BUILDING & GR	520970 3.14
INVOICE: 76766	03/29/17	78112		225523	P	04/14/17	65000	PARTS PURCHASED	530310 12.58
INVOICE: 76767	03/30/17	78139		225523	P	04/14/17	143400	OPERATING SUPPLIES	530105 20.86
INVOICE: 76768	03/31/17	78144		225523	P	04/14/17	50200	MAINTENANCE-EQUIPMENT	520975 8.99
INVOICE: 76769	03/31/17	78178		225523	P	04/14/17	143300	MAINTENANCE-STREET LIGHTS	521045 21.58
INVOICE: 78179									
VENDOR TOTALS				2,373.56	YTD	INVOICED		2,373.56	YTD PAID 343.79

1197 LEOPARDO COMPANIES, INC.
76717 04/03/17
INVOICE: 45686

20160001 225524 P 04/14/17 40000

580100 15005 POLICE STATION

1,024,420.00

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 28
appdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76779 INVOICE: 45547	03/06/17		20160001	225524	P	04/14/17	40000	580100 15005 POLICE STATION	1,187,417.00
VENDOR TOTALS		4,501,009.00	YTD INVOICED				4,501,009.00	YTD PAID	2,211,837.00
596 METRO PARAMEDIC SERVICES, INC. 76718 INVOICE: 20-00455	02/10/17			225525	P	04/14/17	135200	520925 AMBULANCE SERVICE	29,572.58
VENDOR TOTALS		118,290.32	YTD INVOICED				118,290.32	YTD PAID	29,572.58
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC. 76806 INVOICE: 701519	04/06/17			225526	P	04/14/17	550	150301 FOOD INVENTORY	504.37
VENDOR TOTALS		11,313.19	YTD INVOICED				11,313.19	YTD PAID	504.37
5841 GENUINE PARTS CO-NAPA 76725 INVOICE: 406082	03/30/17			225527	P	04/14/17	65000	530310 PARTS PURCHASED	132.22
76726 INVOICE: 409071	03/30/17			225527	P	04/14/17	65000	530310 PARTS PURCHASED	190.52
76727 INVOICE: 409566	04/03/17			225527	P	04/14/17	65000	530310 PARTS PURCHASED	-37.03
VENDOR TOTALS		1,935.34	YTD INVOICED				1,935.34	YTD PAID	285.71
8790 A NEW DAIRY CO, INC 76807 INVOICE: 1535094	04/07/17			225528	P	04/14/17	550	150301 FOOD INVENTORY	770.78
76807 INVOICE: 1535094	04/07/17			225528	P	04/14/17	550	150305 NA BEVERAGES INVENTORY	15.89
VENDOR TOTALS		1,764.79	YTD INVOICED				1,764.79	YTD PAID	786.67
7183 NEWEGG INC 76719 INVOICE: 1300240146	03/31/17			225529	P	04/14/17	121400	570110 COMPUTER EQUIPMENT/PROJEC	23.98
76720 INVOICE: 1300239589	03/30/17			225529	P	04/14/17	40000	580100 15005 POLICE STATION	610.78
76721 INVOICE: 1300246021	04/04/17			225529	P	04/14/17	40000	580100 15005 POLICE STATION	189.98
76722 INVOICE: 1300246022	04/04/17			225529	P	04/14/17	40000	580100 15005 POLICE STATION	295.38
76723 INVOICE: 1300246962	04/04/17			225529	P	04/14/17	40000	580100 15005 POLICE STATION	177.88
76782 INVOICE: 1300247869	04/05/17			225529	P	04/14/17	40000	580100 15005 POLICE STATION	116.82
VENDOR TOTALS		4,229.32	YTD INVOICED				4,229.32	YTD PAID	1,414.82

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 29
appdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
651 NORTHERN ILLINOIS GAS COMPANY 76724 INVOICE: 76724 76780 INVOICE: 76780 76781 INVOICE: 76781	03/22/17 03/30/17 03/27/17			225530 225530 225530	P P P	04/14/17 04/14/17 04/14/17	40000 21000 50100	580100 521190 521200	101.33 48.49 83.04
VENDOR TOTALS				21,230.31 YTD INVOICED				21,230.31 YTD PAID	232.86
676 PACKEY WEBB FORD, INC. 76734 INVOICE: 137550 76735 INVOICE: 137551	03/27/17 03/27/17 03/27/17			225531 225531 225531	P P P	04/14/17 04/14/17 04/14/17	65000 65000 65000	530310 530310 530310	16.91 538.85
VENDOR TOTALS				4,965.96 YTD INVOICED				4,965.96 YTD PAID	555.76
10045 OJA ENTERPRISES, INC 76728 INVOICE: 9865	04/03/17			225532	P	04/14/17	121300	521055	228.60
VENDOR TOTALS				4,152.90 YTD INVOICED				4,152.90 YTD PAID	228.60
4752 PATRIOT DIAMOND, INC 76783 INVOICE: A07117	03/28/17 03/28/17			225533	P	04/14/17	50200	520975	350.00
VENDOR TOTALS				792.00 YTD INVOICED				792.00 YTD PAID	350.00
10368 PET SUPPLIES PLUS/EVP ENTERPRISES 76830 INVOICE: 14.0006	11/09/16 11/09/16			225534	P	04/14/17	100	240100	570.50
VENDOR TOTALS				570.50 YTD INVOICED				570.50 YTD PAID	570.50
700 THE PITNEY BOWES BANK INC 76832 INVOICE: 41317	04/13/17 04/13/17			18477	W	04/14/17	122100	520900	2,000.00
VENDOR TOTALS				8,000.00 YTD INVOICED				8,000.00 YTD PAID	2,000.00
9219 PRESBREY PRODUCTIONS, LLC 76808 INVOICE: 41317	04/07/17 04/07/17			225535	P	04/14/17	55730	520904	350.00
VENDOR TOTALS				700.00 YTD INVOICED				700.00 YTD PAID	350.00
6552 PROVANTAGE CORPORATION 76729 INVOICE: 7889671	04/04/17 04/04/17			225536	P	04/14/17	40000	580100 15005 POLICE STATION	188.69

04/14/2017 12:28
maryrVILLAGE OF GLEN ELLYN
PAID WARRANT REPORTP 30
appdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76730 INVOICE: 7889202 76731 INVOICE: 7889836 76732 INVOICE: 7889900 76733 INVOICE: 7891136	04/03/17 04/04/17 04/04/17 04/04/17 04/05/17 04/05/17			225536 225536 225536 225536	P P P P	04/14/17 04/14/17 04/14/17 04/14/17	40000 40000 40000 40000	580100 15005 POLICE STATION 580100 15005 POLICE STATION 580100 15005 POLICE STATION 580100 15005 POLICE STATION	87.00 85.87 230.30 132.30
VENDOR TOTALS		9,509.00	YTD INVOICED					9,509.00 YTD PAID	724.16
8932 RC HOLDINGS, LLC 76774 INVOICE: 76771	04/12/17			225537	P	04/14/17	540	120210 ACCOUNTS RECV - UTILITY BI	108.05
VENDOR TOTALS		108.05	YTD INVOICED					108.05 YTD PAID	108.05
10557 FRANCES REINERT 76785 INVOICE: VR041317	04/11/17			225538	P	04/14/17	1000	420100 VEHICLE LICENSES	20.00
VENDOR TOTALS		20.00	YTD INVOICED					20.00 YTD PAID	20.00
6514 REPUBLIC SERVICES, INC. 76736 INVOICE: 551-013325092 76736 INVOICE: 551-013325092	03/15/17 03/15/17 03/15/17 03/15/17			225539 225539	P P	04/14/17 04/14/17	54000 54000	521080 ALLIED WASTE SERVICES 521080 ALLIED WASTE SERVICES	106,338.80 660.00
VENDOR TOTALS		320,924.38	YTD INVOICED					320,924.38 YTD PAID	106,998.80
750 REZEK, HENRY, MEISENHEIMER/GENDE INC 76784 INVOICE: 12-5	03/17/17			225540	P	04/14/17	40000	580100 14001 LAKE ELLYN OUTLET	28.52
VENDOR TOTALS		4,904.44	YTD INVOICED					4,904.44 YTD PAID	28.52
6093 SCHAMBERGER BROTHERS, INC 76811 INVOICE: 408345	04/07/17			225541	P	04/14/17	550	150303 BEER INVENTORY	155.30
VENDOR TOTALS		2,608.20	YTD INVOICED					2,608.20 YTD PAID	155.30
10552 JOSHUA SCHILLING 76738 INVOICE: 41117	04/04/17			225542	P	04/14/17	121100	520140 VILLAGE COMMISSIONS	260.00
VENDOR TOTALS		260.00	YTD INVOICED					260.00 YTD PAID	260.00
3330 SCHOOL DISTRICT 41 76737	04/04/17			225543	P	04/14/17	100	250600 DUE TO SCHOOL DISTRICT 41	7,815.48

04/14/2017 12:28 | VILLAGE OF GLEN ELLYN | P 31
maryr | PAID WARRANT REPORT | appdwarr

WARRANT: 0417-2 TO FISCAL 2017/04 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: DEVEL0317									
VENDOR TOTALS		28,815.48	YTD	INVOICED			28,815.48	YTD PAID	7,815.48
9994 SIGHTS ON SERVICE, INC 76812 04/05/17 INVOICE: 246101				225544	P	04/14/17	55730	MARKETING	206.00
VENDOR TOTALS		412.00	YTD	INVOICED			412.00	YTD PAID	206.00
795 SIKICH LLP 76786 03/31/17 INVOICE: 286860				225545	P	04/14/17	24000	AUDIT	2,000.00
VENDOR TOTALS		8,000.00	YTD	INVOICED			8,000.00	YTD PAID	2,000.00
10553 TERENCE A SMITH 76770 04/12/17 INVOICE: 76770				225546	P	04/14/17	540	ACCOUNTS RECV - UTILITY BI	89.48
VENDOR TOTALS		89.48	YTD	INVOICED			89.48	YTD PAID	89.48
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC 76810 04/06/17 INVOICE: 1500871				225547	P	04/14/17	550	WINE INVENTORY	577.00
VENDOR TOTALS		14,829.19	YTD	INVOICED			14,829.19	YTD PAID	577.00
10104 SUPREME LOBSTER CO 76813 04/10/17 INVOICE: 6093382 76814 04/07/17 INVOICE: 6098006				225548	P	04/14/17	550	FOOD INVENTORY	168.76
				225548	P	04/14/17	550	FOOD INVENTORY	226.19
VENDOR TOTALS		3,519.06	YTD	INVOICED			3,519.06	YTD PAID	394.95
10558 TESTA PRODUCE, INC 76815 04/08/17 INVOICE: 4119186 76816 04/10/17 INVOICE: 4119937				225549	P	04/14/17	550	FOOD INVENTORY	509.06
				225549	P	04/14/17	550	FOOD INVENTORY	291.85
VENDOR TOTALS		800.91	YTD	INVOICED			800.91	YTD PAID	800.91
865 ACUSHNET COMPANY 76817 04/05/17 INVOICE: 903932849 76818 04/06/17 INVOICE: 903940482 76819 04/07/17 INVOICE: 903949125				225550	P	04/14/17	550	PRO SHOP INVENTORY	232.50
				225550	P	04/14/17	550	PRO SHOP INVENTORY	114.78
				225550	P	04/14/17	550	PRO SHOP INVENTORY	117.72

04/14/2017 12:28
maryr

VILLAGE OF GLEN ELLYN
PAID WARRANT REPORT

P 32
appdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 01/01/2017 TO 12/31/2017

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
76820 INVOICE: 903825446	03/22/17			225550	P	04/14/17	550	150300	PRO SHOP INVENTORY
76821 INVOICE: 903912279	04/03/17			225550	P	04/14/17	550	150300	PRO SHOP INVENTORY
76822 INVOICE: 903962751	04/10/17			225550	P	04/14/17	550	150300	PRO SHOP INVENTORY
76823 INVOICE: 903921783	04/10/17			225550	P	04/14/17	550	150300	PRO SHOP INVENTORY
76824 INVOICE: 903922572	04/04/17			225550	P	04/14/17	550	150300	PRO SHOP INVENTORY
VENDOR TOTALS				38,024.52	YTD			INVOICED	38,024.52
								YTD PAID	3,814.96
884 U.S. FOODSERVICE, INC.									
76825 INVOICE: 106203	03/28/17			225551	P	04/14/17	550	150301	FOOD INVENTORY
76826 INVOICE: 2823780	03/21/17			225551	P	04/14/17	55730	530105	OPERATING SUPPLIES
VENDOR TOTALS				50,221.95	YTD			INVOICED	50,221.95
								YTD PAID	83.23
5356 UTILITY SERVICE COMPANY, INC.									
76739 INVOICE: 418852	04/01/17		20150033	225552	P	04/14/17	50100	580100	CAPITAL IMPROVEMENTS
VENDOR TOTALS				141,273.75	YTD			INVOICED	141,273.75
								YTD PAID	135,260.00
1876 VIPOE, INC									
76740 INVOICE: 59137	03/22/17			225553	P	04/14/17	121300	530105	OPERATING SUPPLIES
VENDOR TOTALS				264.99	YTD			INVOICED	264.99
								YTD PAID	234.99
935 WATER RESOURCES INC.									
76741 INVOICE: 31281	03/22/17			225554	P	04/14/17	50100	521015	MAINTENANCE-WATER METERS
VENDOR TOTALS				25,693.44	YTD			INVOICED	25,693.44
								YTD PAID	5,340.00
7500 C2 PUBLISHING INC									
76787 INVOICE: 12187	04/01/17			225555	P	04/14/17	126500	520903	MARKETING/ADVERTISING
VENDOR TOTALS				921.00	YTD			INVOICED	921.00
								YTD PAID	921.00
7711 WINDY CITY DISTRIBUTION COMPANY									
76827 INVOICE: 857415	04/06/17			225556	P	04/14/17	550	150303	BEER INVENTORY
VENDOR TOTALS				4,792.74	YTD			INVOICED	4,792.74
								YTD PAID	278.98

04/14/2017 12:28 VILLAGE OF GLEN ELLYN P 33
maryr PAID WARRANT REPORT appdwarr

WARRANT: 0417-2

TO FISCAL 2017/04 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 2,604,638.08

COUNT	AMOUNT
72	2,600,589.10
15	4,048.98

TOTAL PRINTED CHECKS
TOTAL WIRE TRANSFERS

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



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

Meeting: 04/24/17 07:00 PM
Department: Administration
Department Head: Al Stonitsch
Category: Appointment
Prepared By: Caroline Conlon

SCHEDULED

AGENDA ITEM (ID # 2688)

DOC ID: 2688

**Designate Trustee Kenwood as Village President Pro Tem for the
four-month period from May, 2017 through August, 2017.**



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

Meeting: 04/24/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6496

DOC ID: 2684

Ordinance No. 6496, An Ordinance Granting Approval of a Zoning Variation to Allow the Construction of an Eight-Foot Fence for the Glen Ellyn Police Station Located at 65 S. Park Boulevard. (Planning and Development Director Hulseberg)

Background:

The Village of Glen Ellyn Police Department is requesting a variation to the height of the proposed fence surrounding the Police Station, currently under construction. The subject property is located at 65 S. Park Boulevard on the east side of Park Boulevard between Taft Avenue and Harding Avenue in the R2 Residential District. In order to accommodate the project, the Police Department is specifically requesting approval of a variation from Section 10-5-5(B)4 of the Glen Ellyn Zoning Code to allow the construction of a fence with a height of 8 feet in lieu of the maximum permitted height of 6 feet.

On May 23, 2016, the Village Board of Trustees approved Ordinances 6407-6410 granting a Special Use Permit, Zoning Variations, Subdivision Variations, Exterior Appearance, Right-of-Way Vacation, Zoning Map Amendment, Minor Subdivision, and Subdivision Variations for a new 29,426 square foot 2-story Police Station on the subject property.

This project includes the construction of an 8 ft. "essential style" wrought-iron-looking picket fence surrounding the northern and eastern sides of the Glen Ellyn Police Station parking lot. A cut sheet and site plan with the fence indicated is provided to show the color, style, and location of the proposed fence. The location and style of the fence is consistent with what was previously approved. Only the height is changing.

The plans originally approved by the Village Board for this Police Station proposed a fence height of 6 feet. However, as favorable conditions resulted in the availability of approved funds, these funds were applied to the perimeter fence. The petitioner believes that an increase in fence height will help protect police personnel from acts of violence and damage to personal property on site. Due to a recent national trend in violence toward police personnel, the police department believes an 8 ft. fence would be more appropriate than a 6 ft. fence to reduce the potential risk of harm to personnel.

Plan Commission Recommendation:

The Plan Commission considered the petitioner's application for approval of the requested zoning variation at a public hearing on April 13, 2017. No members of the public spoke at the hearing either in favor or against the project. By a vote of eight (8) "yes" and zero (0) "no," the Plan Commission recommended approval of the requested variation.

Village Board Action Requested:

The Village Board may approve, approve with conditions, or deny the petitioner's request for approval of the requested zoning variation. Village staff has prepared an Ordinance to approve the requests for consideration at the April 24, 2017 Village Board regular meeting.

Attachments:

Ordinance 6496

Meeting of April 24, 2017

- Ordinance
- Location Map
- Draft Minutes Plan Commission Meeting 4/13/17 – Exhibit “A”
- Site Plan – Exhibit “B”
- Fence Cut Sheet – Exhibit “C”
- Select Materials from Petitioner’s Application Packet

CC: Robert Acton, Deputy Police Chief

Ordinance No. _____
An Ordinance Granting Approval of a Zoning Variation
to Allow the Construction of an Eight Foot Fence for
the Glen Ellyn Police Station
Located at 65 S. Park Boulevard
Glen Ellyn, Illinois 60137

Whereas, the Glen Ellyn Police Department has petitioned the Village President and Board of Trustees for approval of a variation from Section 10-5-5(B)4 of the Glen Ellyn Zoning Code to allow the construction of an eight foot fence in lieu of the maximum height of six feet permitted for the Village Police Station; and

Whereas, the subject property is located at 65 S. Park Boulevard on the east side of Park Boulevard between Taft Avenue and Harding Avenue in the R2 Residential District; and

Whereas, the subject property is legally described as follows:

LOT ONE OF PANFISH PARK RESUBDIVISION, A SUBDIVISION IN THE
NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-23-213-027

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on April 13, 2017, at which hearing the Plan Commission considered the petitioner's request for approval of a Zoning Variation; and

Whereas, at the April 13, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits relative to the request for Zoning Variation approval and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the April 13, 2017 Plan Commission public hearing, by a vote of eight (8) “yes” and zero (0) “no”, the Plan Commission recommended approval of the proposed Zoning Variation; and

Whereas, this recommendation is set forth in the minutes from the April 13, 2017 Commission meeting, a draft of which is attached hereto as Exhibit “A”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the April 13, 2017 public hearing of the Plan Commission and hereby adopt the findings of fact for the requested Zoning Variation as set forth in the minutes from the April 13, 2017 Plan Commission public hearing; and

Whereas, the President and Board of Trustees have determined that approving the Zoning Variation for the project is in the best interest of the Village and is consistent with the objectives of the Glen Ellyn Zoning Code.

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

Section One: Based upon a review of the evidence, testimony, and exhibits presented at the April 13, 2017 Plan Commission hearing, the Village President and Board of Trustees hereby grant approval of the requested Zoning Variation to allow the construction of an eight foot fence surrounding the north and eastern sides of the Glen Ellyn Police Station parking lot.

Section Two: The granting of the aforementioned variation is subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plan as submitted and the testimony presented at the April 13, 2017 public hearing of 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:

1. Petitioner's Zoning Variation Application – Prepared by Robert Acton, Date Stamped 4/1/2017 (7 Pages)
2. Site Plan attached hereto Exhibit "B" – Prepared by Dewberry Architects, Inc. (Project No. 50076713), Date Stamped 4/6/2017 (1 Page)
3. Fence Cut Sheet attached hereto Exhibit "C" – Prepared by Ameristar Fence Products, Date Stamped 4/6/2017 (2 Pages)

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

Section Three: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Zoning Variation approved herein, provided that all 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 request 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 a public hearing.

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

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

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

Ayes:

Nays:

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 _____.)

Ordinance 6496

Meeting of April 24, 2017

ATTACHMENTS:

- Location Map (PDF)
- Exhibit A (PDF)
- Exhibit B (PDF)
- Exhibit C (PDF)
- Select Materials from Petitioner's Packet (PDF)



MapOffice™ Aerial Photo - 65 N. Park Blvd



Map created on April 6, 2017

© 2017 GIS Consortium and MGP Inc. All Rights Reserved.

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

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"

DRAFT
PLAN COMMISSION
MINUTES
APRIL 13, 2017

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Jeff Girling, Phillip Hartweg, Tracy Heming-Littwin, Terra Costa Howard, David Rodemann and Jamie Vondruska were present. Plan Commissioners David Allen, Jim Ozog and Lyn Whiston were excused. Also present were Director of Planning and Development Staci Hulseberg, Attorney Julie Tappendorf, Village Planner John Sterrett, Planning Intern Christiana Cabrera, Dan Schoenberg, Traffic Engineer with James J. Benes and Associates and Recording Secretary Barbara Utterback.

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

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Heming-Littwin, to approve the minutes of the February 23, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda were public hearings regarding the Glen Ellyn Police Department at 65 S. Park Boulevard and True North Energy LLC at 825 N. Main Street.

PUBLIC HEARING – 65 S. PARK BOULEVARD – GLEN ELLYN POLICE DEPARTMENT –
ZONING VARIATION

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A VARIATION FROM SECTION 10-5-5(B)4 OF THE ZONING CODE FOR 65 SOUTH PARK BOULEVARD TO ALLOW AN EIGHT-FOOT FENCE IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF SIX FEET AS PART OF THE NEW GLEN ELLYN POLICE STATION. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF PARK BOULEVARD BETWEEN TAFT AVENUE AND HARDING AVENUE IN THE R2 RESIDENTIAL DISTRICT.

(Village of Glen Ellyn Police Department represented by Bob Acton, Deputy Police Chief)

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

STAFF INTRODUCTION

Village of Glen Ellyn Deputy Police Chief Robert Acton and Village of Glen Ellyn Planning Intern Christiana Cabrera, both of 535 Duane Street, Glen Ellyn, Illinois, were present to speak on behalf of the requested zoning variation.

PLAN COMMISSION

-2-

APRIL 13, 2017

Ms. Cabrera stated that this public hearing is regarding a zoning variation request for the new Glen Ellyn police station located at 65 S. Park Boulevard in the R2 Residential District. Ms. Cabrera stated that the Glen Ellyn Police Department is requesting a variation from Section 10-5-5(B)4 of the Glen Ellyn Zoning Code to increase the height of the fence surrounding the north and east sides of the police station parking lot from 6 feet to 8 feet. She added that the location and height of the subject fence which was originally 6 feet was approved by the Village Board on May 23, 2016, however, as access to more funds became available, the Police Department decided to apply extra money to improve the fence. Ms. Cabrera stated it is important to note that the color and style of the proposed fence is exactly the same as that approved by the Village Board. She added that the petitioner is simply requesting to increase the height of the fence. She also stated that the Police Department believes that an increase in the fence height will help protect police personnel from acts of violence and damage to personal property on the site. She added that due to a recent national trend regarding violence to police personnel on police station property, the Department believes that an 8-foot fence would be more appropriate than a 6-foot fence. Ms. Cabrera added that the Plan Commission is being asked to conduct a public hearing regarding a zoning variation to increase the height of the Glen Ellyn police station perimeter fence from 6 feet to 8 feet and make a recommendation to the Village Board.

Deputy Police Chief Robert Acton stated that the Police Department had the opportunity to increase the fence height on the site which will make the building more secure. He added that no other changes will be made to the fence which is being built for the next 50 years and will blend into the neighborhood.

Persons in Favor of or in Opposition to the Request

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

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

Comments from the Plan Commission

Plan Commissioner Howard appreciated that the Police Department will be able to build an 8-foot fence at this time rather than re-building it at a higher height in a couple of years.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that having considered the application of the Glen Ellyn Police Department for approval of a variation to the Zoning Code for the property located at 65 S. Park Boulevard in the R2 Residential District, the Plan Commission hereby adopts the findings of fact in the petitioner's

PLAN COMMISSION

-3-

APRIL 13, 2017

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 the request subject to the testimony presented at this meeting.

The motion carried with eight (8) yes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Fanella, Girling, Hartweg, Howard, Rodemann, Vondruska and Chairperson Loch voted yes.

PUBLIC HEARING - 825 N. MAIN STREET, TRUE NORTH ENERGY LLC., ZONING VARIATIONS
DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR
APPROVAL OF VARIATIONS FROM THE ZONING CODE FOR 825 N. MAIN STREET TO
ACCOMMODATE THE CONSTRUCTION OF A PROPOSED GAS STATION AND CONVENIENCE
STORE. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF MAIN STREET
AND ST. CHARLES ROAD IN THE C2 COMMUNITY COMMERCIAL DISTRICT.
(True North Energy LLC, Contract Purchaser)

Chairperson Loch provided introductory remarks for the benefit of the large audience in attendance and added that only five (5) variations were the subject of the public hearing for 825 N. Main Street.

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

Staff Report

Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett and Traffic Engineer Dan Schoenberg with James J. Benes and Associates were present to speak on behalf of the subject project.

Village Planner John Sterrett stated that True North Energy LLC is asking for approval of variations from the Zoning Code for a gas station and convenience store at 825 N. Main Street located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District. Mr. Sterrett stated that on February 22, 2017, the Architectural Review Commission recommended approval of the exterior appearance for the convenience store building only and continued a public hearing for variations from the Sign Code. He stated that on February 23, 2017, the Plan Commission recommended denial of a request for the Special Use Permit, however, did not take action on the request for the variations from the Zoning Code. He also stated on March 8, 2017, the Architectural Review Commission recommended approval of the variations from the Sign Code, however, did not take action on the remainder of the exterior appearance review. He added that on March 13, 2017, the Village Board approved the request for the Special Use Permit and variations from the Sign Code. He also stated that last night the Architectural Review Commission continued the meeting of the exterior

EXHIBIT "B"

SITE PLAN - QUANTITATIVE SUMMARY

FRONT YARD SETBACK

Required = 50'
Provided = 30'

REAR YARD SETBACK

Required = 40'
Provided = 226'

CORNER YARD SETBACK

Required = 10' (south lot line)
Provided = 10'-2"

SIDE YARD SETBACK

Required = 10' (north lot line)
Provided = 6.75'

IMPERVIOUS SURFACE SETBACK

Required = 15.68'
Provided = 6.75' (north lot line)
Provided = 7.48' (west lot line)
Provided = 0.0' (south lot line)

BUILDING HEIGHT

Required = 37' Max
Provided = 31'-2"

PARKING SPACES (for Police Station)

Required = 89
Provided = 104

PARKING SPACES (for Panfish Park)

Required = 182
Provided = 37 (shared public parking spaces)

LOT AREA = 3.465 Acres

LOT DIMENSIONS

West lot line = 317.15'
Wilson R.O.W. width = 90.48'
Lot depth along north lot line = 370.48'

PERSHING AVENUE

PARK BLVD.

WILSON AVENUE

GLEN ELLYN POLICE STATION
SITE DEVELOPMENT PLAN

RECEIVED

APR - 6 2017

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN
04/29/16

Leopardo

Leopardo Companies Inc.

ARC-3



Dewberry®

Dewberry Architects Inc.
PROJECT NO. 50076713

Packet Pg. 102

EXHIBIT "C"

RECEIVED

APR - 6 2017

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

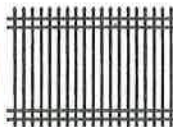
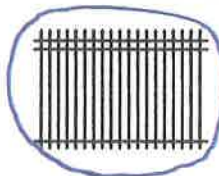
MONTAGE COMMERCIAL[®]

WELDED COMMERCIAL ORNAMENTAL STEEL FENCE

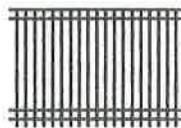


MONTAGE COMMERCIAL® | Welded Commercial Ornamental Steel Fence**CLASSIC™** ✓ *Red*

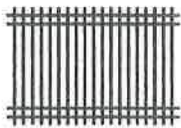
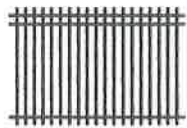
- 7' or 8' Heights
- 3-Rail or 4-Rail Panels
- Extended Picket Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space

**MAJESTIC™**

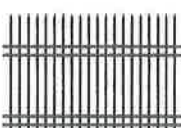
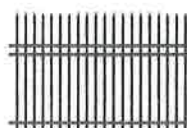
- 7' or 8' Heights
- 3-Rail or 4-Rail Panels
- Extended Picket Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space

**GENESIS™**

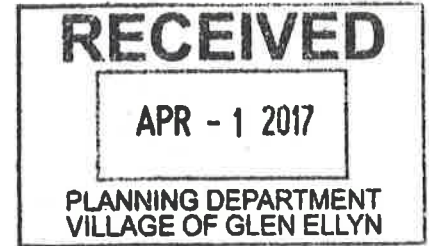
- 7' or 8' Heights
- 3-Rail or 4-Rail Panels
- Extended Picket Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space

**INVINCIBLE™**

- 7' or 8' Heights
- 3-Rail or 4-Rail Panels
- Extended Picket Panels



VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250



APPLICATION FOR VARIATION

For the property at 65 S. PARK BLVD. Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: ROBERT ACTON

Address: 535 DUANE ST GLEN ELLYN, IL 60137

Phone No.: 630. 547. 5279

Fax No.: 630. 469. 1861

E-mail: racton@glenellyn.org

Ownership Interest in the Property in Question: DEPUTY CHIEF OF
POLICE, "OWNER REPRESENTATIVE", VILLAGE OF GLEN ELLYN

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

VILLAGE OF GLEN ELLYN

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

SAME

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:Common address: 65 S. PARK BLVD.

Permanent tax index number: _____

Legal description: SEE ATTACHED

Zoning classification: _____

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use: NEW GLEN ELLYN POLICE DEPARTMENTIV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

MODIFY THE CURRENT APPROVED PERIMETER SECURITY FENCE FROM 6'0 HEIGHT TO 8'0 HEIGHT, WITH NO CHANGE TO DESIGN, MATERIAL OR OTHERWISE, APPEARANCE.Estimated date to begin construction: FACILITY CURRENTLY UNDER CONSTRUCTION/ FENCE SCHEDULED FOR APRIL 2017.

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

1. STACI HULSEBERG, DIRECTOR, GE PLANNING & DEVELOPMENT
2. JONATHAN TALLMAN, LEAD ARCHITECT, DEWBERRY, INC.

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

THE PROPERTY IN QUESTION IS A POLICE DEPARTMENT. DUE TO THE NATURE AND RISKS COMMONLY ASSOCIATED WITH LAW ENFORCEMENT ACTIVITIES, A SECURITY FENCE WAS DESIGNED TO PROTECT PERSONS & PROPERTY. AS FUNDS BECAME AVAILABLE, FENCE WAS ENHANCED 2'0, AS GREATER REASONABLE MEASURE OF SECURITY AND DETERRENCE.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

N/A

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

POLICE PERSONNEL ARE FREQUENT TARGET OF VIOLENCE, AMBUSH, DAMAGE TO PROPERTY. THE PROPERTY IS A COMMONLY KNOWN LOCATION TO SURVEIL OR CONFRONT POLICE/LAW ENFORCEMENT PERSONNEL.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

1. FENCE IS IDENTICAL TO APPROVED IN ORIGINAL DESIGN, EXCEPT THAT IT IS 2'0 TALLER. 2. FENCE IS IN VIEW PRIMARILY FROM NORTH, EAST AND SOUTH. COMMERCIAL BUILDING IS NORTH, PANFISH PARK TO THE EAST, AND HEAVILY LANDSCAPED BURM IS TO THE SOUTH.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

WITH REGARD TO PHYSICAL SURROUNDINGS, THE OPEN PARK AREA AND SURROUNDING PUBLIC ACCESS PERMITS EASY AND OTHERWISE UNINHIBITED APPROACH TO ALL PORTIONS OF POLICE FACILITY.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

POLICE FACILITY AND FUNCTION ARE ONLY
PUBLIC FACILITY OF THIS TYPE IN VILLAGE

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

N/A — THIS IS A PUBLIC, VILLAGE OWNED PROPERTY.
THIS REQUEST FOR A VARIANCE TO INSTALL A FENCE
FOR REASONABLE PROTECTION OF OUR SUNDEN & CIVILIAN
PERSONNEL. HAS NO ARTICULABLE RELATIONSHIP WITH THE VILLAGE
OR ANY PERSON "MAKING MONEY".

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

N/A —

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

THE VILLAGE BUILDING/DEVELOPMENT HAS REPLACED
FOUR SMALL OLDER HOMES WITH MODERN, WELCOMING
FACILITY ALONG WITH PARK ENHANCEMENTS
AND LANDSCAPE.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

ESSENTIAL PICKET STYLE FENCE

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

TALLER FENCE HAS NO REASONABLE
LINK TO INCREASE FROM FIRE OR OTHER HAZARD.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

IT IS INTENDED TO ACCOMPLISH THE
OPPOSITE; INTENT IS TO ENHANCE SAFETY

- d. Diminish or impair property values within the neighborhood;
REQUEST IS MINIMAL % OF ENTIRE DEVELOPMENT;
UNREASONABLE TO PROJECT GRANTING OF VARIANCE WOULD
HAVE ANY CAUSAL CONNECTION TO PROPERTY VALUES
- e. Unduly increase traffic congestion in the public streets and highway;
N/A → TRAFFIC STUDY CONCLUDED NO IMPACT/FENCE
IS NOT SOLID OR LOCATED NEAR ANY TRAFFIC-WAY OR
EGRESS. WILL NOT EFFECT THE SIGHT DISTANCE IMPACT.
- f. Create a nuisance; or
N/A →
- g. Results in an increase in public expenditures.
FALL WITHIN APPROVED PROJECT BUDGET
7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
VARIATION WOULD PERMIT MODEST CHANGE IN FENCE HEIGHT ONLY.
NO OTHER STRUCTURAL/VISUAL CHANGE. HOWEVER TALLER SECURITY
FENCE WILL REDUCE OPPORTUNITY FOR MOST INDIVIDUALS INTENT ON
SCALEING THE PROPERTY BARRIER.
8. Please add any comments which may assist the commission in reviewing this application.
PLAN COMMISSION EXPRESSED STRONG SUPPORT TO INCLUDE
SECURITY FENCE IN PROGRAM DESIGN. FAVORABLE CONDITIONS
RESULTED IN AVAILABILITY OF APPROVED FUNDS; THESE FUNDS
WERE APPLIED TO PERIMETER FENCE. FURTHER DELIBERATION
AND SUPPORT MODIFIED PLAN TO INCREASE FENCE HEIGHT.
SIMPLY STATED, AN 8' FENCE IS FAR MORE LIKELY TO
SLOW, DETER OR PREVENT A SIGNIFICANT NUMBER OF
POTENTIAL TRESPASSING AND/OR FURTHER CRIMINAL
BREACHES OF SECURITY.
- FENCE REMAINS VISIBLE PRIMARILY TO PANFISH PARK.
RESIDENTIAL UNITS WILL ON VIEW GATE/FENCE AT N/W
CORNER OF DEVELOPMENT.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

ROBERT E. ACTON



Signature of Applicant(s)

04/01/17

Date filed



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

Meeting: 04/24/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6497

DOC ID: 2682

Ordinance No. 6497, An Ordinance Vacating a Portion of the Eastern Avenue Right-of-Way to 784 Elm Street and the Glen Ellyn Park District. (Planning and Development Director Hulseberg)

Background

Kenta and Kristie Shinohara, owners of the property at 784 Elm Street, are requesting the vacation of the western half of the 50' Eastern Avenue right-of-way located immediately east of, and adjacent to their property. The right-of-way is unimproved. Mr. Shinohara submitted his request to have the adjacent right-of-way vacated in May of 2016. They are requesting the vacation so that they can begin making residential improvements that would otherwise require a variation.

Issues

Village staff has reviewed the request and does not believe there is any public need or purpose to retain this portion of the right-of-way. Similar to other vacation requests, Village staff contacted the property owner adjacent to the opposite side of the right-of-way to see if they would be interested in the eastern portion of the right-of-way. In this case, that property owner is the Glen Ellyn Park District. The Park District was interested in accepting the right-of-way.

A Plat of Vacation has been prepared for consideration by the Village Board, which would vacate this right-of-way down the center with the western half going to Mr. and Mrs. Shinohara at 784 Elm Street and the eastern half going to the Glen Ellyn Park District (see attached Plat). As is customary, the proposed Plat retains a utility and drainage easement and an ingress and egress easement over the vacated right-of-way.

In the past the Village Board has vacated alleys 50/50 to residential property owners on each side of an alley where the Village has no need to retain the right-of-way. The property owners who receive the vacated property have not been requested to pay the Village for the value of the vacated property if there are no new lots created. The initial applicant has typically paid all Village costs associated with the vacation to cover Village preparation of the Plat of Vacation and the costs to record the plat. The necessary escrow deposit has been submitted by the Shinoharas to pay these costs.

Recommendation

At this time, Village staff recommends that the Board approve the vacation of the entire unimproved right-of-way, 50% to Mr. and Mrs. Shinohara at 784 Elm Street and 50% to the Glen Ellyn Park District at no cost to either of the benefited parties.

Action Requested

The Village Board is requested to consider the vacation of the right-of-way to 784 Elm Street and the Glen Ellyn Park District. An Ordinance approving the vacation has been prepared for consideration at the April 24, 2017 Village Board meeting.

Ordinance 6497

Meeting of April 24, 2017

Attachments

Proposed Ordinance

Aerial photo

Plat of Vacation dated March 24, 2017 - Ordinance Exhibit "A"

Letter dated May 26, 2016

cc: Greg Mathews, Village Attorney
Staci Hulseberg, Director of Planning & Development
Julius Hansen, Public Works Director
Rich Daubert, Village Professional Engineer

Ordinance No. _____

**An Ordinance Vacating a Portion of the Eastern Avenue Right-of-Way to
784 Elm Street and the Glen Ellyn Park District
Glen Ellyn, Illinois 60137**

Whereas, Kenta and Kristie Shinohara, owners of property located at 784 Elm Street, have requested that the Village vacate the eastern half of the 50-foot-wide Eastern Avenue unimproved public right-of-way, comprised of 4,000 square feet, to their adjacent property to the west, commonly known as 784 Elm Street; and

Whereas, the Glen Ellyn Park District has requested that the easterly half of the 50-foot-wide unimproved public right-of-way be vacated to the Park District's George Ball Park to the east; and

Whereas, the fifty (50') foot wide right-of-way extending between 784 Elm Street and George Ball Park, just north of Elm Street, is within the corporate limits of the Village of Glen Ellyn and is legally described as follows:

OF THE 50.0 FOOT WIDE RIGHT OF WAY OF EASTERN AVENUE LYING EAST OF AND ADJOINING THE SOUTH HALF OF LOT 38 IN FIRST ADDITION TO GLEN ELLYN SPRINGS, BEING A SUBDIVISION IN SECTION 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO GLEN ELLYN SPRINGS, RECORDED AUGUST 12, 1891 AS DOCUMENT 46265, IN DUPAGE COUNTY, ILLINOIS.

Whereas, no public use is being served by the continued existence of the right-of-way described herein, and the relief to the Village from the responsibility for maintaining the right-of-

way warrants its vacation; and

Whereas, it is the opinion of the corporate authorities of the Village of Glen Ellyn that it is in the best interest of the Village to vacate that part of the right-of-way described herein and to retain a public utility and drainage easement as well as an ingress and egress easement over the vacated property; and

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

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

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

Section Two: Pursuant to the powers granted in Chapter 65, Section 5/11-91-1 of the Illinois Municipal Code, the Village of Glen Ellyn hereby vacates the unimproved Eastern Avenue 50-foot-wide public right-of-way comprising 8,000 square feet, down the center with fifty percent (50%) being transferred to the adjacent property owners on either side, as shown on the Plat of Vacation prepared by Steinbrecher Land Surveyors, Inc. dated March 24, 2017 a copy of which is attached hereto as Exhibit "A".

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

accordance with the easement provisions set forth on the Plat of Vacation.

Section Four: The Village President and Village Clerk are hereby authorized to execute the Plat of Vacation certifying that it has been approved by the affirmative vote of at least three-quarters of the corporate authorities of the Village now holding office and that the vacation has been approved by the Village President.

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

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

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

Ayes:

Nays:

Absent:

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

Village President of the Village
of Glen Ellyn, Illinois

Attest:

Village Clerk of the Village of

Ordinance 6497

Meeting of April 24, 2017

Glen Ellyn, Illinois

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

ATTACHMENTS:

- Aerial Photo (PDF)
- Plat of Vacation dated March 24, 2017 - Ordinance Exhibit A (PDF)
- Letter dated May 26, 2016 (PDF)

**784 Elm Street - ROW Vacation**

Map created on April 12, 2017.

© 2017 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

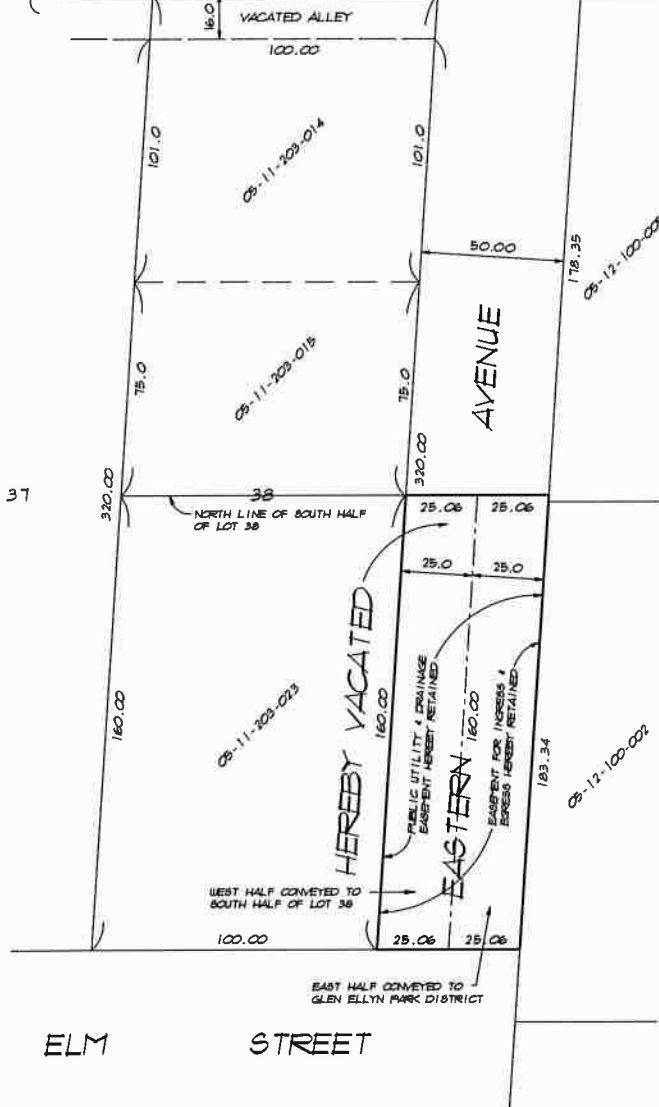
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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.

PLAT OF VACATION

OF THE 50.0 FOOT WIDE RIGHT OF WAY OF EASTERN AVENUE LYING EAST OF AND ADJOINING THE SOUTH HALF OF LOT 38 IN FIRST ADDITION TO GLEN ELLYN SPRINGS, BEING A SUBDIVISION IN SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO GLEN ELLYN SPRINGS, RECORDED AUGUST 12, 1891 AS DOCUMENT 46265, IN DUPAGE COUNTY, ILLINOIS.

SCALE: 1" = 30 FEET



COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2017.

COUNTY RECORDER

COUNTY CLERK CERTIFICATE

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

I, PAUL HINDS, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2017.

COUNTY CLERK

VILLAGE BOARD CERTIFICATE

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

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2017.

ATTEST:

VILLAGE CLERK

VILLAGE PRESIDENT

I, _____, VILLAGE CLERK OF THE VILLAGE OF GLEN ELLYN ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON THIS ____ DAY OF _____, 2017. IN WITNESS WHEREOF, I HAVE HEREONTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN.

VILLAGE CLERK

INGRESS AND EGRESS EASEMENT

INGRESS AND EGRESS EASEMENTS ARE RESERVED AS SHOWN IN THE VACATED AREA HEREON FOR THE PERPETUAL USE OF THE VILLAGE OF GLEN ELLYN AND OTHER GOVERNMENTAL BODIES, INCLUDING BUT NOT LIMITED TO THE FOREST PRESERVE DISTRICT OF DU PAGE COUNTY FOR THE PURPOSE OF PROVIDING ACCESS OF MEN AND EQUIPMENT TO ADJOINING PROPERTY. EACH OWNER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE EASEMENT AREA AND SHALL NOT DESTROY OR MODIFY GRADING OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF GLEN ELLYN. NO BUILDINGS, FENCES, TREES, OR LANDSCAPING SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY USED FOR PAVEMENT OR OTHER PATHWAY IMPROVEMENTS PROVIDED THAT THEY DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS.

PUBLIC UTILITY AND DRAINAGE EASEMENT

UTILITY EASEMENTS ARE RESERVED AS SHOWN IN THE VACATED AREA HEREON FOR THE VILLAGE OF GLEN ELLYN AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE AGREEMENTS WITH THE VILLAGE OF GLEN ELLYN, INCLUDING, BUT NOT LIMITED TO AT&T, INC., NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND CABLE COMMUNICATION FRANCHISES OPERATING WITHIN THE VILLAGE, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY AND DRAINAGE SYSTEMS, AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF GLEN ELLYN. OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS TO THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS, OTHER PLANTS, OR REMOVE FENCES, PAVEMENT, OR OTHER IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF ANY AUTHORIZED UTILITY SYSTEMS WITH NO REQUIREMENT TO RESTORE BY THE VILLAGE OR PUBLIC UTILITY COMPANIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR PAVEMENT, GARDENS, SHRUBS, LANDSCAPING, FENCES, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND FOR/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION LOCATION SHALL BE SUBJECT TO THE APPROVAL BY THE VILLAGE OF GLEN ELLYN.

SURVEYORS CERTIFICATE

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

THIS IS TO CERTIFY THAT STEINBRECHER LAND SURVEYORS, INC., REGISTERED PROFESSIONAL LAND SURVEYING DESIGN FIRM CORPORATION NO. 184-003126, HAVE PLATTED THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT FOR THE PURPOSE OF VACATION, AND SAID PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE VACATED.

West Chicago, Illinois, March 24, 2017.



Richard J. Steinbrecher
Professional Land Surveyor 3589
License expires Nov. 30, 2018

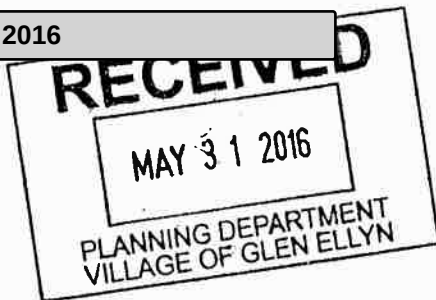
Steinbrecher Land Surveyors, Inc.

Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Nottner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

SUBMITTED BY & RETURN TO:
VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, IL 60137

001722-VAC3V00E

May 26, 2016



Kenta and Kristie Shinohara

784 Elm Street
Glen Ellyn, Illinois 60137
Phone: 773-680-6476
Email: kshinoh@yahoo.com

► **Michelle Stegall**

Village Planner
Village of Glen Ellyn

Dear Ms. Stegall:

Per my discussion with you, I am writing this letter as an application to request the Village of Glen Ellyn to vacate the land between our property, 784 Elm Street (PIN Number: 0511203023) and George Ball Park (PIN Number: 0512100002).

The purpose for the request is for residential improvements, expansion, and beautification.

Enclosed are two checks.

Check #1 \$300 application fee.

Check #2 \$1,000 funds for an escrow. My understanding is if the funds are not fully needed the remainder of that money will be returned.

If there is anything else you need from us please let us know any time.

Thank you in advance for the consideration. We look forward to hearing back from you in the near future.

Best regards,

A handwritten signature in black ink, appearing to be "Kenta and Kristie Shinohara", written over a horizontal line.

Kenta and Kristie Shinohara
784 Elm Street
Glen Ellyn, Illinois 60137



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

Meeting: 04/24/17 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Resolution
Prepared By: Bob Minix

SCHEDULED

RESOLUTION 17-07

DOC ID: 2681

Resolution No. 17-07, A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with Earthwerks Land Improvement and Development Corporation for an increase of \$39,090 is required for the Lake Ellyn Outlet Control Structure Replacement Project for a revised and final contract cost of \$594,090. (Public Works Director Hansen)

Background:

Engineering Division staff are ready to close out the project constructed in 2016 to improve the normal stormwater discharge capabilities from Lake Ellyn. The Lake Ellyn Outlet Control Structure Replacement Project involved the reconstruction of the discharge structure on the north side of the lake to significantly increase pipe outflow capacity and facilitate pre-storm lake level adjustments. Both project design and construction phase engineering were provided by RHMGE Engineers.

The Outlet Control Structure Replacement Project is a keystone element in the joint Village and Park District effort to upgrade stormwater management in Lake Ellyn. The OCS work increases peak pipe outflow capacity to about 95 cubic feet per second - an approximate four-fold increase from pre-2014 peak rates, improves lake discharge into the pipes in the early part of a storm and facilitates dynamic lake operations in advance of storm events with the installation of a motorized submersible weir / gate. Other project elements included the construction of a concrete cap / sidewalk across the top of Lake Ellyn dam to stabilize the structure during overtopping events with a level and anchored surface. Removal of a portion of the accumulated sediments in the south portion of the lake was also achieved at the direction and expense of the Park District.

The Village is the recipient of \$500,000 in CDBG-DR funds for the core OCS project elements, with the Park District covering sediment removal expenses. The initial award of \$245,000 was augmented last summer with an approved supplemental request of \$255,000. The CDBG-DR funds will be used to cover all Village-related construction costs and a portion of the resident engineering expenses.

In March 2016 the Village Board awarded a construction contract in the amount of \$555,000 to Earthwerks Land Improvement and Development Corporation. Construction started about one year ago and was substantially completed on time in June 2016 with the successful re-filling of the lake prior to the July 4th holiday weekend. Final completion of all initial construction work was achieved early last fall. Agreement on the scope of work - including project extras - and final quantities was readily reached upon completion; however some time was required to fully resolve an issue with premature rusting of metal mesh panels around the top of the structure. After one unsuccessful attempt to re-coat the metal panels last year, the project team resolved the issue this month with the pending installation of a stainless steel plate configured in an open square pattern, at no additional cost. The project is now deemed complete.

Board Action

Included in the project closeout package are a change order form and Resolution for Village Board consideration in support of a final and balancing change order for the project. Change Order No. 1 - Final would increase the value of the contract by \$39,090 resulting in a change in the current contract price from \$555,000 to a final cost of \$594,090. As the amount of change exceeds \$10,000, Village Board action is mandated for approval of the change order.

The additional funds are required to compensate the contractor for both construction of the original contract work in addition to three new items. Regarding the original work scope, some additional background information is required to explain the need for increased funding.

Project bidding occurred in March 2015. Only a single bid was received at the bid opening from Earthwerks, a well-qualified contractor for this type of work. The Earthwerks bid was about 35% above the engineer's estimate. Prior to contract award, Village and Park District staff engaged Dan Davies, President of Earthwerks, in multiple discussions in the attempt to deliver a project more in keeping with available funds. Mr. Davies made various suggestions and offered some price offsets during these negotiations, subject to field conditions and actual project needs as construction unfolded. By eliminating some optional items and with some possible additional discounts, the recommended project consisted of a base bid of \$421,000, an alternate providing for a sidewalk / concrete dam cap of \$34,000, and a Park District additive of \$100,000 for lake inlet soft sediment removals (dredging).

A review of the final quantity and costs spreadsheet included with the change order form indicates that the project team was generally successful in completing the project at the anticipated price. Some of the original project items were not performed as anticipated; however further discounts on items could not be fairly assessed based on conditions encountered during construction. The final cost for the base bid items was \$436,025. The sidewalk / dam cap was delivered at contract cost. Dredging work increased slightly to \$106,000 with the approval of the Park District; the district has already compensated the Village for the full amount of that item. In summary, the original work items exceeded available funding by **\$21,025**.

Three new contract items, were required through the course of construction:

- ❑ New Outlet Pipe - The plans called for re-connecting an existing 24-inch diameter concrete pipe that was plugged with the 1991 Lake Ellyn project to supplement the active 30-inch outflow pipe. During construction of the OCS, the 24-inch pipe was not in the proper position and could not be connected without extensive revisions. The project team decided to replace the pipe and used the opportunity to upsize the second pipe to 36-inch diameter, anticipating the potential benefit of increased outlet flow capacity from the OCS if further downstream improvements were made. Earthwerks agreed to install the new pipe for the cost of materials, as installation costs would be mitigated by not having to suspend work to determine other solutions. Material costs documented by the engineer were **\$11,565**.
- ❑ Restrictor Plate - In concert with the installation of an upgraded second discharge pipe, RHMG received permission from permitting authorities to proceed with that work, with the express understanding that the discharge from the OCS could not be increased until another hydraulic study, permit applications and formal approvals were obtained. A restrictor plate was installed on

the new pipe to achieve the outflow characteristics of a 24-inch pipe at a cost of **\$3,200.**

- ❑ Bench Supports - The installation of the improvements, including the new sidewalk / cap at the dam crest, required re-positioning of three Park District benches in the vicinity. The engineering team felt this was a legitimate project expense and authorized the contractor to perform the work at a cost of \$3,300.

Total costs of the extra work were \$18,065 resulting in the total increase in price of \$39,090, the value of the change order.

Resolution No. _____

**A Resolution Concerning the Determination of the Glen Ellyn Village Board that
Change Order Number One - Final with
Earthwerks Land Improvement and Development Corporation
For an Increase of \$39,090 is Required for the
Lake Ellyn Outlet Control Project Replacement Project
For a Revised and Final Contract Cost of \$594,090**

Whereas, Chapter 720, Section 5/33-E-9 of the Illinois Compiled Statutes 2002 requires change orders on public contracts involving total cumulative changes of more than Ten Thousand Dollars (\$10,000) in value or a cumulative total of thirty (30) days in time to be made by written determination; and

Whereas, it has been determined that it would be beneficial to the Village to make adjustments to current contract unit quantities to match as-constructed amounts and to compensate the contractor for additional work performed on the project;

Now, therefore be it resolved 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 Corporate Authorities of the Village make the written determination that the circumstances necessitating the change were not within the contemplation of the contract as signed and that this change order is in the best interest of the Village.

Section Two: The change order which this determination involves relates to the following contract: Lake Ellyn Outlet Control Structure Replacement Project, Earthwerks Land Improvement and Development Corporation. The nature of Change Order Number One - Final and the amount of change is as follows: Adjust original quantities for current contract items to reflect actually

installed items and amounts and to account for three new items, including: compensation for material costs to replace a misaligned existing outlet pipe; install a restrictor plate on the new outlet pipe to maintain structure outflows at permitted rates; and install concrete pads for benches, all for a cost increase of thirty-nine thousand ninety dollars (\$39,090), for a revised and final contract price of five hundred ninety-four thousand ninety dollars (\$594,090). All extra work was performed as directed by the project engineering team.

Section Three: This written determination shall be preserved and in a permanent project file that is open to the public.

Section Four: This Resolution shall be in full force and effect from and after its passage and approval.

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

Ayes:

Nays:

Absent:

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

Village President of the Village
of Glen Ellyn, Illinois

Attest:

Village Clerk of the Village
of Glen Ellyn, Illinois

Resolution 17-07

Meeting of April 24, 2017

ATTACHMENTS:

- Change Order No 1 Form - Lake Ellyn OCS Replacment (PDF)

CHANGE ORDER

Order No.: 1 (Final)
Date: April 24, 2017
Agreement Date: March 21, 2016

NAME OF PROJECT: LAKE ELLYN OUTLET CONTROL STRUCTURE REPLACEMENT PROJECT
OWNER: VILLAGE OF GLEN ELLYN
CONTRACTOR: EARTHWERKS LAND IMPROVEMENT AND DEVELOPMENT CORPORATION

The following changes are hereby made to the **CONTRACT DOCUMENTS**:

Attached hereto is a spreadsheet dated April 13, 2017 showing the original and revised contract quantities for all 16 original contract items (Base Bid + Alternate 1 + Alternate 2) and three new items. The final value of the original items is \$576,025. New items totaled \$18,064.19. The Total Project Final Construction Cost is \$594,089.19. Based on negotiations with the contractor, the original contract cost was established at \$555,000. Certain anticipated adjustments could not be fully realized with the original work, so additional funding is required for both the original and new contract items. All extra work was performed as directed by the project engineering team.

Change to **CONTRACT PRICE**:

Current **CONTRACT PRICE**: \$555,000.00

The **CONTRACT PRICE** due to this **CHANGE ORDER** will be **INCREASED** by: **\$39,089.19**

The new and final **CONTRACT PRICE** including this **CHANGE ORDER** will be **\$594,089.19**

Change to **CONTRACT TIME**:

Original CONTRACT TIME :	Substantial Completion:	June 1, 2016
	Final Completion:	August 31, 2016

The **CONTRACT TIME** due to this **CHANGE ORDER** will not be modified.

APPROVALS:

Approved by Village Board on: April 24, 2017

Requested by: RHMG Engineers

Reviewed by: Village of Glen Ellyn

Recommended by: Village of Glen Ellyn

Approved by: Village of Glen Ellyn

Accepted by: Earthwerks Land Improvement & Development

Lake Ellyn Outlet Control Structure Replacement Project

Final Quantities and Costs - Earthwerks Land Improvement & Development Corporation

No.	Awarded Contract Items	Contract Quantity	Unit	Unit Price	Final Quantity	Final Amount
1	TREE PROTECTION FENCING	175	FT	\$3.00	175.0	\$525.00
2	SOIL EROSION SEDIMENT CONTROL	1	LS	\$8,000.00	1.0	\$8,000.00
3	DEWATERING OF LAKE ELLYN	1	LS	\$100,000.00	1.0	\$100,000.00
4	REMOVAL AND REPLACEMENT OF OCS	1	LS	\$250,000.00	1.0	\$250,000.00
5	MODIFICATIONS TO GRAND JUNCTION BOX	1	LS	\$25,000.00	1.0	\$25,000.00
6	CIPP LINING OF 24" STORM SEWER	110	FT	\$260.00	0.0	\$0.00
7	CIPP LINING OF 30"/32" STORM SEWER	110	FT	\$280.00	0.0	\$0.00
8	ELEC. SERV. CONNECTION & COMPONENTS	1	LS	\$35,000.00	1.0	\$35,000.00
9	SITE RESTORATION AND GRADING	1	LS	\$15,000.00	1.0	\$15,000.00
10	TRAFFIC CONTROL	1	LS	\$2,500.00	1.0	\$2,500.00
11	PRECONSTRUCTION VIDEO TAPING	1	LS	\$1,500.00	0.0	\$0.00
12	RECORD DRAWING INFORMATION	1	LS	\$3,000.00	0.0	\$0.00
	ADDITIVE ALTERNATE #1					
A1.1	CONCRETE SIDEWALK	300	FT	\$100.00	300.0	\$30,000.00
A1.2	SITE RESTORATION AND GRADING	1	LS	\$4,000.00	1.0	\$4,000.00
	ADDITIVE ALTERNATE #2					
A2.1	WORK INCIDENTAL TO SEDIMENT REMOVAL	1	LS	\$24,000.00	0.5	\$12,000.00
A2.2	REMOVAL OF SOFT SEDIMENTS	1,150	CY	\$100.00	940.0	\$94,000.00
TOTAL - AWARDED CONTRACT ITEMS		TOTALS				\$576,025.00

EXTRA WORK ITEMS						
X-1	MATERIAL COSTS ASSOCIATED WITH NEW OUTLET PIPE INSTALLATION	0	LS	\$11,564.19	1.0	\$11,564.19
X-2	RESTRICTOR PLATE ON NEW OUTLET PIPE	0	LS	\$3,200.00	1.0	\$3,200.00
X-3	CONCRETE PADS FOR BENCHES	0	LS	\$3,300.00	1.0	\$3,300.00
EXTRA ITEMS		TOTALS				\$18,064.19

TOTAL PROJECT FINAL CONSTRUCTION COST \$594,089.19



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

Meeting: 04/24/17 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Amendment
Prepared By: Bob Minix

SCHEDULED

AGENDA ITEM (ID # 2676)

DOC ID: 2676

Authorize the Village Manager to execute Amendment No. 1 to the Agreement with ESI Consultants, Ltd., of Naperville, Illinois, in the amount of \$16,000, for additional resident engineering expenses for the 2015 Crescent Boulevard Reconstruction Project, to be expensed to the Capital Projects Fund. (Public Works Director Hansen)

Background:

ESI Consultants, Ltd. of Naperville were retained in May 2015 to provide resident engineering services associated with the reconstruction of Crescent Boulevard near Glenbard West High School. Competitive proposals were sought from qualified consultants to perform Phase III engineering tasks, consisting of coordination of staff, contractor and resident interactions; project scheduling review; inspections; coordination with surveying and testing companies; keeping project records; measuring and quantifying contract pay items; handling change orders; and preparation of record drawings. As IDOT was the contracting agency because federal grants partially funded construction, the engineer had to be IDOT-certified for the procedures and paperwork required for utilization of non-Village monies. In addition to the field staff, the consultant provided office support personnel as well as a sub-consultant in the area of material testing to satisfy project quality control requirements. ESI was awarded a fixed price contract of \$218,000 for the Phase III engineering services.

The term of the assignment was anticipated to be relatively short as substantial completion of the project was stipulated to be mid-August, with a modest addition of working days to wrap up the project once school was back in session. Project completion was anticipated to occur by mid-autumn 2015. Martam Construction of Elgin was the contractor. Martam's performance in the summer of 2015 was exemplary and the roadway was opened in time for the start of classes at Glenbard West. However, once the main body of work was complete, the project dragged on through the fall and was not completed until late May 2016, with some warranty work performed later that year. ESI continued with their resident engineering responsibilities throughout, eventually exhausting their contract dollars and incurring additional expenses. In the attached letter dated June 23, 2016, ESI requested additional compensation, listing in detail the extra services provided at a cost of \$47,500.

The project engineering team, in consultation with the IDOT project manager, has requested that the contractor be charged liquidated damages, for the express purpose of compensation for additional resident engineering costs. Based on these discussions, a contract change authorization citing a delay of 24 days resulting in liquidated damages of \$48,000, was prepared and submitted to IDOT.

The IDOT project manager reported the following in an email from early February 2017:

Martam is contesting the liquidated damages. This issue will not be resolved until all pay items are balanced, a final documentation review has been performed and all material deficiencies have been resolved. All of these things have to be performed

before IDOT can send final quantities to Martam for agreement. At that point Martam can file a claim to remove all liquidated damages. I don't think Schaumburg will remove all liquidated damages but Springfield might.

The Implementation Engineer asked me to look into the working days charged and liquidated damages at Martam's request. Martam complained that weekly report 28 had zero working days charged then weekly report had 45 days charged. I am waiting for Martam's response to any reasons for an extension of time. I do recall directing ESI to only charge working days for days worked on pay items and punch list.

I don't see this issue being resolved until the end of the year. I would think some liquidated damages will be charged but I think it will be less than the 24 days on Authorization No. 8.

ESI is ready to move ahead with wrapping up the project without an additional compensation request; however they have respectfully requested payment of at least a portion of their currently documented extra services now. It is expected that it might take years to receive the final invoicing from IDOT even if all issues are resolved this year.

In the recent past we have handled the issue of additional Phase III engineering expenses by splitting the extra costs between the Village, contractor and engineer. For the 2013 Oak-Euclid-Forest-Alley Improvements Project, Baxter & Woodman (Phase III engineer) incurred an estimated \$140,000 in additional fees. Based on negotiations between the contractor (Swallow), engineer and Village, Baxter & Woodman reduced their additional fee request to \$109,500. The Village paid a portion of this amount based on the time estimated to construct additional contract items - a period of 10 working days. The Village contribution was \$27,500. The balance of the fee request of \$82,000 was obtained from Swallow via a deduction from the contract.

For the 2015 Chidester-Elm-Lenox-Linden (CELL) Improvements Project, Civiltech (Phase III engineer) continued to provide full-time construction engineering services beyond the original contract completion date, resulting in extra expenses of approximately \$55,000 all told. The project contractor (Duntelman) and the Village negotiated a construction contract deduct in the amount of \$12,000. The Village matched this concession, with the balance of engineering costs (\$31,000) absorbed by Civiltech.

While it is hoped that the liquidated damages charged to the contractor will cover the entirety of the current extra engineering expenses, a realistic expectation is that there will be a division of costs between the contractor, engineer and Village. Assuming a one-third share by all parties at this point, each would contribute **\$16,000** toward final resolution. **It is recommended that the Village authorize the immediate payment to ESI Consultants, Ltd. of \$16,000 for its share of extra engineering expenses so that the construction contract can be finalized.** Once the contract issues are finalized, the ESI compensation situation will be addressed again, with the final amount paid to ESI by the Village determined by the level of liquidated damages paid by Martam. Payment to ESI would be taken from the Capital Projects Fund, Account No. 40000-580160 for Project No. 13002.

Board Action:

Staff requests Village Board action to approve Amendment No. 1 to the ESI Consultants, Ltd. agreement for construction engineering services associated with the Crescent Reconstruction Project in the amount of \$16,000. The proposed action would include authorization for the Village Manager to execute the contract change.

It should be noted that based on near-final project quantity estimates, the total project construction cost is currently estimated to be very near \$3,000,000 or about **\$150,000 under** the original contract bid amount.

ESI Vice-President Kevin Hayes will be attending the April 24, 2017 Board meeting to answer any questions and provide additional information on their request.

ATTACHMENTS:

- ESI Letter dated June 23, 2016 (PDF)



Robert Minix, P.E.
Village of Glen Ellyn
30 South Lambert Road
Glen Ellyn, IL 60137

June 23, 2016

**Re: Supplemental Construction Engineering Services
Crescent Boulevard Reconstruction**

Dear Mr. Minix:

As a follow up to ESI's supplement request of January 27, 2016, we are providing additional information regarding the contractor's activities or lack thereof subsequent to the anticipated completion at the end of October 2015 in accordance with ESI's contract with the Village. The following items support ESI Consultants, Ltd.'s request for additional compensation for construction engineering services.

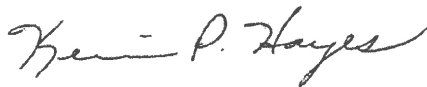
- While the contractor met the contract completion date for opening the roadway to traffic on August 22, 2015; they did not complete the remainder of the contract work and punch list work within 5 working days as specified by their contract.
- The contractors continued to work on the project on an almost daily basis until November 17, 2015, accumulating 64 calendar working days (39 IDOT working days due to weather) after the opening date. This extended schedule required ESI staff to remain working on the project as work was occurring in the field. The contract's project diary record substantiates this daily work.
- After repeated verbal warnings, the contractor was warned in writing on October 23, 2015 about the limited number of working days in the contract to complete the work and demanded that the work be finished ASAP with emphasis on the top soil work being completed to eliminate tripping hazards.
- Efforts continued after November 17th to get the landscaping contractor out to the project to complete the top soil filling. The contractor worked just two more days despite good weather until the project was finally suspended for the winter on December 18th after another 21 calendar working days (11 workable days of good weather). The contractor's lack of a commitment to the schedule (They failed to show up several days that they indicated they would be there) required ESI staff to remain working on the project.
- More of the same lack of commitment to schedule the completion of the landscaping work occurred during this past spring. The contractors finally completed all of the landscaping and punchlist work over a three week period, completing all work on June 8, 2016.

- Pursuant to IDOT's specification sections 108.4 and 108.9, the contractor is potentially liable for up to 56 work days of liquidated damages if full enforcement of the specification is implemented, which would result in over \$100,000 in damages.
- ESI's agreement with the Village states that "Construction activities are expected to begin in June of 2015 and be substantially complete by mid- September 2015, a duration of 14 weeks. Additionally, General Terms and Conditions section 3.f defines a new condition as "A significant delay in the prosecution of the project that requires the ENGINEER to remain on site or spend time periodically visiting the site to conduct follow up inspections beyond a reasonable time after the original contract completion date." The reasonable expectation was that all engineering work would be essentially completed by early to mid-October. If this had occurred, we would not have reason to submit this request.

ESI Consultants, Ltd. again respectfully requests additional compensation for construction engineering services in the amount totaling \$47,500.00 on the above referenced project due to the delays in completion of contract work beyond ESI's control which required additional engineering effort. ESI worked diligently during this additional work period to continuously push the contractor and their subcontractors to complete the work, calling and emailing on a daily basis and conducting field meetings with the contractor and subcontractors. Our close monitoring of the work and detailed documentation of the quantities placed should result in the final contract amount of approximately \$100,000 under the bid cost. We have attached our Cost Estimate of Construction Services that details this supplemental request.

We would like to get this matter resolved and close the project out with IDOT as quickly as possible. We will provide the Village any requested assistance in recovering any amounts due to the Village from the contractors and IDOT. Please review this request as soon as practical and feel free to call me at 630-420-1700 if you have any questions regarding this request or if you require additional information.

Sincerely,
ESI Consultants, Ltd.



Kevin P. Hayes, P.E., A.I.A.
Vice President

Supplemental Not To Exceed Cost

ESI Consultants, Ltd. - Personnel Hours & Cost

	PROJECT PRINCIPAL/PM	SENIOR MANAGER	SR. RESIDENT ENGINEER	RESIDENT ENGINEER 1	ADMIN. ASSOC. 3	Total Hours	% of Hours	Total Cost
	\$180.00	\$145.00	\$125.00	\$110.00	\$63.00			
	Kevin Hayes	Kevin Siksta	Ken Biddle	Ameer Khan	Michelle Gedye			
						0	0.0%	\$0.00
						0	0.0%	\$0.00
g Conditions						0	0.0%	\$0.00
entation			132			132	37.2%	\$16,500.00
	4		132		2	138	38.9%	\$17,346.00
			8			8	2.3%	\$1,000.00
			4			4	1.1%	\$500.00
	3		68		2	73	20.6%	\$9,166.00
	7	0	344	0	4	355		
	2%	0%	97%	0%	1%		98%	
	\$1,260.00	\$0.00	\$43,000.00	\$0.00	\$252.00			\$44,512.00
	\$2,990							\$2,990.00
								\$47,502.00



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

Meeting: 04/24/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6498

DOC ID: 2691

Ordinance No. 6498, An Ordinance Granting Approval of Variations from the Glen Ellyn Zoning Code and Exterior Appearance for the Construction of a Gas Station and Convenience Store for True North Energy, LLC to be Located at 825 North Main Street.

Background:

True North Energy LLC, contract purchaser of the Village owned property at 825 North Main Street, is requesting approval of Variations from the Zoning Code and approval of Exterior Appearance review. The requests are being made to accommodate the construction of a 6 pump/12 vehicle 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.

On March 13, 2017 the Village Board approved a Special Use Permit for the proposed gas station as well as three requested variations from the Sign Code. The Village Board was not able to take action on the request for variations from the Zoning Code nor the exterior appearance because no commission recommendation had been made for either at the time. Prior to the March 13, 2017 approval of the Special Use Permit and variations from the Sign Code, the petitioner revised the request for variations from the Zoning Code as well as the exterior appearance based on feedback from Village staff, the Architectural Review Commission, the Plan Commission, and the residents. The request for approval of the requested zoning variations and exterior appearance is what is being considered by the Village Board on April 24, 2017.

Requested Approvals

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

1. 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.
2. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

Modifications to the Proposed Project by True North Energy, LLC

In response to concerns raised by Village staff, the Architectural Review Commission, the Plan Commission, and the residents, True North has made substantial revisions to their plans from what was originally proposed in early 2016, including the following modifications to the project:

1. Eliminated a proposed car wash at the request of staff
2. Eliminated a proposed full access on both Main St and St. Charles Rd and agreed to RI/RO/LO only at Main Street and RI/LI/LO only at St. Charles Road
3. Redesigned convenience store building to add gabled roof, cupola, and replaced EIFS with Hardieplanks at the recommendation of HPC Chairman in order for the building to have a more historic appearance
4. Redesigned gas pump canopy to wrap metal columns with brick and limestone to improve appearance of the station
5. Removed yellow stripe decal on the fascia of the gas pump canopy
6. Removed red illuminated band on the fascia of the gas pump canopy
7. Requested approval from Shell to replace the standard canopy with a mansard roof with shingles to match the roof of the building and be more historical in architectural design
8. Reduced the size of Shell logo signs on canopy so they did not exceed the height of the canopy
9. Reduced the size of the originally proposed wall signage for the building
10. Added 23 arborvitae evergreen trees for additional screening for the residential properties to the south and east
11. Added additional multi-stem clump form trees behind building for additional screening of residential properties to south
12. Agreed to provide six adjacent residential properties with landscaping of their choice to be planted on their residential properties (with property owner consent), up to an amount of \$750.00
13. Agreed to annual landscape inspection of the property to ensure the landscaping shown on the approved plan is properly maintained and in existence
14. Replaced the proposed board-on-board fence with a SimTek fence providing 98% sound attenuation to block sound
15. Added a 6' tall SimTek fence providing 98% sound attenuation on west side of building to provide better visual screening of the gas pump canopy area from the residents to the south
16. Modified the stormwater detention plan to eliminate stormwater from the paved area of the site being released into the detention pond and into the existing drainage swale at the rear of the residential properties which will greatly improve the residents' existing stormwater problems. All stormwater from the canopy, pavement, and building will go either to the St. Charles Road or Main Street storm sewer
17. Made the detention area deeper and moved it 4' further west to provide a larger buffer between the proposed use and the residential property to the east which will allow the proposed plantings

- a better opportunity to thrive
18. Increased separation distance of light poles to comply with code and therefore eliminate a variation
 19. Reduced illumination levels at the Main Street and St. Charles Road entrances to comply with code and therefore eliminate a variation
 20. Reduced the setback variation being requested for the private sidewalk on the west side of the building
 21. Agreed to move the diesel pump from the east side of the site to the west side of the site
 22. Agreed not to have a car vacuum on the site due to the noise it generates
 23. Agreed to position an air pump at the western portion of the site in order to reduce noise to residents
 24. Agreed to reduce canopy lighting between 12:00 am and 5:00 am and have that change in lighting automatically programmed so they would not be relying on an employee to turn down the lights
 25. Agreed not to have outdoor music of any kind
 26. Agreed to reduce kelvins in their site lighting to offer a warmer light more in keeping with the historic LED light fixtures the Village is proposing for the public street lights at Stacy's Corners and lights at the history park
 27. Agreed to not have any television or video displays on any of the gas pumps
 28. Agreed to not allow any sound amplification from speakers between the hours of midnight and 5 am except for emergencies
 29. Agreed to make the entire rear façade of the building brick, rather than having the exposed concrete foundation facing the residents
 30. Agreed that they would not lock the doors of the store after midnight and conduct operations from a talk through window
 31. Lowered the height of the canopy by 1 foot to be 14 feet to the underside of the canopy at the lowest point. The lowest point they have used in the past is 15 feet.

Proposed Staff Conditions

Staff has proposed that nine (9) conditions be placed on the approval of the zoning variations and exterior appearance based on feedback and suggestions of the residents. These suggested conditions have been shared with, and agreed to, by the petitioner and were presented to the Plan Commission and the Architectural Review Commission (ARC) during the considerations of the zoning variations and exterior appearance, respectively (as noted below). The proposed conditions are as follows:

Presented to the Plan Commission:

1. No televisions may be placed on or in any gas pump or any other location outside the convenience store. Screens within the 'point of sale' area on each pump shall be excluded from this restriction, provided no audio is associated with the screens.
2. No sound may amplified from pump speakers on the property between the hours of 12:00 am and 5:00 am with the exception of sound amplification necessary for emergency purposes.
3. Diesel fuel shall be offered only at one of the two furthest pumps to the west, closest to Main Street.

1. No automotive vacuum shall be permitted on the property.
2. No more than one air pump is permitted on the property and shall be west of the convenience store.
3. No speakers shall be permitted for music or advertising outside the convenience store.
4. Illumination levels for the canopy lighting shall be reduced from 12:00 am until 5:00 am each day of the week. Such reduction of lighting shall be programmed to automatically occur. If such automatic dimmer fails then it shall be replaced or repaired to working condition within five (5) days following receipt of notice by the Village.

Presented to the ARC:

5. An annual landscape inspection shall be performed by Village staff to verify all approved landscaping is being properly maintained in good living condition. Village staff shall provide a written inspection report to the petitioner within five days of the inspection. Landscaping that has died or is in failing condition shall be replaced with similar type landscaping within ten days of the date of the inspection report. A re-inspection of the replaced landscaping shall be performed ten days after the date of the inspection report.
6. Prior to the issuance of a building permit for the project, the petitioner shall offer, in writing, to each of the six residential property owners adjacent to the subject property, which includes 586 Elm Street, 590 Elm Street, 594 Elm Street, 600 Elm Street, 604 Elm Street, and 605 St. Charles Road, offering to install additional landscaping on each of the above listed properties, with the permission of the property owners, up to an amount of \$750 for each property. A copy of the offer notice shall be sent to the Planning & Development Department at the same time it is sent to each property owner. The type, size and number of landscaping provided on each of the properties shall be mutually agreed upon by each respective property owner and the petitioner and installed by petitioner's landscaper.

Architectural Review Commission Recommendation

The ARC conducted a public meeting to review the petitioner's request for approval of the Exterior Appearance on April 19, 2017. Five (5) people spoke in opposition to the proposal at the public meeting. By a vote of 9-0 the ARC recommended approval of the Exterior Appearance with the two conditions presented by Staff to the ARC, as well as two additional conditions as follows:

1. The proposed fence on the west side of the convenience store building be extended north along the west property line and extended west along the south property line to a point four feet west of the northeast corner of commercial building to the south commonly known as 817 N. Main Street.
2. The proposed six foot trash enclosure wall be increased to a height of eight feet.

At this time, the petitioner has not yet agreed to the two above conditions. If the petitioner agrees to these items, they will not need to be conditions in the ordinance.

Plan Commission Recommendation

The Plan Commission reviewed the request for Zoning Variations at a public hearing on April 13, 2017. Eighteen people spoke in opposition to the proposal and two people cross examined the applicant and representatives of the applicant at the hearing. During the deliberation of the Plan Commission, some of the commissioners stated that the proposed variations improved the project. By a vote of 8-0, the Plan Commission recommended approval of the request for variations from the Zoning Code with the seven conditions presented by Staff to the Plan Commission as well as three additional conditions as follows:

1. High Impact Pedestrian Crossings, and associated signage and striping, be installed at all four crossings of the intersection of Main Street and St. Charles Road.
2. Review and reconsider the proposed 24/7 hours of operation
3. Review and reconsider allowing left-turn out movements onto Main Street.

If the Village Board wishes to include the three above conditions recommended by the Plan Commission, the Board will need to move to amend the ordinance prior to approval to incorporate actual conditions rather than the Plan Commission's suggestions that they review this issue.

The intersection of Main Street and St. Charles Road is under the jurisdiction of the DuPage County Department of Transportation (DuDOT) and staff has therefore reached out to DuDOT about the possibility of the requested High Impact Pedestrian Crossing improvements being provided by DuDOT in conjunction with an upcoming resurfacing project for St. Charles Road. Staff will continue pursuing this measure with DuDOT to evaluate the options and possibility of the improvements occurring. Staff would suggest that a provision be added that staff continue to pursue that these pedestrian cross walk improvements be performed by DuDOT.

Village Board Action

The Village Board may approve, approve with conditions or deny the requests for approval of the Variations from the Zoning Code and Exterior Appearance. A draft Ordinance approving the requests is attached for consideration at the April 24, 2017 Village Board meeting.

Attachments

- Draft Ordinance
- Draft Architectural Review Commission Meeting Minutes April 19, 2017 – Exhibit “A” (To be distributed at the April 24, 2017 Village Board meeting)
- Draft Plan Commission Meeting Minutes April 13, 2017 – Exhibit “B”
- Draft Architectural Review Commission Meeting Minutes February 22, 2017 – Exhibit “C”
- Draft Architectural Review Commission Meeting Minutes March 8, 2017 – Exhibit “D”
- Draft Architectural Review Commission Meeting Minutes April 12, 2017 – Exhibit “E”
- Location Map
- Petitioner's Findings of Fact – Exhibit “F”
- Site Plan – Exhibit “G”
- Landscape Plan – Exhibit “H”

- Tree Preservation Plan – Exhibit “I”
- Building Elevations – Exhibit “J”
- Canopy Elevation – Exhibit “K”
- Fence Cut Sheet – Exhibit “L”
- Select Materials from Petitioner’s Packet
- Resident Correspondence
- Traffic Study prepared by KLOA dated May 2, 2016
- St. Charles Road Sight Distance Study prepared by KLOA dated September 15, 2016
- JJ Benes and Associates memo dated April 20, 2017
- Economic Development Plan – Exhibit “M”

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

ATTACHMENTS:

- Proposed Ordinance No. 6498 825 N. Main ZV, EA (PDF)
- Exhibit B (PDF)
- Exhibit C (PDF)
- Exhibit D (PDF)
- Exhibit E (PDF)
- Location Map (PDF)
- Exhibit F (PDF)
- Exhibit G (PDF)
- Exhibit H (PDF)
- Exhibit I (PDF)
- Exhibit J (PDF)
- Exhibit K (PDF)
- Exhibit L (PDF)
- Exhibit M - ED Plan (PDF)
- Petitioner Packet (PDF)
- Resident Correspondence (PDF)
- Traffic Study prepared by KLOA 5.2.16 (PDF)
- Sight Distance Study prepared by KLOA 9.15.16 - 1 of 2 (PDF)
- Sight Distance Study prepared by KLOA 9.15.16 - 2 of 2 (PDF)
- JJ Benes and Associates Memo 4.20.17 (PDF)

Village Of Glen Ellyn

Ordinance No. __

**An Ordinance Granting Approval of
Variations from the Glen Ellyn Zoning Code and Exterior Appearance
For the Construction of a Gas Station and Convenience Store for True North Energy, LLC
to be Located at 825 North Main Street,
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of April, 2017.**

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

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

Ordinance No. _____

**An Ordinance Granting Approval of
Variations from the Glen Ellyn Zoning Code and Exterior Appearance
For the Construction of a Gas Station and Convenience Store for True North Energy, LLC
to be Located at 825 North Main Street,
Glen Ellyn, Illinois 60137**

Whereas, the Village of Glen Ellyn is the owner of the property located at the southeast corner of Main Street and St. Charles Road, 825 North Main Street, Glen Ellyn, Illinois (“property”) 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, the property consists of three lots of record, all of which are currently zoned in the C2 Community Commercial District (one lot has been zoned commercial since 1942, a second lot has been zoned commercial since 1972, and the third lot was zoned commercial in 2012); and

Whereas, prior to the Village taking title to the property it had been developed and used for gas station uses; and

Whereas, the property is currently vacant; and

Whereas, the Village had previously determined that it is in the best interest of the Village and its residents that the property be sold and developed commercially, as discussed in various documents that comprise the economic development plan referenced in Ordinance No. 6302, which documents are attached to this Ordinance as Exhibit "M" and

Whereas, in 2016, True North Energy LLC ("petitioner") entered into a Property Sale and Purchase Agreement with the Village to purchase the property, which contract was approved and authorized by the Village Board on February 22, 2016, pursuant to Ordinance No. 6386; and

Whereas, in accordance with the application requirements of the Village Zoning Code, the petitioner submitted applications to the Village requesting approval of a special use permit, various zoning and sign variations, and approval of exterior appearance plans for a proposed gas station and convenience store on the property; and

Whereas, a public hearing was duly noticed and held by the Plan Commission on petitioner's application for a special use permit on February 23, 2017; and

Whereas, a public hearing was duly noticed and held by the Architectural Review Commission on petitioner's application for sign variations on February 22, 2017 and March 8, 2017; and

Whereas, at its regular meeting on March 13, 2017, the Village President and Board of Trustees reviewed and considered the recommendations of the Plan Commission and Architectural Review Commission and approved the Ordinance No. 6486 approving a special use permit and sign variations for the property; and

Whereas, in addition to the special use permit and sign variations previously approved by the Village President and Board of Trustees on March 13, 2017, the petitioner also petitioned the Village President and Board of Trustees for approval of the following:

A. The following variations from the Glen Ellyn Zoning Code:

1. 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 to the east.
2. 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.
3. 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 requirement for installing the driveway as far from the intersection as possible.
4. 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.
5. 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.

B. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

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

Whereas, the Architectural Review Commission conducted public meetings to consider the proposed Exterior Appearance on February 22, 2017, March 8, 2017, April 12, 2017, and April 19,

2017, at which meetings the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval; and

Whereas, based upon the evidence, testimony, and exhibits presented at the aforementioned Architectural Review Commission public meetings, by a vote of nine (9) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the proposed Exterior Appearance with conditions as set forth in the April 19, 2017 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “A”; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on April 13, 2017 at which meeting the Plan Commission considered the petitioner’s request for approval of the requested variations from the Glen Ellyn Zoning Code; and

Whereas, at the April 13, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and eighteen (18) people spoke in opposition to the application and two (2) people conducted a cross-examination of the petitioner and representatives of the petitioner; 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 nine (9) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests as set forth in the April 13, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “B”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 22, 2017, March 8, 2017, April 12, 2017, and April 19, 2017 Architectural Review Commission public meetings and the April 13, 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 Zoning Variations is consistent with the goals of the Glen Ellyn Zoning Code and that granting the Exterior Appearance is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

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 meeting, attached hereto as Exhibit “C”, the minutes from the March 8, 2017 Architectural Review Commission public meeting, a draft of which is attached hereto as Exhibit “D”, the minutes from the April 12, 2017 Architectural Review Commission public meeting, a draft of which is attached hereto as Exhibit “E”, the minutes from the April 19, 2017 Architectural Review Commission public meeting, a draft of which is attached hereto as Exhibit “A”, and the minutes from the April 13, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact therein, 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, March 8, 2017, April 12, 2017, and April 19, 2017 public meetings of the Architectural Review Commission and the April 13, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant

approval of the proposed Exterior Appearance and requested Zoning Variations to allow the construction of a 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, March 8, 2017, April 12, 2017, and April 19, 2017 public meetings before the Architectural Review Commission and at the April 13, 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 for Zoning Variations stamped received April 6, 2017
 - b. Application for Exterior Appearance Review stamped received January 27, 2017
 - c. Petitioner's Findings of Fact, stamped received March 6, 2017, attached hereto to Exhibit "F"
 - d. Site Plan prepared by Northwestern Engineering Consultants, P.C. (Drawing No. C-2) stamped received April 6, 2017, attached hereto to Exhibit "G"
 - e. Landscape Plan prepared by Ives/Ryan Group, Inc. (Sheets L-1 and L-2) stamped received April 17, 2017, attached hereto to Exhibit "H"
 - f. Tree Preservation Plan prepared by Ives/Ryan Group, Inc. (Sheet TP-1) stamped received April 14, 2017, attached hereto to Exhibit "I"
 - g. Building Elevations prepared by F.A. Ross Architecture (Sheets A-400 and A-401) stamped received April 6, 2017, attached hereto to Exhibit "J"
 - h. Canopy Elevation prepared by Ambrose Design Group (Sheet C-1) stamped received April 6, 2017, attached hereto to Exhibit "K"
 - i. SimTek Fence Cut Sheet prepared by SimTek Fence (Sheet 1 of 1) stamped received April 13, 2017, attached hereto as Exhibit "L"
 - j. Color Renderings of convenience store and gas canopy (7 pages) stamped received April 6, 2017
 - k. Sight Lines Cross Section prepared by Northwestern Engineering Consultants, P.C. (Sheet SL-1) stamped received April 6, 2017
 - l. Material Listing (2 pages) stamped received March 3, 2017
- B. No televisions may be placed on or in any gas pump or any other location outside the convenience store. Screens within the 'point of sale' area on each pump shall be excluded from this restriction, provided no audio is associated with the screens.
- C. No sound may amplified from pump speakers on the property between the hours of 12:00 am and 5:00 am with the exception of sound amplification necessary for emergency purposes.
- D. Diesel fuel shall be offered only at the two furthest pumps to the west, closest to Main Street.
- E. No automotive vacuum shall be permitted on the property.

- F. No more than one air pump is permitted on the property and shall be west of the convenience store.
- G. No speakers shall be permitted for music or advertising outside the convenience store.
- H. Illumination levels for the canopy lighting shall be reduced from 12:00 am until 5:00 am each day of the week. Such reduction of lighting shall be programmed to automatically occur. If such automatic dimmer fails then it shall be replaced or repaired to working condition within five (5) days following receipt of notice by the Village.
- I. High Impact Pedestrian Crossings, and associated signage and striping, be installed by DuDOT at all four crossings of the intersection of Main Street and St. Charles Road if approval by DuDOT has been granted for such improvements. If DuDOT does not permit this work to be performed that the requirement for these pedestrian crossing improvements is null and void.
- J. Review and reconsider the proposed 24/7 hours of operation
- K. Review and reconsider allowing left-turn out movements onto Main Street.
- L. An annual landscape inspection shall be performed by Village staff to verify all approved landscaping is being properly maintained in good living condition. Village staff shall provide a written inspection report to the petitioner within five days of the inspection. Landscaping that has died or is in failing condition shall be replaced with similar type landscaping within ten days of the date of the inspection report. A re-inspection of the replaced landscaping shall be performed ten days after the date of the inspection report.
- M. Prior to the issuance of a building permit for the project, the petitioner shall offer, in writing, to each of the six residential property owners adjacent to the subject property, which includes 586 Elm Street, 590 Elm Street, 594 Elm Street, 600 Elm Street, 604 Elm Street, and 605 St. Charles Road, offering to install additional landscaping on each of the above listed properties, with the permission of the property owners, up to an amount of \$750 for each property. A copy of the offer notice shall be sent to the Planning & Development Department at the same time it is sent to each property owner. The type, size and number of landscaping provided on each of the properties shall be mutually agreed upon by each respective property owner and the petitioner and installed by petitioner's landscaper.
- N. The proposed fence on the west side of the convenience store building be extended north along the west property line and extended west along the south property line to a point four feet west of the northeast corner of commercial building to the south commonly known as 817 N. Main Street.
- O. The proposed six foot trash enclosure wall be increased to a height of eight feet.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Zoning Variations and the Exterior Appearance

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 24th day of April, 2017.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 24th day of April, 2017.

Village President

Attest:

Village Clerk

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

Exhibit "B"

DRAFT
PLAN COMMISSION
MINUTES
APRIL 13, 2017

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Jeff Girling, Phillip Hartweg, Tracy Heming-Littwin, Terra Costa Howard, David Rodemann and Jamie Vondruska were present. Plan Commissioners David Allen, Jim Ozog and Lyn Whiston were excused. Also present were Director of Planning and Development Staci Hulseberg, Attorney Julie Tappendorf, Village Planner John Sterrett, Planning Intern Christiana Cabrera, Dan Schoenberg, Traffic Engineer with James J. Benes and Associates and Recording Secretary Barbara Utterback.

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

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Heming-Littwin, to approve the minutes of the February 23, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda were public hearings regarding the Glen Ellyn Police Department at 65 S. Park Boulevard and True North Energy LLC at 825 N. Main Street.

PUBLIC HEARING – 65 S. PARK BOULEVARD – GLEN ELLYN POLICE DEPARTMENT –
ZONING VARIATION

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A VARIATION FROM SECTION 10-5-5(B)4 OF THE ZONING CODE FOR 65 SOUTH PARK BOULEVARD TO ALLOW AN EIGHT-FOOT FENCE IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF SIX FEET AS PART OF THE NEW GLEN ELLYN POLICE STATION. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF PARK BOULEVARD BETWEEN TAFT AVENUE AND HARDING AVENUE IN THE R2 RESIDENTIAL DISTRICT.

(Village of Glen Ellyn Police Department represented by Bob Acton, Deputy Police Chief)

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

STAFF INTRODUCTION

Village of Glen Ellyn Deputy Police Chief Robert Acton and Village of Glen Ellyn Planning Intern Christiana Cabrera, both of 535 Duane Street, Glen Ellyn, Illinois, were present to speak on behalf of the requested zoning variation.

PLAN COMMISSION

-2-

APRIL 13, 2017

Ms. Cabrera stated that this public hearing is regarding a zoning variation request for the new Glen Ellyn police station located at 65 S. Park Boulevard in the R2 Residential District. Ms. Cabrera stated that the Glen Ellyn Police Department is requesting a variation from Section 10-5-5(B)4 of the Glen Ellyn Zoning Code to increase the height of the fence surrounding the north and east sides of the police station parking lot from 6 feet to 8 feet. She added that the location and height of the subject fence which was originally 6 feet was approved by the Village Board on May 23, 2016, however, as access to more funds became available, the Police Department decided to apply extra money to improve the fence. Ms. Cabrera stated it is important to note that the color and style of the proposed fence is exactly the same as that approved by the Village Board. She added that the petitioner is simply requesting to increase the height of the fence. She also stated that the Police Department believes that an increase in the fence height will help protect police personnel from acts of violence and damage to personal property on the site. She added that due to a recent national trend regarding violence to police personnel on police station property, the Department believes that an 8-foot fence would be more appropriate than a 6-foot fence. Ms. Cabrera added that the Plan Commission is being asked to conduct a public hearing regarding a zoning variation to increase the height of the Glen Ellyn police station perimeter fence from 6 feet to 8 feet and make a recommendation to the Village Board.

Deputy Police Chief Robert Acton stated that the Police Department had the opportunity to increase the fence height on the site which will make the building more secure. He added that no other changes will be made to the fence which is being built for the next 50 years and will blend into the neighborhood.

Persons in Favor of or in Opposition to the Request

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

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

Comments from the Plan Commission

Plan Commissioner Howard appreciated that the Police Department will be able to build an 8-foot fence at this time rather than re-building it at a higher height in a couple of years.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that having considered the application of the Glen Ellyn Police Department for approval of a variation to the Zoning Code for the property located at 65 S. Park Boulevard in the R2 Residential District, the Plan Commission hereby adopts the findings of fact in the petitioner's

PLAN COMMISSION

-3-

APRIL 13, 2017

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 the request subject to the testimony presented at this meeting.

The motion carried with eight (8) yes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Fanella, Girling, Hartweg, Howard, Rodemann, Vondruska and Chairperson Loch voted yes.

PUBLIC HEARING - 825 N. MAIN STREET, TRUE NORTH ENERGY LLC, ZONING VARIATIONS
DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR
APPROVAL OF VARIATIONS FROM THE ZONING CODE FOR 825 N. MAIN STREET TO
ACCOMMODATE THE CONSTRUCTION OF A PROPOSED GAS STATION AND CONVENIENCE
STORE. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF MAIN STREET
AND ST. CHARLES ROAD IN THE C2 COMMUNITY COMMERCIAL DISTRICT.
(True North Energy LLC, Contract Purchaser)

Chairperson Loch provided introductory remarks for the benefit of the large audience in attendance and added that only five (5) variations were the subject of the public hearing for 825 N. Main Street.

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

Staff Report

Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett and Traffic Engineer Dan Schoenberg with James J. Benes and Associates were present to speak on behalf of the subject project.

Village Planner John Sterrett stated that True North Energy LLC is asking for approval of variations from the Zoning Code for a gas station and convenience store at 825 N. Main Street located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District. Mr. Sterrett stated that on February 22, 2017, the Architectural Review Commission recommended approval of the exterior appearance for the convenience store building only and continued a public hearing for variations from the Sign Code. He stated that on February 23, 2017, the Plan Commission recommended denial of a request for the Special Use Permit, however, did not take action on the request for the variations from the Zoning Code. He also stated on March 8, 2017, the Architectural Review Commission recommended approval of the variations from the Sign Code, however, did not take action on the remainder of the exterior appearance review. He added that on March 13, 2017, the Village Board approved the request for the Special Use Permit and variations from the Sign Code. He also stated that last night the Architectural Review Commission continued the meeting of the exterior

PLAN COMMISSION

-4-

APRIL 13, 2017

appearance to a special meeting on Wednesday, April 19, 2017. He added that the Plan Commission will hold a public hearing tonight for the request for variations from the Zoning Code from the petitioner.

Mr. Sterrett stated that the Plan Commission action this evening is to conduct a public hearing regarding the request for five (5) variations from the Zoning Code. He added that the Plan Commission is not considering a Special Use Permit to operate a gas station which was previously discussed and a recommendation was made for a Special Use Permit by the Plan Commission which the Village Board did approve. Mr. Sterrett stated that the five (5) variations being sought are for: 1. 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 green space to the east. 2. 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. 3. A variation from the driveway approach separation on arterial roadways under Section 10-5-11(J) 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 due to DuPage County Department of Transportation's requirement of installing the driveway as far from the intersection of Main Street and St. Charles Road as possible. 4. A variation from the curb flare requirements of Section 10-5-11(E) to allow 20 feet radii at the Main Street drive in lieu of the required 25 foot radii due to the Village's requirement to restrict left-in turning movements for traffic safety purposes. 5. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 5 feet in lieu of the required 6.9 feet for a sidewalk towards the southwest corner of the property near the adjacent commercial building due to an irregular rear property line. Mr. Sterrett displayed a site plan and indicated where the variations are located.

Mr. Sterrett stated that Section 10-10-14(G) of the Zoning Code requires one (1) parking space per 250 square feet of gross floor area. He stated that they have 3,850 square feet of gross floor area so 60 parking spaces are required to be provided. He added that the petitioner is trying to maintain as much green space as possible on the eastern portion of the property so they are not extending the pavement in order to provide one additional parking space. Mr. Sterrett stated that the Zoning Code does not permit a fence located between a principal structure and a street to have a height greater than four (4) feet and a height of six (6) feet is proposed for the entire length of the fence beginning at the trash enclosure and then going north along the east property line towards St. Charles Road. He stated that the 6-foot fence is being provided to allow better screening to the property on the east. He indicated on a drawing the driveway distance from the center line of the proposed driveway onto St. Charles Road with the center line of the existing driveway on St. Charles Road and the property to the east is 160 feet. Mr. Sterrett stated that the Zoning Code states that when a driveway cannot meet the requirement of 200 feet that the appropriate highway authority will determine spacing requirements and the DuPage County Highway Authority is requiring that the entrance

PLAN COMMISSION

-5-

APRIL 13, 2017

onto St. Charles Road be located at this location based on trying to have the entrance as far from the intersection of St. Charles Road and Main Street as possible. Mr. Sterrett stated that Section 10-5-11(E) requires the curb-to-turn radius to be 25 feet and the petitioner is required to provide a barrier restricting left-turn movements into the site from Main Street. He added that they are only able to provide a 20-foot curb to turn radius with this requirement and the narrow Main Street right-of-way. Mr. Sterrett also stated that Section 10-10-5(C)1 requires an impervious surface setback equal to 5 percent of the lot width along Main Street. He added that the lot width in this case is 138 feet which requires them to meet an impervious surface setback distance of 6.9 feet. He stated that the petitioner is proposing a sidewalk connection from the existing Main Street sidewalk to connect to the sidewalk around the convenience store building. He added that the Village is requiring this sidewalk be put in rather than having pedestrians walking across the proposed drive so, as a result of this sidewalk, the required 6.9 feet cannot be met. Mr. Sterrett added that two variations regarding lighting were heard by the Plan Commission in February of this year and added that the petitioner has revised their lighting to have the illumination levels to be no more than 2.1 footcandles at Main Street and 2.3 footcandles at St. Charles Road. Mr. Sterrett also stated that the petitioner is no longer requesting a variation for lightpole spacing and the lightpoles will now meet the requirement of being 68 feet apart. Mr. Sterrett stated that other modifications the petitioner has agreed to include reducing the illumination levels of the canopy lighting between the hours of 12:00 a.m. and 5:00 a.m. from an average 45.76 footcandles to 22.36 footcandles below the canopy lighting and reducing the kelvins in their site lighting from 5700 to 4000 to offer a warmer light more in keeping with the historic LED light fixtures the Village is proposing for the public street lights.

Mr. Sterrett stated staff is recommending a condition that no televisions may be placed upon or in the gas pump or any other location outside the convenience store and screens, no sound may be amplified from pump speakers on the property between the hours of 12:00 a.m. and 5:00 a.m. with the exception of amplification for emergency purposes, diesel fuel will be available at the two pumps furthest to the west closest to Main Street, that no automotive vacuums shall be permitted on the property, no more than one air pump will be permitted on the property and shall be west of the convenience store, no speakers shall be permitted for music or advertising outside the convenience store and lighting will be automatically reduced at the scheduled time. Mr. Sterrett stated that only the five (5) zoning variations presented are to be considered by the Plan Commission.

Questions to Staff from the Plan Commission

Mr. Sterrett responded to Plan Commissioner Vondruska that landscaping and fencing have been continued to an Architectural Review Commission meeting this Wednesday. Mr. Sterrett also stated that DuPage County is allowing all of the disturbed area of the property and all of the stormwater drainage to convey out to the St. Charles Road storm sewer. Mr. Sterrett

PLAN COMMISSION

-6-

APRIL 13, 2017

responded to Plan Commissioner Heming-Littwin that the requested conditions were discussed with the petitioner prior to this meeting. Mr. Sterrett described the location of sidewalks at the subject site for Plan Commissioner Fanella. Traffic Engineer Dan Schoenberg responded to Plan Commissioner Girling that there are operational advantages to maximize the distance between the St. Charles access and the intersection with Main Street. He stated the first operational advantage is improved communications and, for example, if the access point was very close to the intersection and there was an approaching vehicle with its turn signal on, one could never really be sure if he was turning into the gas station or turning onto Main Street, for example, which could increase the risk of collisions. Mr. Schoenberg stated that a second operational advantage has to do with the cue of westbound traffic wanting to turn left at the intersection. He stated that according to the traffic analysis, there are a few vehicles that will stack on line and a car will be able to turn and not block someone wanting to turn at the intersection. Mr. Schoenberg responded to Plan Commissioner Girling that it is better that this access be separated from the intersection than it be closer. Plan Commissioner Fanella asked if cars turning into the gas station as they are moving westbound on St. Charles will have any issues seeing cars coming over that hill at the intersection. Mr. Schoenberg replied that there is adequate distance for cars going in both directions to see vehicles turning in and out of the gas station and also responded to Plan Commissioner Girling that is within the normal range of what is acceptable. Mr. Sterrett responded to Plan Commissioner Vondruska that the Village Board has not added any additional conditions to this request.

Petitioner's Presentation

Ryan Howard, Chief Operating Officer, True North Energy, 10346 Brecksville Road, Brecksville, OH; Ron Ambrose, Ambrose Design Group, 1671 Cunningham Lane, Crystal Lake, IL; Randy Metz, IRG, Inc., 324 East Eisenhower Lombard, IL; William Woodward, KLOA, 9575 W. Higgins Road, Suite 400, Rosemont, IL; and Daniel Havler, Northwestern Engineering Consultants, 675 N. North Ct., Palatine, IL were present to speak on behalf of the requested variations.

Mr. Howard stated that they submitted the first offer of the subject property to the Village one year and eight months ago and started the development process over 15 months ago. He stated that they have appeared before the Plan Commission and the Architectural Review Commission and have spoken to Lee Marks and the other members of the Historical Preservation Commission as well. He believes the subject property will be designed with complementary aspects to other Stacy's Corners buildings and should be the most attractive convenience store facility in the Chicagoland area. Mr. Howard stated that aspects of the project have been changed to integrate into the subject area. Those aspects include the car wash which has been dropped due to the proximity of the residential neighbors, hardy plank siding which has been used to integrate the aspects of other neighboring buildings along with limestone, brick and canopy columns that have been added to the fuel columns and a mansard or shingle-faced canopy to eliminate the yellow color as requested, the marquee sign has been sacrificed on the front of the building and instead a horizontal type sign has been used, gabled

PLAN COMMISSION

-7-

APRIL 13, 2017

dormers and a cupola on top of the building were added and a ground monument sign has been proposed instead of a vertical sign typical of the industry. Mr. Howard stated that they tried to preserve trees on the property and added landscaping in an attempt to provide a buffer to neighboring properties. He added that they have agreed to offer individual landscaping allowances to the adjacent land owners. Mr. Howard stated they have also strategically located the fence at higher points on the property to provide a better sight line barrier. He stated that they tried to work with the dry cleaners by the subject site to purchase that property in order to have a larger, more regular shaped site and increase the buffer to the south, however, the dry cleaners was not interested in relocating their store. Mr. Howard also stated that they have agreed to replace the initially proposed vinyl fence with a fence proposed by a resident of Glen Ellyn that will block 98 percent of direct sound. He added that their company keeps their locations contemporary and relevant and are currently remodeling sites that were built less than 10 years ago. He added that they are not a franchisee organization which allows them to control their operations. He hoped that many Glen Ellyn residents will appreciate the services they provide and the tax revenue that they will contribute to the Village.

Mr. Ambrose stated that the first variation is for parking. He stated that based on the square footage of the building, they are required to have 16 parking stalls. He stated they are providing 15 parking stalls across the front of the building and are trying to provide as much buffer area as possible between the eastern curb area and the residents to the east which is why they decided not to push the detention area any further to the east to get a parking stall in. He added that in many cities, fueling islands are considered to be parking stalls. Mr. Ambrose stated that the second variation is for a fence which goes from the front of the building along the detention area to the east toward St. Charles Road. He stated they are asking staff for a 6-foot fence instead of the required 4-foot fence. Mr. Ambrose responded to Plan Commissioner Howard that both the petitioner, staff and some residents provided input regarding the fence. Mr. Ambrose also displayed the fence proposed to be used at Plan Commissioner Girling's request. Mr. Ambrose also responded to Plan Commissioner Rodemann that the fence will be west of the detention area and will be used to screen as much of the site and sound from the residents as possible. He also stated that the fence will be extended to the end of the detention area for safety reasons. Mr. Ambrose confirmed for Plan Commissioner Heming-Littwin that the fence is 34 feet off of St. Charles Road. He also responded to Plan Commissioner Girling that the fence will be 2 feet from the detention area and there will be trees between the fence and the curb line. Mr. Ambrose stated that an impervious setback is also being requested for a sidewalk in order to make a connection point from Main Street to the building walk at their front building line and, in order to make that work, they must go along the southwestern property line and then turn and go south towards the building which will allow only 5-1/2 feet of separation from the sidewalk to the property line which is required to be 6 feet 9 inches.

Civil Engineer Daniel Havler of Northwestern Engineering Consultants stated that the high water level in the basin would be elevated 2 feet in a 100-year storm. He also stated that the

PLAN COMMISSION

-8-

APRIL 13, 2017

lowest part of the basin where it exits the basin towards St. Charles Road is then piped and goes through the wall on the north side of the basin which is 3 feet below the high water level. He added that there is a maximum of 3 feet of water where the pipe exits the basin. He also stated that the basin will fill up for a 100-year storm.

Mr. Howard responded to Plan Commissioner Heming-Littwin that they are willing to accept all of the conditions to fit into the subject area although those conditions will impact their business. Mr. Howard also verified for Plan Commissioner Fanella that Shell has approved replacing the standard canopy with the mansard roof and he displayed a photo of the canopy.

Persons in Favor of or in Opposition to the Proposed Request

David Jackson, 1219 S. 3rd Street, Lombard, IL, stated he represents a group of people who are residents in Lombard and who recently had a Bucky's project in Lombard turned down after learning the potential problems that could result in a residential area. Mr. Jackson stated that children can have problems with their health related to being near gas stations. He urged the Plan Commission do whatever is necessary to stop this project as it is not the right thing for the neighborhood.

Brian Polacek, 1219 Addison Avenue, Lombard, IL, stated that he agreed with David Jackson's comments.

Robert Imig, 815 Lenox Road, Glen Ellyn, IL, stated that video poker/gambling machines should not be allowed at the proposed gas station because he does not feel a casino should be located there. He also expressed a concern regarding a traffic problem with cars going in and out of the site onto St. Charles Road. He also felt that if the gas station is abandoned, the owner should be required to clean it up. Director Hulseberg stated that the Village of Glen Ellyn does not allow video gambling. Mr. Howard stated they do not plan to have video gambling machines at the gas station.

Diana Martinez, 594 Elm Street, Glen Ellyn, IL, spoke and Jessica Valerio, 830 Lenox Road, Glen Ellyn, IL, donated her time to Ms. Martinez. Ms. Martinez asked for answers regarding what the area behind the building looks like, what the fence looks like and what the treatment around the retention pond looks like. She stated that the photos/drawings presented by the petitioner do not look like the actual area and she presented photos of that area. She stated she wants to understand how the 14-foot high canopy on top of an 11-foot berm shining into their homes 24-7 will affect them. She then displayed her own version of what the area will look like which is dug out mud. She also expressed concern regarding rain and showed via video how water travels behind the homes on Elm Street. Ms. Martinez stated that the hardship regarding this project is that it is over-designed. She recommended that the gas station is not open 24-7 and that no more variances are requested.

PLAN COMMISSION

-9-

APRIL 13, 2017

Mark Simon, 604 Elm Street, Glen Ellyn, IL, spoke and Mimi Simon and Scott Simon deferred their time to Mr. Simon. Mr. Simon stated he is tired of his and his neighbors' homes being depicted as little postage sized stamps at the edge of the petitioners' site plans. He displayed a video of the homes in his neighborhood and the nearby forest. He stated that an appraiser informed him that salability will be affected and he has a home that he cannot currently rent because of the proposed gas station. He also stated he was concerned that his children will be hit by a car as they walk to school on Main Street due to increased traffic from the gas station. He also expressed concern regarding gas spills and showed a photo of a gas spill in the area. Mr. Simon showed some photos of other gas stations that the petitioner has built. He asked why the lights at Glenbard West practice field are turned off at 9:00 p.m., however, the gas station lights will be on all night.

Sarah Tuscher, 524 Oak Street, Glen Ellyn, IL, stated she is commenting as a resident of Glen Ellyn and not as the Co-President of the Forest Glen PTA. Ms. Tuscher stated that she is in no way supporting the construction of a gas station at this location, however, if this project is going to move forward, she requested that in order to increase safety for residents and over 600 students, a number of stipulations should be made as follows: She stated that due to the anticipated increase of traffic, there should not be an entrance/exit on Main Street. She stated that some patrons will be forced to drive south toward Elm Street and reverse their direction to go back north or they will go through the 7-11 parking lot—both of which options are not safe. She stated that some Forest Glen students are either dismissed or entering their school on Elm when no crossing guard is in attendance. Ms. Tuscher, therefore, felt that restricting the entrance and exit to only St. Charles will decrease the safety of anyone but especially the children on Elm Street. She added that allowing the variation to decrease the required radii to restrict left turn-ins onto Main Street would increase the safety risk of the drivers using Main Street and prospective patrons of the gas station and people using that sidewalk.

Jil-Lyn Tedford, 22W533 Emerson Avenue, Glen Ellyn, IL, stated she is highly against the proposed project. She stated this project has affected all of her neighbors greatly and she thanked the Plan Commission for being against his project at a previous meeting. She stated that all of the concessions being made by the petitioner are based on the property being too small for what is being asked for. She felt that they should maybe look at decreasing the size of the store since the number of parking spaces is based on the size of the store so that we don't have to have a variation for parking spaces. Ms. Tedford stated that the landscaping has been discussed about being important for the neighbors and a concession that is necessary for the people around the gas station and she felt that is required by the Village. She also stated she has a concern about the exits and entrances on Main Street that are being pushed closer to the school. She stated that the project may fall through if the variances are not approved. She added that this project is wrong for the community, is unfair to the children of the community and is dangerous and she was upset that a 24-hour gas station could be the entrance to the Village of Glen Ellyn.

PLAN COMMISSION

-10-

APRIL 13, 2017

Michael Semprevivo, 22W488 Emerson Avenue, Glen Ellyn, IL, was concerned that cars were going to cut through streets to avoid Five Corners. He stated that the lights at Walgreens at Five Corners are still on until 2:00 a.m. and nothing has been done about it. He stated that if no one holds Walgreens accountable, who will hold the gas station accountable? He also felt that midnight was too late for lights to be on and there is no need for the gas station to be open 24-7. He stated that a great deal of money has been spent on Five Corners, however, the garbage cans are not emptied and Stacy's Tavern is open 6 hours a week. He also wondered about how the liquor will be addressed and whether it will be a walk-in cooler and whether or not hard liquor will be sold.

David Hartsell, 714 Meredith Place, Glen Ellyn, IL, stated that the petitioner was allowed to talk for longer than any of the people speaking in opposition to the gas station property and that a lawyer was in attendance who was not the Village lawyer but who the residents were paying for. He stated he did not understand why the Village is bending over backwards to allow the variances for a gas station that nobody wants. He stated that variations are required because the proposed project is over-designed, overbuilt and inappropriate for this space.

Don Carlson stated that he was present on behalf of Montessori Academy of Glen Ellyn at 927 N. Main Street, Glen Ellyn, IL. He stated that the school's concern with this project is safety for the families bringing their children to the school whether by walking or driving. He stated that when he leaves the school, he cannot see well enough over the hill on St. Charles to see if it's safe so he waits until the light changes. He stated it will be dangerous for cars on the road when someone pulls out of the gas station as the subject intersection already demands attention. He expressed concern for the families that drop off and pick up children at his school. He asked if the variations will exacerbate the safety of the site.

Ken Kloss, 350 Ridgewood Avenue, Glen Ellyn, IL, requested in writing the contact person at the Illinois Department of Transportation and the site study. He stated that the auto-cad drawing does not represent the conditions of the ingress and egress. He stated he had suggested adding speed lanes at the subject site so that cars leaving the gas station could accelerate quickly. He also stated he would like to see what the State of Illinois would propose regarding caution signs for this intersection.

Andrew Livingston, 789 Forest Avenue, Glen Ellyn, IL, stated that he can see Walgreens from his house which is bright, however, is nothing like the canopy that will be at the proposed gas station looking over some of his neighbors' homes 24-7. He added that his biggest concern is the 24-7 hours of operation. He also expressed concern regarding chemicals that will run off the subject site and onto his neighbors' properties. He added that the owners of the homes by the gas station will have concerns around the clock regarding safety due to the hours of the gas station. He stated that former Trustee Carl Henninger has said that the Village will have a lot of control over the development so the idea is that it will definitely be in keeping with the spirit of the History Park nearby. He added it will not be some modern monstrosity that won't fit the

PLAN COMMISSION

-11-

APRIL 13, 2017

character of the neighborhood. Mr. Livingston stated that the subject project belongs on an interstate and not in our neighborhoods.

Joseph Abel, 200 Forest Avenue, Glen Ellyn, IL, spoke and Gail Kalinich, 528 Oak, Glen Ellyn, IL, Mary Beth Nelms, 1N144 Stacy Court, Glen Ellyn, IL, and Ryan Briggs, 549 Oak Street, Glen Ellyn, IL, deferred their time to Mr. Abel. Mr. Abel stated he served on the Village Architectural Review Commission and is familiar with what is currently going on in town. He stated that the subject use is in the zoning ordinance as a special use and because of that, there is a lot more flexibility than with a permitted use. He stated that special uses are unique and have unique problems or benefits with respect to the impact upon the neighboring properties. Mr. Abel stated that the word "adequate" has been used, however, he does not feel that is acceptable for a special use. He stated one must go above and beyond as adjoining properties are being affected. Mr. Abel stated he is clearly against this project as it is not in the right location and added that he is at this meeting to put some conditions on the project through the variation process. Mr. Abel stated he felt the biggest problem is the location of the driveways because this is a very important intersection. He also stated that what is being done around the school is amplifying the traffic instead of calming it which is the worst possible thing that could be done. He stated that a 6-foot vinyl fence is not enough sound attenuation for the people directly to the south and he suggested running the wall all the way to the west boundary line which will provide an 8-foot wall that will block sound. He also stated that wall should continue around the mechanical equipment and trash and then go back to the north and completely enclose it with brick. He also stated that the original 4-foot landscape strip along the western edge which would not accommodate any type of landscaping would be moved from 4 feet to 8 feet; however, Mr. Abel believes it should be moved from 4 feet to 15 feet. He stated that at least a dozen homes should be included in having landscaping installed behind their homes instead of just 4 or 5 homes. Mr. Abel then discussed possible conditions to be added by staff. He stated that no outside amplification should be allowed, including advertising on the gas pumps. He also stated that the gas station should not be open 24 hours; it should be closed from midnight to 5:00 a.m. Mr. Abel stated that the Plan Commission must discuss the seven standards and include them in the report. He informed the Plan Commission that they can make any conditions they want to regarding this request.

Rick Massa, 787 Forest Avenue, Glen Ellyn, IL, spoke and Jessica Como, 771 Forest Avenue, Glen Ellyn, IL, and Leland Livingston, 789 Forest Avenue, Glen Ellyn, IL, deferred their time to Mr. Massa. Mr. Massa commended the Plan Commission for their findings at the February 22, 2017 meeting. He also stated that the application packet is incomplete, the True North Energy LLC is no longer under contract as the contingency period expired and the buyer did not request an extension to that contingency period. He stated that Village Attorney Greg Mathews confirmed this is a handshake deal at this point. Mr. Massa stated that a few hours ago, a law firm representing a number of residents provided a letter to the Village and the petitioner demanding reconsideration of the use as well as that the petitioner withdraw

PLAN COMMISSION

-12-

APRIL 13, 2017

submittal for this project due to opposition in the Village. He stated that a letter was also provided demanding additional considerations for the environmental conditions resulting from the characterizations and voids of information that led up to the issuance of a no further action letter which is also being demanded. Mr. Massa stated that a lot of the variances being requested are self-created and that the Plan Commission raised concerns regarding this project at a previous meeting that included size and volume, lack of buffer, shielding the residential neighborhood and the site and lack of findings on the operations at 24-7. Mr. Massa stated that this proposal is very intrusive in a residential neighborhood. He added that several Village Board members commented that a gas station was located here previously and it should currently be a gas station; therefore, the gas station was approved. Mr. Massa asked if there is going to be a gas station located here that the Plan Commission ask that certain restrictions are applied including reducing the size of the gas station and the number of pumps. He stated that the average size of a convenience store in the United States is 2,900 square feet which is much less than what is being proposed here. Mr. Massa stated that since the Plan Commission raised these issues at their meeting on February 23, 2017, none of these issues have been addressed so he asked that these issues be considered this evening. Mr. Massa displayed the subject site and stated that the buffer there not only shields the residents to the east and to the south from the site but also from the intersection. He added that there is a 10-foot grade difference at this location so when a large building is built on the site and all of the trees are removed, it will be very noticeable and will open up the entire intersection. He requested consideration to establish a meaningful and permanent wide conservation buffer on the side and in the back of the site with very tall trees. Mr. Massa stated that the hours of operation were not part of the application and added that one cannot have a 24-hour operation next to a residential neighborhood. He asked for restrictions similar to the nearby Walgreens which is open 6:00 a.m. to midnight.

Anne DiSandro, 42W688 Clover Hill, Elburn, IL represented the residents at 600 Elm Street. Ms. DiSandra displayed a photo of her parents' back yard at 600 Elm Street and stated that the cupola will be the view out of their kitchen window. She stated that she is opposed to the proposed project.

Mary Beth Nelms, 1N144 Stacy Court, Glen Ellyn, IL, thanked the Plan Commission for their time. Ms. Nelms stated she spent 10 years at Five Corners as a crossing guard when there were two operational gas stations located there and before Walgreens was built. She added that it is still a very dangerous corner. Ms. Nelms stated she was part of a neighborhood liaison with the developers and her neighborhood when Walgreens was under construction. She also was very passionate about traffic and children in that area waiting on the corner going to or from school. She also stated that the traffic to get into Walgreens is in the parking lot and not on the street. She also felt that the entrances to the gas station should be off of Main Street instead of off of St. Charles Road and no left turns should be allowed off of that site.

PLAN COMMISSION

-13-

APRIL 13, 2017

Chris Greco, 614 Elm Street, Glen Ellyn, IL, spoke and C. Jane Thomas, 531 Maple Street, Glen Ellyn, IL, and Grace Morgan, 774 Forest Avenue, Glen Ellyn, IL, deferred their time to Mr. Greco. Mr. Greco stated that since True North is requesting variances, the Village has the ability to attach conditions regarding 24-7 hours. He stated that a driver would need to see approximately 460 feet to safely turn left onto Main Street. He recommended strongly to restrict cars from turning left out of the proposed gas station. Mr. Greco stated that regarding the St. Charles Road variance, there is no margin for error and left hand turns are dangerous and should not be allowed. He stated that the Intersection Site Analysis presented by True North did not include trucks and there are standards that state trucks take longer to turn. Mr. Greco also stated that True North did not account for the grade. He stated that the policy for the American Association of Site Highway Officials states that stopping distance at 45 miles an hour is 410 feet which is outside that safe operating limit. Mr. Greco then provided information from True North regarding how a truck will enter and exit the subject site which he felt needed to be changed.

Mike Perry, 797 Forest Avenue, Glen Ellyn, IL, stated that regarding the traffic flow in and out of the subject location, it will be interesting to see a tractor/trailer hauling tens of thousands of gallons of fuel into the site and wondered how often that will happen. He stated he will not be happy about that type of truck going through the community. He also stated there is no way that he will not hear noise from the proposed gas station and he was very unhappy about the gas station being open 24 hours a day.

Jason Tuscher, 524 Oak Street, Glen Ellyn, IL, stated he lives on the fence line of Forest Glen and displayed a photo of his three children. Mr. Tuscher respectfully asked the Plan Commission to deny any variance and encouraged the residents of Glen Ellyn to continue to learn more about what is happening with the subject project. He also asked True North to find a different town for this gas station where the neighborhood won't be damaged and the children won't be put at risk.

Kristy Bockelman, 765 Prairie Avenue, Glen Ellyn, IL, stated she is 100 percent against the subject project which she feels is massive and invasive on the site. She stated it is not in keeping with the charm and character of Glen Ellyn. She agreed with Mr. Abel's comments at the Architectural Review Commission which was to eliminate the last gas pump and cut the canopy back to keep in line with the building line which would move a lot of activity to the west end of the site and give the residents the buffer and quiet they need.

Peter Clifford, 793 Forest Avenue, Glen Ellyn, IL, spoke and Kelley Kalinich, 727 N. Park Blvd., Glen Ellyn, IL, deferred her time to Mr. Clifford. Mr. Clifford stated that no residents have stood up for the proposed project and there is an impression that the Village is insisting on enforcing this project on the residents. He stated that the only positive element is the \$140,000 figure that materialized at the last Village Board meeting which was given by True North. He added the Village is in the red by letting the petitioner open this gas station. He added that no

PLAN COMMISSION

-14-

APRIL 13, 2017

residents will purchase gas at this station. He also stated that the purchase of various products at the gas station will pull business from the nearby 7-11 and variances will put their business further in the red.

Cross Examination

Attorney Julie Tappendorf explained the procedures of the cross examination process.

Rick Massa, 787 Forest Avenue, Glen Ellyn, IL, requested to cross examine Ryan Howard, Chief Operating Officer, with True North Energy LLC. Mr. Massa asked Mr. Howard how many gas stations True North has in its portfolio and Mr. Howard responded their company owns, operates and supplies approximately 300 gasoline/convenience stores. Mr. Massa asked how many gasoline/convenience stores are immediately adjacent to residential homes and Mr. Howard stated he did not have an answer to that question and that would be subject to interpretation of what would be close to someone's home. Mr. Massa asked how many of their gas stations are open 24/7 and Mr. Howard replied a good percentage. Mr. Massa also wanted the subject gas station to be open from 6:00 a.m. to midnight which is in line with the ordinance passed for nearby Walgreens. Mr. Massa also requested a landscape conservation buffer at the subject site. Mr. Massa also asked that the size of the project be reduced.

Diana Martinez, 594 Elm Street, Glen Ellyn, IL, requested to cross examine a True North architect, landscape architect, representative for operations and an engineer. Ms. Martinez asked for clarification of the fence because they have never seen what it will look like from the back. She also asked if there will be landscaping around the fence because it goes to ground level. Mr. Howard described a 6-foot tall trash enclosure that Ms. Martinez asked about and she requested that the wall around the trash be taller. Mr. Howard that the enclosure will be block and brick. Ms. Martinez asked if plastic fence is attached to the garbage enclosure. Mr. Howard responded that the fence has just been modified and he referred to their renderings. Chairperson Loch added that landscaping questions should be referred to the Architectural Review Commission. Ms. Martinez requested that certain 6-foot fences be changed to 8 feet for security reasons. Ms. Martinez asked if cars can turn left onto Main Street and Mr. Woodward with KLOA responded yes. She responded she does not want a left turn at that location. Ms. Martinez asked if there is any concern about the monument sign creating a visibility issue near the corner and Chairperson Loch stated this is an Architectural Review Commission issue.

Joseph Abel clarified a statement made during one of the above presentations.

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

PLAN COMMISSION

-15-

APRIL 13, 2017

Comments from the Plan Commission

Plan Commissioner Fanella thanked the neighbors for participating in this process. She stated that the five variation requests will improve the proposed project for the residents and for the safety of the neighborhood. She stated that she would like to see additional pedestrian signage at the crossing and better striping. She stated that according to the traffic report, there is high visibility on one part of that crossing and there are standard crosswalks on the other part. She stated that given the proximity to a school, increased pedestrian signage and better road striping is needed. She also stated that there should be high visibility crosswalks and signage at all four streets at the intersection of Main Street and St. Charles Road. Attorney Tappendorf responded to Plan Commissioner Fanella that she can make a recommendation regarding changing the hours of operation which are currently 24-7 although it is a Village Board consideration. Plan Commissioner Heming-Littwin expressed concern as the nearby 7-11 has been open 24-7 for 40+ years. Director Hulseberg stated that Walgreens never asked for 24-7 hours, however, a Plan Commissioner had asked for a condition in the ordinance that Walgreens would need to return to the Plan Commission if they ever wanted to increase their hours.

Plan Commissioner Heming-Littwin did not have a problem with 15 parking spaces on the site in lieu of 16 parking spaces required. She added that people who use the pump spaces also go into the convenience store so being short one space is not an issue. She also stated that the petitioner eliminated that space to do other things on the site. Plan Commissioner Heming-Littwin stated she has no problem with allowing the fence on the east side of the property to be 6 feet in lieu of 4 feet for better screening. Plan Commissioner Heming-Littwin stated that the driveway separation needs to be done because of the driveway and the intersection and a request made by the DuPage Department of Transportation. Plan Commissioner Heming-Littwin stated she is in favor of a variation from the curb flare requirements to allow a 20 foot radii at the Main Street drive in lieu of the required 25 foot radii because safety is increased there with restricting left turns into the property from southbound Main Street. Plan Commissioner Heming-Littwin was also supportive of the request to allow an impervious surface setback of as little as 5 feet in lieu of the required 6.9 feet for a sidewalk towards the southwest corner of the property near the adjacent commercial building due to an irregular rear property line as the Village was in favor of this request. Plan Commissioner Heming-Littwin stated she was fine with the seven (7) additional conditions and agreed with additional striping. She added that the property has been vacant for a long time and something needs to be done on that site. She stated there are people in the Village who are supportive of this request and added that she is in favor of the subject request.

Plan Commissioner Hartweg agreed with Plan Commissioner Heming-Littwin's comments. He added that the Village purchased this property six years ago which was an eyesore, however, no one has come forward regarding this property except gas stations. He stated that the majority

PLAN COMMISSION

-16-

APRIL 13, 2017

of people he has spoken to in town support this project and he has no problem supporting it as well.

Plan Commissioner Vondruska stated that the Village Board approved the special use permit after the Plan Commission had not approved it. He explained for Mr. Abel that after speaking to the Village Attorney, he learned that the Plan Commission cannot give conditions or recommendations on something they had denied. Regarding the variations, Plan Commissioner Vondruska stated he can live with the one less parking space. He also stated he would be in favor of an 8-foot fence for screening purposes, however, Attorney Tappendorf stated he cannot ask for a higher fence which would be in violation of the Zoning Code. Plan Commissioner Vondruska stated he understood why the driveway approach needs to be farther away from St. Charles Road. He also was not in favor of pulling out of the gas station and turning left onto Main Street. He also was supportive of the variation regarding a 20-foot radii at the Main Street drive in lieu of the required 25-foot radii to restrict left-in turning movements and the variation to allow an impervious surface setback of as little as 5 feet in lieu of the required 6.9 feet for a sidewalk towards the southwest corner of the property. Plan Commissioner Vondruska also wanted the Village Board to look at the 24-7 hours.

Plan Commissioner Howard stated she was not in attendance at the previous meeting regarding this project, however, after reviewing the project, she was supportive of the variations and the suggestions. She stated she was also in favor of the additional striping and was not in favor of the 24-7 hours. She added that there is much resistance in the Village to new businesses, however, for economic development purposes, we need to appreciate when a new business is interested in being here.

Plan Commissioner Rodemann stated he does not take a huge exception to any of the proposed variations. He stated he is also in line with the other Plan Commissioners regarding the 24-7 hours and hopes it will address a lot of the concerns that have been heard.

Plan Commissioner Girling stated that overall he is against the project. He stated he is supportive of the five (5) variations with the exception of the 6-foot fence which he would like to be higher. He also stated he was not in favor of left turns on Main Street or St. Charles Road.

Plan Commissioner Fanella added that she was not certain she would be in favor of an 8-foot fence which would create a monstrosity at the top of the hill. She stated that a 6-foot fence would do what the neighbors are asking it to do without it becoming an eyesore. Plan Commissioner Heming-Littwin commented that an 8-foot fence would look huge, stark and out of place. Plan Commissioner Vondruska also commented that he would like to see a fence on the south part of the property, potentially a little to the east, to give the residents a little more height to try to block the angle of the canopy and the light bleeding off into their back yards as much as possible. Attorney Tappendorf stated that an 8-foot fence cannot currently be voted on as it is not a condition and would violate the code.

PLAN COMMISSION

-17-

APRIL 13, 2017

Chairperson Loch stated that for the most part she is okay with the variation requests. She stated that she has spoken to a number of people who are supportive of this proposed project. She stated that the petitioner made some changes based on the Plan Commission's discussions. She stated she is fine with this project.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Hartweg, that having considered the application of True North Energy LLC for approval of variations to the Zoning Code for property located at 825 North Main Street in the C2 Community Commercial District, the Plan Commission hereby adopts the findings of fact 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 the request subject to the following conditions: 1. No televisions may be placed on or in any gas pump or any other location outside the convenience store. Screens within the "point of sale" area on each pump shall be excluded from this restriction provided no audio is associated with the screens. 2. No sound may be amplified from pump speakers on the property between the hours of 12:00 a.m. and 5:00 a.m. with the exception of sound amplification necessary for emergency purposes. 3. Diesel fuel shall be offered only at the two furthest pumps to the west, closest to Main Street. 4. No automotive vacuum shall be permitted on the property. 5. No more than one air pump is permitted on the property and shall be west of the convenience store. 6. No speakers shall be permitted for music or advertising outside the convenience store. 7. Illumination levels for the canopy lighting shall be reduced from 12:00 a.m. until 5:00 a.m. each day of the week. Such reduction of lighting shall be programmed to automatically occur. If such automatic dimmer fails, then it shall be replaced or repaired to working conditions with five (5) days following receipt of notice by the Village. 8. Additional pedestrian signage and better road striping should be done at the intersection of St. Charles Road and Main Street. 9. Review/re-address if the 24/7 hours of operation are appropriate. 10. Review and re-address the left turn southbound onto Main Street from this station.

The motion carried unanimously with eight (8) "yes" votes and zero (0) "no" votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Fanella, Girling, Howard, Rodemann, Vondruska and Chairperson Loch voted yes.

Trustee Report

Trustee Liaison Clark was not present.

Chairperson's Report

Chairperson Loch stated that Plan Commissioner Allen will be leaving the Plan Commission as he has accepted another position in a different area.

PLAN COMMISSION

-18-

APRIL 13, 2017

Staff Report

Mr. Sterrett stated that two pre-applications on future agendas are for CVS Pharmacy in Roosevelt Glen and a residential development at 1N450 Highland Avenue. Mr. Sterrett stated that the Village will now send out notification for pre-application meetings.

Plan Commissioner Fanella moved, seconded by Plan Commissioner Hartweg, to adjourn the meeting at 10:58 p.m. The motion carried unanimously by voice vote.

Prepared by:
Barbara Utterback
Recording Secretary

Reviewed by:
John Sterrett
Village Planner

Exhibit "C"**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

Exhibit "D"

MINUTES

BOARD / COMMISSION: Architectural Review DATE: March 8, 2017

MEETING: Regular CALLED TO ORDER: 7:05 PM

QUORUM: Yes ADJOURNED: 10:28 PM

MEMBER ATTENDANCE: PRESENT: Chairman Burket, Commissioners
Albrecht, Dickie, Klimala, Marchese, Pulver,
Thompson and Wussow

ABSENT: Commissioners Loftus and Strutynsky

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

I. CALL TO ORDER:

Chairman Burket called the Glen Ellyn Architectural Review Commission (ARC) meeting to order at 7:05 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 25, 2017 MEETING MINUTES

Commissioner Albrecht made a motion, seconded by Commissioner Thompson, to approve the January 25, 2017 minutes of the Glen Ellyn Architectural Review Commission with a small change to correct typos on page 6, second to last paragraph. The motion was approved unanimously.

III. PUBLIC COMMENT (NON-AGENDA ITEMS)

None.

IV. 490 Newton Avenue – EVERMORE HOMES, INC.

Planner Sterrett introduced the project, a 3-unit townhome development. A pre application meeting took place on January 11, 2017. The landscaping plan has been revised in response to comments made at that meeting. The proposed new townhome development will match the development to the south at 344 Pennsylvania Avenue.

The Petitioner, Perry Janke, architect, stated that they eliminated a chimney on the west (rear) façade which eliminated a zoning variation for setbacks. It is a 3 story building. The end unit

facing Newton is 2 stories tall as it faces Newton with a shingle-style façade and a copper canopy covering the front door.

Commissioner Wussow asked if the same materials were on this building as the other building. Mr. Janke stated yes, except the wood shake shingles are new.

Commissioner Klimala believes it will be nice addition for the neighborhood.

Commissioner Dickie said it will be a successful development and fit in nicely.

Commissioner Wussow stated that she is opposed to the setback variations due to the surrounding single family neighborhood. She also does not like the dark colored siding.

Commissioner Thompson thinks the building is very handsome and appreciates the high quality materials.

Commissioner Albrecht appreciates the color scheme and materials.

Commissioner Pulver thinks it is an attractive building.

Commissioner Marchese likes the building, she appreciates the light/dark contrasting facades.

Chairman Burket said it will be a nice building. He asked if there were any comments from the audience, there were no comments.

Commissioner Pulver made a motion to approve, seconded by Commissioner Dickie. The motion was approved by a vote of 7-0.

V. 825 N. Main Street – TRUE NORTH LLC (continued from Feb. 22, 2017)

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

John Sterrett, Village Planner, and Staci Hulseberg, Director of Planning, 535 Duane Street, were sworn in. The property is located at the southeast corner of Main Street and St. Charles Road. At the Feb. 22 hearing, the Petitioner requested 5 sign variations. The sign variations were continued to tonight's hearing. Staff has consulted with legal counsel, who stated that the Petitioner can request the above-mentioned variations.

Planner Sterrett stated that the gas canopy has been redesigned with a mansard roof instead of the illuminated band, which the ARC was not in favor of. The shell logo signs on the gas canopy have also been reduced in size as not to extend above the canopy.

Chairman Burket asked if it was a state law that gas prices had to be visible from the street. Planner Sterrett stated that he was unable to confirm this.

Mark Liden, President of True North LLC, 10346 Brexville Road, Brexville, OH, and Ron Ambrose, architect with Ambrose Design Group, P.O. Box 1860, Crystal Lake, IL, were sworn in.

Mr. Liden stated that as a franchisee of Shell Gas, there are certain signage requirements they must meet. He stated that with a letter from the Village of Glen Ellyn to Shell stating that they deny the illuminated canopy, they will be able to get by with the mansard roof. Mr. Liden stated that he does not want to use manual change letters for the price sign, as these numbers can become loose and fly away. Out of 300 gas stations, he said they have 5 or 8 gas stations that still have manual change signs.

Commissioner Wussow asked if the electronic message board is exclusively for numbers/prices. Mr. Liden said yes, for regular and diesel gas prices.

Commissioner Wussow asked if there is an industry standard for the size of price sign. Mr. Liden stated that no, it depends on if it's a monument style sign or another type of sign. What they are proposing is typical for a monument sign.

Chairman Burket asked if the pump numbers were being considered signage. Planner Sterrett said that Staff reconsidered this and decided not to include it in the sign area calculation. This decreases the total sign area from 189 to 133 square feet.

Commissioner Wussow asked about lighting on the underside of the gas canopy. Mr. Liden stated that lights are mounted in the canopy ceiling.

Commissioner Pulver asked why they need 12 pumps. Mr. Liden stated there are 6 dispensers, with 12 fueling spots. He said they usually try to have 6 dispensers, that is typical for them. Commissioner Pulver asked if they did a study on this. He said they did a study on the whole area.

Commissioner Wussow asked if the plans before them tonight include extra landscaping at the rear of the property as requested at the last meeting. Mr. Ambrose stated yes. He pointed out several 10 foot tall, 24" wide arborvitaes on the plan. They are also proposing arborvitaes on the east property line and adjacent to the south edge of the parking lot. He pointed out a new privacy fencing hugging the building on the south side. The topography prevents them from putting it on the south property line. The fence would be 6-foot-tall vinyl of the Navajo beige color to match the building.

Chairman Burket asked about safety. Mr. Liden stated that he once had an employee get hit by a car in the parking lot. He believes the manual change numbers expose employees to more safety risks.

Commissioner Klimala stated that their biggest issue before was the canopy. He said the Petitioner has done a great job redesigning it.

Chairman Burket asked for any public comment.

David Hartsell, 714 Meredith Place, was sworn in and stated that this is his neighborhood. He said this commission is the guardian of the aesthetic of this community. He said it is a nice looking gas station, but it belongs on North Avenue. He stated that there were previously 2 gas stations on this property that were a disgrace. He said it is shameful that another gas station would open at this location. He said that the intersection is dark at night. Walgreens closes at 10pm. He said it is a historic location in the village, not suitable for this use.

Diana Martinez, 594 Elm Street, was sworn in. She said this project has a lot of inconsistencies. When she bought her home, she was assured that the land was protected. She stated that the land was rezoned without public notice. She said meeting minutes are missing on the Village portal in relation to this rezoning. She said the chair of the plan commission assured them in February that this is the beginning of the process and that community input was just starting. She recently read in the Village newsletter that construction is beginning this spring. She drove by every gas station in Glen Ellyn. None of them back up to residential homes. She is concerned about water runoff going through her yard. She said the grade difference is about 10-12 feet, not 6 feet. She said arborvitae will not cover up the canopy that's illuminated 24/7. The Village's plan states that Five Corners should be limited to small business uses. She said drainage is already a problem in their neighborhood. She counted 120 trees that were sprayed with a dot, her neighbor counted 200 trees. It is upsetting to her. This project has no vision, no creativity and no place in this town.

Ann Abel, 606 Elm Street, was sworn in. She works for a landscaping company. She stated that arborvitae do not do well with a plethora of water. The arborvitae will not thrive in those wet conditions. That's her only comment. Chairman Burket asked what would work better. She did not know off hand, but could find out.

William Morgan, 774 Forest Avenue, was sworn in. He did not know Glen Ellyn had an architectural review commission before, and he thinks they're doing a great job. He thinks that when considering a commercial property, they should see that it doesn't belong in a residential neighborhood. He said Roosevelt Road or North Avenue would be better suited for this gas station. This residential area is for homes and schools, not gas stations. He implored the ARC to vote their conscience. It is not aesthetically attractive for this location in the village.

John Micheli, 548 St. Charles Road, was sworn in. He lives by Stacy Park. He bought his property during the redevelopment of the area. When Walgreens went through, the committees were very aggressive to make sure it did not disturb the residential aspects of the area. He said this is truly a residential area. Having lived there for some time, and having grown up in town, he knew the gentleman that built the first gas station at this location in 1979. It was the first self-serve gas station in Illinois. The gas station failed and he sold it. He said people use St. Charles Road to get off of North Avenue during rush hour. Otherwise it is a quiet street. He stated that the Shell stations in Villa Park and on North Avenue are not well kept. He said if there is no law that requires a gas price sign, the Village shouldn't approve variations for one. He does not like the vinyl fence. He stated that a stone or brick fence would be better. He said lighting should be limited.

Discussion followed amongst commissioners on types of fencing. The plans show a wooden fence but that has been revised to be vinyl in the latest drawings. Commissioner Wussow stated that a wooden fence is higher quality than a vinyl fence. Mr. Liden stated that a vinyl fence is more expensive, a wooden fence gets weathered and fades over time and has to be replaced.

Joan Micheli, 548 St. Charles Road, was sworn in. She asked if there were photos of what the lighting of the gas station would look like at night. Mr. Liden stated that they have a photometrics drawing in the plans but no renderings showing what it would look like at night.

John Micheli stated that after the Walgreens was built, the lighting was disruptive to them at night. He had to call the Village planner and have them check on it, they ended up changing out the lights to make them dimmer.

Diana Martinez explained that the canopy is larger than the building behind it. The light of the canopy will light up her house, especially with the grade difference.

Mary Beth Nelms, 1N144 Stacy Ct. in Glen Ellyn, was sworn in. She lives right behind Walgreens, has been there 32 years. She was a neighborhood liaison for the Walgreens development. The car headlights for Dairy Queen drive-thru customers come in her front windows. She said the Walgreens parking lot lights have been toned down to about half the lumens due to neighborhood complaints. They hear the trucks emptying the dumpster once a week. She feels for the residents whose properties back up to the subject property. She stated that a wooden fence may not be good in this area if it is retaining water. She said the size of the gas station (12 pumps) is overkill for the area. She stated that they could use lighting that dims automatically when customers are not present. She said there are kids in that neighborhood all the time, she was a crossing guard there for 10 years. This corner does not need another distraction. She said that the manual change numbers can be covered by a piece of glass so that they can't get loose and blow away. Glen Ellyn is a Tree City USA. She said 50-year-old trees are a natural buffer. She said weeping willows, or nut trees, like wet areas.

Mike Semprevivo, 22w488 Emerson Avenue, Glen Ellyn, was sworn in. He is glad that this commission is discussing the aesthetics of the development. He said he hears the Dairy Queen drive-thru noise. He feels for the residents that neighbor the subject property. He said the Walgreens fence is simply a net for garbage and litter. He does not trust the Village to uphold the conditions of approval, such as requiring the developer to plant the landscaping, water the landscaping, treat for weeds, etc. He said there are several empty storefronts/properties in the Village. He said this development seems rushed in comparison. He said Walgreens closes at 10pm but their parking lot lights remain lit until 2am. He said even though the lights may not spill over on the properties, it is still bright to look at. He has lived here all his life and does not want to see this development approved.

Dan Porter, 594 Elm Street, was sworn in. He thanked the Petitioner for coming in from Ohio. He said if he was a businessman and knew that at 10 or 11 o'clock at night there is no traffic, he would not pursue this development. If this gas station goes out of business, it will affect all the neighbors.

David Hartsell stated that they don't need another building on the corner selling beer, lotto tickets, and cigarettes. Mr. Liden stated that they want to sell a consistent offering to their customers. Mr. Hartsell stated that they have 3 locations on that corner selling those things.

William Morgan stated that there are 670 people who have signed a petition against the proposed gas station.

John Micheli stated that this property is not owned privately.

Joseph Abel, representing 606 Elm Street, but is also a 40-year resident of Glen Ellyn on Forest, was sworn in. He did planning, zoning and landscaping for Amoco and Mobil for many years. He was director of planning for DuPage County for 17 years. He said he served on the ARC for 6 years, back in the 1970s. He said this is probably the worst presentation he has ever heard. The Plan Commission denied the recommendation for a gas station by a vote of 7-0 last night. He said that there is no operator or landscape architect present. He said a wood board-on-board fence would be a bad idea. This is a special use, not appropriate for this area. This is a gateway, historic area. He said there should be a landscape architect here to prove that there is a level-enough plane to plant evergreens. There should be a sound attenuation fence. He said there should be an underground irrigation system to guarantee that the landscaping is take care of. For the variations, the petitioner has not explained any hardship. He can't see why any variations should be granted. He said the ARC should demand that the petitioner come back with a landscape architect. He said the ARC does not have the facts/answers to vote on this issue. He said he could not believe the Village newsletter stated that this project has already been approved. He said the comprehensive plan was against this kind of development. He said since this is a residential area, they should have to live within the sign code with no variations. He said if the Petitioner can't abide by this, they should move on.

Chairman Burket recessed the meeting for a brief break at 8:55pm. The ARC meeting resumed at 9:03pm.

There was no additional public comment.

Commissioner Wussow asked about the Plan Commission vote on this project. Director Hulseberg stated that the PC recommended denial of the special use. The Plan Commission is an advisory board to the Village Board.

Commissioner Thompson stated that there is a tree preservation plan. Director Hulseberg stated that the tree preservation only shows trees larger than 10" and hickory, oak or walnut trees 5" or larger. There are probably many more smaller trees out there that aren't reflected on the plan.

Discussion followed about the vote at the last ARC meeting to approve the exterior appearance of the gas station and whether that included the canopy. Commissioner Pulver pointed out that the minutes reflect that they voted on appearance of the building. Director Hulseberg pointed out that the sign variations were continued, and the canopy signage was included in the variations.

Mr. Abel stated that this is a special use that's being requested. He said the ARC should consider making it a sound attenuation fence. Mr. Abel's opinion is that since this is a special use with sign variations requested, the Village can require different standards.

Mr. Semprevivo stated that he does not think the Village Board has enough time to digest this information, since they are supposed to vote on it in five days. Director Hulseberg explained that typically agenda items from the ARC and PC go on the next available Village Board meeting agenda. She explained that the Village Manager keeps the board members up to date on all developments, so Monday will not be the first time they have heard of this.

Mr. Hartsell stated the ARC must protect the aesthetic of the Village. They are being asked to approve sign variations that they don't have to approve. The ARC has the ability to not grant the variations.

Director Hulseberg explained that staff's role is to guide developers through the process. They let the developers know how their plans deviate from the applicable codes. Staff does not give a recommendation on projects.

Mr. Abel asked Director Hulseberg asked about the Village's landscape consultant. Director Hulseberg explained that their landscape architect reviewed the landscape plans and provided a review to Petitioner/Staff with items the Petitioner had to correct to meet Code. Mr. Abel stated that the ARC does not have the landscape information to vote on it tonight.

Ms. Martinez brought up impervious surface coverage. She said that all the asphalt on this site will cause more water runoff on her property, which already had water issues. She said she met with the Village staff to discuss drainage.

John Micheli supported Staff, he said the Village's staff is neutral and professional, he has worked with them before.

Commissioner Pulver made a motion to close the public hearing, seconded by Commissioner Albrecht. All in favor, public hearing was closed.

Chairman Burket stated they can strike variation #5 which referenced the illuminated band on the canopy fascia. Also, variation #3 was eliminated because they reduced the amount of signage on the property.

Commissioner Wussow thanked the residents for giving their input. The first variation is for the number of wall signs. The clear majority of those signs are small signs on the individual gas pumps. In her mind, most of those signs are trivial. The next variation is for total signage area. Most of the signs are very small. The third variation is to allow an electronic message board. If this gas station is approved, the public expects to see a sign that shows the price of gas. It is unreasonable to say go ahead and build a gas station but don't show the prices. If there's going to be a gas station, there needs to be a price sign. It is appropriate for this type of business. It is also consistent with other signs at this intersection. The Petitioner has done an appropriate job keeping the lighting where it needs to be and out of the residential area. Unfortunately, due to

the grade, the residents will be looking up at the underside of the canopy. The other concern is sound. If there is a way to decrease the amount of sound leaving the property, that should be explored. They do not have enough information. She does want to be hasty. In her opinion, this intersection is appropriate for a gas station because there were gas stations there previously. If anything, traffic has increased, not decreased at that intersection. The neighborhood is residential half a block away, this business is not different from what was there before. As far as the fence and landscaping, they need more information. The petitioner is doing the best they can to make the canopy more attractive, and to fit the area. She is concerned with the type of plants proposed around the building. They need more information from the petitioner's landscape architect.

Commissioner Dickie agreed with Commissioner Wussow's comments about the signage. The canopy design has come a long way from what was originally proposed. The fencing needs to be looked at again in conjunction with plantings. The lighting is concerning to him, from the neighbor's perspective.

Commissioner Klimala agreed with previous comments about signage. Assuming it is a gas station, he does not have a problem with the variations for signage. He stated that the steep drop off behind the fence would need to have a retaining wall, otherwise it will be a dirt slope where you can't grow grass or use mulch, with water running under the fence. A retaining wall is needed.

Commissioner Thompson stated that lights, noise, and landscaping do have an impact on their life and property values. She does not have proper plans that show proposed grading, landscaping, etc., to make a decision.

Commissioner Pulver stated that they have 3 choices: to approve, decline or ask for a continuance. He thinks 39 signs is overkill. He would vote against the sign variations.

Commissioner Albrecht said the presenters have been before them several times. Each time they have come before them, there has been missing information. She thanked the public for making comments tonight. Sound, light, fencing and landscaping are big issues that require more information.

Chairman Burket does not have a problem with number and size of signs. He does not support an electronic message board sign at this site. He strongly recommends that the Village Board does not hear this proposal on Monday. He asked Trustee Kenwood to pass along this information. He said the variations before them do not have to do with landscaping or fence issues so he thinks they can vote on them tonight.

Director Hulseberg said they can vote on variations tonight and continue the meeting but it will no longer be a public hearing.

Commissioner Klimala stated that he does not have a problem with an electronic sign. It's a small portion of the entire sign and it will be a static message. Commissioner Wussow said she would support the electronic sign as well. Commissioner Thompson said that a manual sign

would be unreasonable, and the sign itself is nice looking. Commissioner Pulver stated that the electronic sign would probably generate less light than the manual change sign. Commissioner Albrecht said she would prefer the manual sign.

Commissioner Wussow made a motion to approve a variation to allow a total of 39 wall signs instead of the maximum permitted 2 wall signs, seconded by Commissioner Dickie. Roll Call Vote: 6-1 to approve (Pulver dissenting). Motion passes.

Commissioner Wussow made a motion to approve a variation for the total wall signage area, seconded by Commissioner Dickie. Roll Call Vote: 7-0. Motion passes.

Commissioner Wussow made a motion to approve a variation to allow an electronic message board in the C-2 zoning district, with the condition that the EMB is for a gas station, that it be built according to the plan presented to the ARC, and the electronic portion of the sign is only used to display gas prices, seconded by Commissioner Dickie. Roll Call Vote: 5-2 (Albrecht, Burket dissenting). Motion passes.

Commissioner Thompson made a motion to continue the discussion of 825 N. Main Street, True North LLC, to the next meeting to further consider exterior appearance, seconded by Commissioner Wussow. All in favor, motion passes.

VI. TRUSTEE'S REPORT

None.

VII. CHAIRMAN'S REPORT

No report.

VIII. STAFF REPORT

Director Hulseberg stated that on Friday the public will be able to access the Village Board meeting agenda on the Village's website.

Planner Sterrett said that upcoming items are a sign variation for 444 Main Street that includes sign variations for Citibank, and a new gas station at Roosevelt Road and Lawler Avenue. He stated that the electronic message board proposal for 535 Pennsylvania Avenue was withdrawn before the Village Board could consider it.

Planner Sterrett said that at the Plan Commission meeting 2 weeks ago, they discussed having Plan Commission meetings on Wednesdays to discuss the USE of a property, and having the ARC meetings on Thursdays where they would discuss exterior appearance for a new use. He explained that the public gets two notices and it can get confusing to them which commission discusses which items. Some ARC members expressed concerns with schedule conflicts if their meetings should be changed to Thursdays.

IV. ADJOURN

There being no other business, Commissioner Pulver moved, seconded by Commissioner Wussow, to adjourn the meeting at 10:28 PM. The motion carried unanimously by a vote of 7-0.

Submitted by C. Johnson, Recording Secretary

Exhibit "E"

MINUTES

BOARD / COMMISSION: Architectural Review DATE: April 12, 2017
MEETING: Regular CALLED TO ORDER: 7:05 PM
QUORUM: Yes ADJOURNED: 10:28 PM

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

ABSENT: Commissioners Loftus

ALSO PRESENT: Village Planner Sterrett, Director Hulseberg,
Trustee Kenwood, Village Attorney Julie
Tappendorf, Recording Secretary Johnson

I. CALL TO ORDER:

Chairman Burket called the Glen Ellyn Architectural Review Commission (ARC) meeting to order at 7:05 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 25, 2017 MEETING MINUTES

Commissioner Loftus made a motion, seconded by Commissioner Dickie, to approve the February 1, 2017 minutes of the Glen Ellyn Architectural Review Commission. The motion was approved unanimously. Commissioner Wussow, seconded by Commissioner Loftus, made a motion to approve the February 22, 2017 minutes of the Glen Ellyn Architectural Review Commission. The motion was approved unanimously.

III. PUBLIC COMMENT (NON-AGENDA ITEMS)

Audience member Diane Martinez, 594 Elm, was doing research on a variance versus a special use. A Special Use is supposed to comply with what the zone is, a variance is permission to break the law where they applicant must prove a hardship. There are only two C-2 districts in the Village. There is very little definition in the code for that district. The proposed gas station does not fit in this district, it should be in the highway commercial district.

IV. 825 N. Main Street – TRUE NORTH LLC

John Sterrett, Village Planner, introduced a request for exterior appearance approval for a gas station and convenience store at the southeast corner of Main Street and St. Charles Road. On

April 12, the ARC recommended approval of the exterior appearance. Tomorrow night the Plan Commission will hear variances from the zoning code.

The Petitioner has changed their exterior appearance from the original proposal. They've added a gabled roof and cupola, and hardy plank siding instead of EIFS. The plans also show brick on all sides of the building, to grade.

The gas pump canopy has also been modified since the original proposal, wrapping supports with limestone, reduced the size of the Shell logo, and removed the illuminated band around the canopy. They have also lowered the height of the canopy by one foot, and made it a mansard roof.

Planner Sterrett stated that the Petitioner is now proposing fencing closer to the building and on the opposite side of the retention area. They are proposing a solid 6-foot fence of composite material (Navajo beige to match the building). There have also been some landscaping modifications, the Petitioner has added arborvitae on the south and east sides of the property, as well as 5 deciduous trees. The Petitioner is proposing a landscaping stipend of up to \$750 to adjoining residential properties.

Planner Sterrett further elaborated that the proposal has been changed to reduce illumination to eliminate a zoning variation. There will also be no television or videos at the gas pumps and warmer exterior lighting to keep with the historic area.

Planner Sterrett stated that tonight ARC is being asked to consider exterior appearance of the property, building, gas pump canopy, fencing and landscaping.

Chairman Burket asked about a fence on the south side of the property. Planner Sterrett stated that a fence behind the building wouldn't screen anything since it would be at the bottom of the hill. The fence has been moved north towards the front of the building, closer to the parking area.

Commissioner Wussow suggested extending the fence further west to make it very inconvenient for someone to walk around it to the back of the building.

The Petitioners came forward to speak. The fencing was placed at the highest elevation so that it would provide the best visibility blocker for residents on Elm. They have modified the building to have brick all the way down to grade level, with no exposed foundation.

Commissioner Wussow asked about the grade difference between the front and rear of the building. The Petitioner responded that it is a grade difference of 5.5 feet. Grade drops to the south, and also to the east.

Commissioner Wussow asked about the new landscape plan, asked if there is a gate around the dumpster enclosure. The Petitioner stated there is no gate on the east side, there is a gate on the west side.

Chairman Burket asked if arborvitae would be appropriate for the conditions. The Petitioner stated yes, they can survive and thrive in wet conditions.

Commissioner Loftus asked about the fence material. The Petitioner said it will be composite – wood with coating on both sides of it. It's not shiny, doesn't look plastic.

Commissioner Thompson asked about the height of the retaining walls around the retention area. The Petitioner stated that the low point is at an elevation level of 754 where water comes into the basin. The property line is at 755. The purpose is to keep runoff from the gas station from going to the east. No fence is planned for east side of detention area.

Chairman Burket asked about the max depth of the retention area. The Petitioner stated it is a max depth of 4 feet. It is not supposed to be standing water, it drains out to a storm sewer on St. Charles Road.

Commissioner Thompson asked about the landscaping plan. The Petitioner stated they are adding 5 trees along the back and 23 viburnums. Commissioner Thompson said they need a new iteration of the landscape plan, because the numbers on the plant list are off.

Commissioner Strutynsky asked about the wooded area. The Petitioner stated the wooded area will remain at the south of the building. The trees identified as being saved are only 10" diameter and larger; that's all they are required to show on the plan.

Commissioner Wussow asked if the fence gate would have a lock on it. The Petitioner said yes, they can do it. Commissioner Wussow asked the members of the audience what they would prefer as far as fencing goes.

Chairman Burket asked if there is a fence behind the dry cleaner. The audience members stated no. Audience member Diana Martinez showed a video she took of the area behind Kumon and the dry cleaners.

Public Comment:

Megan Clifford, 793 Forest Avenue, she would like to speak about the canopy. She showed a photo from her front yard that shows Walgreens lit up in the background. She asked that the ARC place a condition to not light the canopy at night, that may mean no night operations for the gas station.

Mary Beth Nelms, 1N144 Stacy Ct, behind the Walgreens. She asked about the grade of the property. She asked about the retention area draining into the storm sewers, if there is gas spillage that drains into retention area and storm sewer that would be a disaster. She said the Petitioner stated they had limited space and thus had to provided retention, she said they should consider scaling back the size of the gas station and the number of pumps. She said that replacement trees will not handle groundwater as well as the larger, more established trees that will be taken down. She requested an environmental study on the removal of trees. She

suggested a brick fence that would better match the historic aspect of the corner. She asked about a sound-attenuation fence.

Jessica Commo, 771 Forest Avenue. She presented a video she took of the back of Papa Savarios behind the dumpster. Stormwater goes down Elm Street, pools on Elm street. She showed a photo of trash and debris on the subject property. She stated that the Petitioner's fence should have to stop the water from going down the hill. She showed photos of stormwater pooling at the rear of the lots of Elm Street, abutting the subject property.

Mark Simon, 604 Elm Street. He doesn't think \$750 is enough money to appropriately landscape their yards to screen this project. When he bought his home, he believed the abutting property to be zoned residential. He showed a photo of a gas station being built on Army Trail with a brick building. He showed a photo of children crossing St. Charles Road, said it is very precarious. He believes the entrances to the gas station will be hazardous for students to cross. He's worried about the retention pond being full due to wet conditions that already exist. He showed a photo of runoff from the gas station at North Ave and Swift Road.

Don Carlson, 927 N. Main Street, representing the Montessori Academy. He remembers when they opened the Montessori School, and lighting was a big issue. He is concerned about lighting at the proposed gas station. He is concerned about arborvitae surviving on the subject property. He asked the commission to deny the proposal.

Diana Martinez, 594 Elm Street. She asked the petitioner why it is called a service station. She asked about temporary signage. Is there a code regarding temporary signage? She showed a photo of extra signage at an existing gas station. Regarding the grade change, she showed a photo of the grade differential from her neighbor's property. She stated that the Petitioner's rear elevation drawing does not show the canopy. She is concerned about the view from her property. She said gas spills will become runoff. She said the retention pond needs a wall so the water doesn't come into her yard. That seems illegal. She showed news articles of crimes happening at True North gas stations, she said it's the nature of the business. She asked why the Village approved a retention pond within so few feet of the lot line. She said the ravine needs more trees planted.

Mike Semprevivo, 22w488 Emerson Avenue. He said the Walgreens lights are on until 2am every night, so he doesn't believe the Village will hold True North accountable. He asked about sound from the gas pumps, dumpsters slamming, doors ringing. He said the Petitioners have no respect for the Village. He said the retention pond by his house always has water and garbage in it. He said the finished side of the fence should be facing out.

Leland Livingston, 789 Forest Avenue. She said she's having a difficult time visualizing the retention pond area. She asked what will be holding up the ground that the convenient store will be built on. Chairman Burket explained that the retaining wall will be built around the retention pond, not the building. The Village Attorney explained that the Plan Commission reviewed the engineering plans as part of the Special Use.

Jil-Lyn Tedford, 22w533 Emerson Avenue. She said there is a Tree City sign near the subject property. She doesn't understand why the Village would allow so many trees to be cut down. The landscaping proposed is not "Glen Ellyn," that is not why people pay extra to live here. She said a lit-up gas station in people's backyards 24/7 is reprehensible. She said realtors have said that residents' home values will go down 10-15 percent due to a gas station abutting their property. She asked for lights to be turned off at night at the gas station.

Ken Kloss, 350 Ridgewood Avenue. He said the north elevation of the canopy does not recognize the slope of St. Charles Road, which is hilly. A traffic consultant should be reviewing the ingress and egress on the slope of St. Charles Road. He said it would be hazardous for the entrance/exit of the gas station to be on the bottom of the hill. He asked if actual stormwater engineers were hired to look at the site and surrounding properties. He said Circle K has experience hiring people to work late night hours. Most people cannot meet the security and background checks.

At 9:00pm the Chairman recessed the meeting for a break.

The meeting resumed at 9:12pm.

Chris Greco, 614 Elm Street. He showed an aerial photo with the site plan superimposed on the subject property. He said the petitioner hasn't provided full information and requested the meeting be continued.

Kristy Bockelman, 765 Prairie Avenue. She stated a \$750 landscaping stipend is not enough. They have a 60-foot-wide lot to landscape/buffer. She asked for a 3-D model of the site and building. She said there have been a lot of "I don't know" answers, and that is not acceptable.

Marc Southard, 550 St. Charles Road. Aesthetically, the project is out of scale on the site and with the surrounding neighborhood. It is an intrusion in the neighborhood. It is not fit for a residential area. The previous gas stations didn't survive and the neighborhood has changed for the better. This development wouldn't make it look like part of Glen Ellyn. He asked if the Village has reviewed the site for drainage. He is concerned about drainage.

Joseph Abel, 200 Forest Avenue. He said he represents many people in the audience and should be given extra time. He has been given false/different information. He asked the petitioner where the mechanical equipment is located. The Petitioner responded that A/C and mechanicals will be behind the 6-foot-tall brick wall. He agreed with everyone that has spoken that this is a totally inappropriate use for this site, from his planning and zoning expertise. He said he is going to speak to what can be done to help the residents. The brick wall trash enclosure will not buffer sound when the trash is picked up by a garbage truck. He said the rear wall of the trash enclosure should be made 8' tall instead of 6' tall to buffer sound. The 8' setback of the retention pond on the east side is inadequate. He said the landscape architect should be present to speak on behalf of the Petitioner. The ARC should continue this matter until the LA is present. He stated they the Petitioner hasn't shown a sample of the fencing they proposed to use. Mr. Abel showed a photo of a sound attenuation fence that he thinks would be acceptable. He asked why the retention area (which he deems a structure) is allowed in the setback. He said a

15-foot setback would allow for a proper landscape buffer. He recommended an 8 foot wall, same brick as the building, on the west side of the building instead of the proposed fence. It would help block sound. He would like the maximum landscaping possible. He said there has been a lack of information from the Petitioner.

Director Hulseberg spoke to the questions that were posed to Staff during the public comment period. The Village has a stormwater engineer, and outsources for landscape review and traffic review. The developers reimburse the Village for hiring these experts to review the plans. In regards to where the arborvitaes are located, the Village's landscape architect said the 8-foot buffer is sufficient and they would survive. The Village will do an annual inspection of the plants on the landscape plan. The Village relies on complaints from the public to direct their code enforcement officer. The Village does police for temporary signs.

Director Hulseberg showed a drainage plan for the subject property, identifying which areas of the site drain to which storm sewers. There are environmental safety measures to prevent oil from entering the watershed. She explained the retaining wall around the retention area. Discussion followed between Director Hulseberg and the audience members about drainage.

Director Hulseberg spoke to the retaining wall setback. There is no variation necessary for the retaining wall. Audience member Joseph Abel said that staff is treating this as a permitted use, said the Village has the opportunity to put conditions on the special use.

The Petitioner responded to questions that came up during the public comment period. The annual landscaping review is acceptable to them. In regards to temporary signage, they have a system that keeps track of each Village's temporary sign restrictions. The amount of stormwater runoff in the backyards of neighbors will be less than is occurring now. The retaining wall is more expensive than using slope. Over the last 15 months, they have been through many revisions of plans. This has been a process. They have done their best to comply with resident requests. Some of the ideas proposed tonight were proposed by the Petitioner earlier in the process. They've never done as many concessions as they have for this location. Discussion followed between Petitioner and audience members regarding fencing and sound attenuation walls.

Deliberations:

Commissioner Thompson voted to continue discussion of the landscape plan, seconded by Commissioner Wussow. Commissioner Thompson stated that the plan is incomplete and confusing. Commissioner Albrecht would not like to make a vote on this tonight due to the late hour and amount of information presented tonight. The Village attorney said a continuation needs a specific purpose so the applicant knows what info the Village is looking for them to bring back to help them decide. Commissioner Thompson said that at the last meeting they asked for a landscape architect to be here to respond to questions. She does not believe landscape drawings are complete. She needs a landscape architect or designer present. The numbers on the plant list, landscape plan, and chart are not consistent. Commissioner Wussow asked for the Petitioner to bring sample materials. Commissioner Thompson asked if the

petitioner would tag the trees that are remaining, they are confused as the what is actually happening.

Commissioner Wussow asked the Petitioner to take under consideration the following: 7-8 feet additional buffer on the east side of the property to have staggered evergreen trees, trees should extend the entire length of the retention basin. She would like to see sound-attenuation walls that are taller. The west wall should go further around the lot line. The Commission asked the Petitioner about a sound attenuating wall. The Petitioner said he would consider it, but he has an economic model he must follow. He has already made a lot of concessions already. Petitioner would like a decision from the ARC tonight.

Commissioner Dickie stated that he concurs with previous comments about the landscape plan. He said that providing sample materials is "basic." He appreciates the concessions that have been made. There are a lot of things they need to see to make a decision.

Commissioner Strutynsky said she would like to see a final landscape plan. If the taller walls were on either side of the building and a longer fence on the western side of the property she would be more inclined to approve this.

Commissioner Wussow would like to see the landscape plan on the proposed grade. She would like to see a greater buffer on the east side of the retention pond, a sound attenuation wall, and more fencing near the west property line. She wants to see sample materials. She would like to be able to talk with their LA.

Commissioner Loftus asked to see sample materials, he said there would be many conditions that would have to be met if they approved the proposal tonight, otherwise he would vote no. If there are discrepancies on the Petitioner's plans, he has to vote no. He would like to give the Petitioner another chance to satisfy what they are looking for.

Commissioner Thompson agreed with previous comments.

Commissioner Albrecht agreed but would like a 15-foot setback for the retention area and a sound attenuation wall. She cannot make a decision tonight.

Commissioner Klimala would like the taller wall around the trash enclosure. As far as materials, he thinks a composite wall will have some sound attenuation attributes to it. He doesn't need 100% sound attenuation. He would like to see a sample material and specs on the material. He doesn't need a longer fence on the west side.

The Petitioner asked for a special meeting to continue this matter. Commissioner Wussow moved to continue the matter to April 19, 2017, seconded by Commissioner Dickie. The motion was approved unanimously.

VI. TRUSTEE'S REPORT

None.

VII. CHAIRMAN'S REPORT

No report.

VIII. STAFF REPORT

None.

IV. ADJOURN

There being no other business, Commissioner Loftus moved, seconded by Commissioner Wussow, to adjourn the meeting at 10:51 PM. The motion carried unanimously by a vote of 7-0.

Submitted by C. Johnson, Recording Secretary



Map created on February 20, 2017.

© 2017 GIS Consortium and MGP Inc. All Rights Reserved.

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

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 "F"**Standards Applicable to All Variations Requested**

825 North Main Street

TrueNorth Energy, LLC

- A. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning code:

Due to the existing topography of the site we need to provide a large detention area along the east side of the property, as a result we need to request a parking variation. We are unable to add one more parking stall along the front of the building.

The detention basin we need to provide runs almost the entire east side of the property. For this reason, we are requesting to install a fence along the east property line following the length of the detention basin. By code from the North face of the building frontage out to St. Charles Road it is required to be 4'. We are requesting this fence be allowed to be 6'-0" in height.

The driveway proposed for St. Charles Road has been designed per the input from Village Staff, its outside Consulting agencies and the DuPage County Highway Department. The distance between the proposed drive and that of the Residential property to the east cannot be increased due to the width of the property we are working on.

The radius Flare variation is being requested due to the depth of the property. We are attempting to meet the current radius of the adjacent commercial curb cut. The width of the right-of-way is such that the driveway flare would push the curb to close too the Main Street intersection.

We are requesting the variation for a sidewalk setback at the southwest corner of the property. This request relates to the parking variation request. Attempting to meet the parking requirement the western parking stall is located approximately 10'-6" from the southwest property corner. By Code we need to provide access from the site to one of the street frontages. We have proposed a sidewalk from the south side of the Main Street drive to run parallel with our south property line and then turn south toward the building walk. Installing a 5'-0" walk in this area leaves a distance of 5'-6" in lieu of the 6'-9" required thereby we are seeking a variation of 1'-3".

A variation to the sign code to allow 39 signs in lieu of the 2 allowed by the Zoning Code. We are requesting a Main Identification sign on the corner of the property two signs on the Gas Canopy and one building sign. The remaining signs are incidental signs on the pumps which taken individually are very small.

A variation is being sought for the wall area of signs. By code we are allowed 84.67 which is based on the frontage of the building. We are requesting a total wall area of 99.85 sq. ft. We do

not have a need to increase the building length to meet this requirement. This request is based on the number of small signs on the pumps which are included in determining sign area.

The last Variance is for an Electronic Message Center sign. This sign is related to the gas and diesel price signs and not any sort of scrolling message sign. Currently these signs are not allowed in this Zoning District but we feel as this is a Service Station and these types of signs are becoming commonplace throughout the industry we feel these signs are a necessity. The area of the EMC Diesel price sign is 1.3 sq. ft. and the Gas price sign is 5.5 sq.ft.

- B. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question.**

Parking Variance – See response above

Fence Height – See response above

Driveway Separation – See response above

Radius Flare on Main Street – See response above

Sidewalk Setback – See response above

Total Signs – See response above

Wall Area, Signs – See response above

EMC – See response above

- C. Provide evidence that the requested variations, if granted, will not alter the essential character of the locality of the property in question:**

Parking variance – Many of the customers getting gas also frequent the Convenience store. They do not move their vehicle from the gas pump area to a parking stall when purchasing inside the convenience store. This variance will have no impact on the character of the property.

Fence Height – This variance is being sought as a result of abutting a residential property. A 4'-0" high fence is allowed and we are seeking a 6'-0" high fence. The adjacent neighbor may prefer the fence to be higher than the 4'-0" required by code.

Driveway Separation – As this is a commercially zoned property any development built on this corner would need to seek a variation on separation. This is not unique to this development but is a requirement due to the size of the property.

Radius Flare on Main Street - As this is a commercially zoned property any development built on this corner would need to seek a variation on the radius flare. This is not unique to this development but is a requirement due to the size of the property.

Sidewalk setback – We are requesting a variation of 1'-3". With Landscaping in the area in question and vegetation on the adjacent property the character of the area will not be altered.

Total Signs – The majority of signage we are seeking a variation for are located on the fuel pumps. With the brick and limestone wrapping each of the canopy columns the overall view of

the pumps is diminished as you are more focused on properly circulating around the site. From the street, the signage proposed on the pumps tends to blend into the pump itself.

Wall Area, Signs - We are requesting a variance of 15 sq.ft. The pump signage is included in this calculation and as stated above these are small signs that will be disrupted by the mass of the canopy columns wrapped in brick and limestone.

EMC – Variance to allow LED price signs. A monument sign is required on Commercial Developments in this Zoning District. There are two other illuminated signs proposed as part of the overall Main Identification sign. The illumination of the 4 signs are complimentary of each other. Whether a sign is simply back lit illuminated or illuminated by LED there will still be light emitted from the sign faces.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendations that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant.**

- 1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:**

Parking Variance – Based on the topography of the site the location best suited for the required storm water basin is on the east side of the property. Due to the volume and size of the basin required we are seeking the one parking stall variance.

Fence Height – This variation is being sought more as a convenience to the residential property owner to the east. The code requires the fence to be 4'-0" in height, we are requesting the fence to be installed at a height of 6'-0". There is not a hardship or inconvenience to the developer/owner for this variance request.

Driveway Separation - The driveway proposed for St. Charles Road has been designed per the input from Village Staff, its outside Consulting agencies and the DuPage County Highway Department. The distance between the proposed drive and that of the Residential property to the east cannot be increased due to the width of the property.

Radius Flare on Main Street - The radius flare variation is being requested due to the width of the property and right-of-way width. We are attempting to meet the current radius of the adjacent commercial curb cut to the south. The width of the right-of-way is such that the increased driveway flare would push the curb too close to the Main Street intersection.

Sidewalk Setback - We are requesting the variation for a sidewalk setback at the southwest corner of the property. This request relates to the parking variation request. Attempting to meet the parking requirement the western parking stall is located approximately 10'-6" from the

southwest property corner. By Code we need to provide access from the site to one of the street frontages. We have proposed a sidewalk from the south side of the Main Street drive to run parallel with our south property line and then turn south toward the building walk. Installing a 5'-0" walk in this area leaves a distance of 5'-6" thereby requiring a variation of 1'-3".

Total Signs - A variation to the sign code to allow 39 signs in lieu of the 2 allowed by the Zoning Code. We are requesting a Main Identification sign on the corner of the property two signs on the Gas Canopy and one building sign. The remaining signs are incidental signs on the pumps which taken individually are very small. With the size and location of these signs we feel the impact on the Zoning ordinance to be minimal.

Wall Area, Signs - We are requesting a variance of 15 sq.ft. The three largest signs (2) on the canopy and (1) on the building total approximately 27 sq.ft., which is well below the allowable square footage. The pump signage makes up the remaining 72 sq.ft. These are small signs that will be disrupted by the mass of the canopy columns wrapped in brick and limestone. Were the building to be wider by 15 lineal feet we would not be seeking this variance.

EMC – Variance to allow LED price signs. A monument sign is required on Commercial Developments in this Zoning District. There are two other illuminated signs proposed as part of the overall Main Identification sign. The illumination of the 4 signs are complimentary of each other. Whether a sign is simply back lit illuminated or illuminated by LED there will still be light emitted from the sign faces.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.

Parking Variance – if a detention basin was not required we would be able to add the one parking stall along the front of the building.

Fence Height – We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner.

Driveway Separation – the variance is requested due to the location of the adjacent residential driveway. If the residential driveway was 40' further to the east, we would not be seeking this variance.

Radius Flare on Main Street - The radius flare variation is being requested due to the width of the property and depth of the right-of-way. Any properties with more frontage of 138' and right-of-ways deeper than 14' would not need this variance. Being a Service Station we also need to design for a tanker truck entering and exiting the site.

Sidewalk Setback - if a detention basin was not required we would be able to move the parking stalls over and add the 1'-3" needed for the sidewalk separation.

Total Signs – This variation would be applicable to other properties within the same Zoning District.

Total Signs – This variation would be applicable to other properties within the same Zoning District.

EMC – This variation would be applicable to other properties within the same Zoning District.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question.

Parking Variance – the variance is requested based upon the Village code requirement for parking. We do understand that a good portion of customers will park at the pump on occasion and not use the designated parking stalls.

Fence Height – We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner.

Driveway Separation - The driveway proposed for St. Charles Road has been designed per the input from Village Staff, its outside Consulting agencies and the DuPage County Highway Department. The distance between the proposed drive and that of the Residential property to the east cannot be increased due to the width of the property.

Radius Flare on Main Street - The radius flare variation is being requested due to the width of the property and also the right-of-way width. We are attempting to meet the current radius of the adjacent commercial curb cut to the south. The width of the right-of-way is such that the driveway flare would push the curb too close to the Main Street intersection.

Sidewalk Setback - We are requesting the variation for a sidewalk setback at the southwest corner of the property. This request relates to the parking variation request. Attempting to meet the parking requirement the western parking stall is located approximately 10'-6" from the southwest property corner. By Code we need to provide access from the site to one of the street frontages. We have proposed a sidewalk from the south side of the Main Street drive to run parallel with our south property line and then turn south toward the building walk. Installing a 5'-0" walk in this area leaves a distance of 5'-6" thereby requiring a variation of 1'-3".

Total Signs - A variation to the sign code to allow 39 signs in lieu of the 2 allowed by the Zoning Code. We are requesting a Main Identification sign on the corner of the property two signs on the Gas Canopy and one building sign. The remaining signs are incidental signs on the pumps which taken individually are very small. The signage on the pumps is commonplace in the Service Station Industry and branding/image plays a major role in that area.

Wall Area, Signs - We are requesting a variance of 15 sq.ft. The three largest signs (2) on the canopy and (1) on the building total approximately 27 sq.ft., which is well below the allowable square footage. The pump signage makes up the remaining 72 sq.ft. These are small signs that will be disrupted by the mass of the canopy columns wrapped in brick and limestone. Were the building to be wider by 15 lineal feet we would not be seeking this variance.

EMC – Variance to allow LED price signs. A monument sign is required on Commercial Developments in this Zoning District. There are two other illuminated signs proposed as part of the overall Main Identification sign. The illumination of the 4 signs are complimentary of each

other. Whether a sign is simply back lit illuminated or illuminated by LED there will still be light emitted from the sign faces.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

Parking Variance – This is due to the topography of the site. The property grade elevation at the west side of the property is 765' and at the east property line it is 754'. That is an 11'-0" drop across the property.

Fence Height – We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner.

Driveway Separation - The driveway proposed for St. Charles Road has been designed per the input from Village Staff, its outside Consulting agencies and the DuPage County Highway Department. The distance between the proposed drive and that of the Residential property to the east cannot be increased due to the width of the property.

Radius Flare on Main Street - The radius flare variation is being requested due to the width of the property and right-of-way width. We are attempting to meet the current radius of the adjacent commercial curb cut to the south. The width of the right-of-way is such that the driveway flare would push the curb too close to the Main Street intersection.

- * Sidewalk Setback - We are requesting the variation for a sidewalk setback at the southwest corner of the property. This request relates to the parking variation request. Attempting to meet the parking requirement the western parking stall is located approximately 10'-6" from the southwest property corner. By Code we need to provide access from the site to one of the street frontages. We have proposed a sidewalk from the south side of the Main Street drive to run parallel with our south property line and then turn south toward the building walk. Installing a 5'-0" walk in this area leaves a distance of 5'-6" in lieu of the required 6'-9" thereby requiring a variation of 1'-3".*

Total Signs - A variation to the sign code to allow 39 signs in lieu of the 2 allowed by the Zoning Code. We are requesting a Main Identification sign on the corner of the property two signs on the Gas Canopy and one building sign. The remaining signs are incidental signs on the pumps which taken individually are very small. The signage on the pumps is commonplace in the Service Station Industry and branding/image plays a major role in that area.

Wall Area, Signs - We are requesting a variance of 15 sq.ft. The three largest signs (2) on the canopy and (1) on the building total approximately 27 sq.ft., which is well below the allowable square footage. The pump signage makes up the remaining 72 sq.ft. These are small signs that will be disrupted by the mass of the canopy columns wrapped in brick and limestone. Were the building to be wider by 15 lineal feet we would not be seeking this variance.

EMC – Variance to allow LED price signs. A monument sign is required on Commercial Developments in this Zoning District. There are two other illuminated signs proposed as part of the overall Main Identification sign. The illumination of the 4 signs are complimentary of each other. Whether a sign is simply back lit illuminated or illuminated by LED there will still be light emitted from the sign faces.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

Parking Variance – We are providing parking for 15 vehicles. We are requesting relief of one required parking stall, which can be accomplished at any of the 12 gas fueling positions.

Fence Height – We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner.

Driveway Separation – As mentioned above the location and design of the driveway was scrutinized by several reviewing agencies and the proposed plan shows the design that best met everyone's concern for traffic flow and safety.

Radius Flare on Main Street - As mentioned above the location and design of the driveway was scrutinized by several reviewing agencies and the proposed plan shows the design that best met everyone's concern for traffic flow and safety.

Sidewalk Setback – The proposed walk has been provided as part of the requirement to safely move the public from the right-of-way to the site with the least potential for conflict with on-site circulation. This "final leg" of the walk requires a variance of 1'-3" from the adjacent west property line.

Total Signs – The variance is to allow 39 signs in lieu of the 2 that the code allows. We are proposing two signs on the canopy and one on the building. The remaining 36 signs are all located on the dispensers. The pumps are set back far enough from both street frontages that the signs located on the pumps will not be detrimental to the public welfare or injurious to the neighborhood.

Wall Area, Signs – The total area allowed is based on building frontage in which we total 84.67 lineal feet. The total of the signs we are proposing is 99.85 a variance of 15.18 sq.ft. Were we to make the building 15' longer we would not be seeking this variance.

EMC - Variance to allow LED price signs. A monument sign is required for Commercial Developments in this Zoning District. There are two other illuminated signs proposed as part of the overall Main Identification sign. The illumination of the 4 signs are complimentary of each other. Whether a sign is simply back lit illuminated or illuminated by LED there will still be light emitted from the sign faces.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

Parking Variance – reduction of a parking stall will have no impact on the air and light to adjacent property.

Fence Variation - We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner.

Driveway Separation – No Impact

Main Street Flare Radius – No Impact

Sidewalk Setback – No Impact

Total Signs – No Impact

Wall Area, Signs – No Impact

EMC – The monument sign as required by code meets the height and area requirements. The light emitted at the LED will be softer and less glaring than a backlit or externally illuminated sign.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

Parking Variance – the reduction of a parking stall will have no increase in hazard and would actually decrease the potential for hazard by allowing one less vehicle parking space.

Fence Variation – this variation will have no impact on the hazard from fire and could potentially decrease the hazard by being taller.

Driveway separation – the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Main Street Flare Radius - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Sidewalk setback – the variation will have no impact on the fire hazard. The variation for the walk is intended to provide the proper width for a person in a wheelchair to safely navigate their way from Main Street to the building.

Total Signs – The majority of these signs are on the pump dispensers. These signs are individually small and will have no impact on fire hazard or safety.

Wall Area, Signs – The 15 sq.ft. variance will have no impact on the fire hazard or safety as they are mainly located on the dispensers.

EMC – The price sign panels are part of the overall main Identification sign. The sign panels are equipped with shut-offs located at the sign panel should the need arise to shut off power to these signs. This situation would be the same for any type of price sign panel as there would still be a need for illumination of that panel at night.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

Parking Variation – The parking variation will not impact the public as there are potentially 12 more parking spaces at the pump islands.

Fence Height - We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner. The increased height to the fence will add additional screening for the residents.

Driveway Separation - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Main Street Flare Radius - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Sidewalk setback –The variation for the walk is intended to provide the proper width for a person in a wheelchair to safely navigate their way from Main Street to the building. The variance of 1'-3" will be planted with landscape.

Total signs - The majority of these signs are on the pump dispensers. These signs are individually small and will have no impact on the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.

Wall Area, Signs – The 15 sq.ft. variance will have no impact on the health or safety, or welfare of the inhabitants of the Village as this additional sign area is mainly located on the dispensers.

EMC – The variance to allow these LED sign panels will add to the safety of the Village. The Led sign panels are much easier to read especially at night and will add to the safety of the general public traveling on Main Street and on St. Charles Road.

d. Diminish or impair property values within the neighborhood;

Parking variance – there is ample room on this site to park the required number of cars even if they are not in a designated parking spot. This variance will have a negligible impact on property values within the neighborhood.

Fence Height - We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner. The increased height to the fence will add additional screening for the residents. This variance would likely have a positive impact on property values within the neighborhood.

Driveway separation - any type of use to be built on this property would request access to St. Charles Road. The designers that have impact on this property have thoroughly reviewed the traffic studies and determined this design would have the least impact on the neighborhood.

Main Street Flare Radius - A roughly designed and poorly maintained gas station had been located on this site for many years and the site access from that business is still in place on Main Street. Improvements to this intersection have continued over time and the neighborhood has not seen their property values diminish. This proposed facility will also be an improvement to what had stood on this corner for many years and we expect this new project to continue the growth and improvement of the neighborhood.

Sidewalk setback - providing properly designed access to the building location from Main Street is a benefit to this location. Having a successful business will ultimately have a positive impact on the community.

Total Signs - The total number of signs that are located on each pump dispenser are small will blend into the dispensers. The brick canopy columns will also soften any impact from the signage.

Wall sign, area - the request for a variance for an additional 15 sq. ft. of signage which will be located mainly on the dispensers will have no impact.

EMC - Service Stations need to display the price of the gas products on a sign. These two LED sign panels are part of an overall sign package that sits within a brick monument sign base. The monument sign will be built with the same brick which will be on the Convenience Store building. The electronic product sign display is a much more attractive option than manual changeable copy, which in turn makes the neighborhood more attractive. A more attractive neighborhood would expect an increase in property values.

e. Unduly increase traffic congestion in the public streets and highway;

Parking variance - there is ample room on this site to park the required number of cars and additional if the areas at the dispensers were to be included.

Fence Height - A fence will have no impact.

Driveway Separation - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Main Street Flare Radius - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design

that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Sidewalk setback – the setback variance for the sidewalk will have no impact on the public streets.

*Total Signs - the setback variance for the total signs will have no impact on the public streets.
Wall Sign, Area - the setback variance for the total sign area will have no impact on the public streets.*

EMC – The sign placement has been reviewed and approved by the DuPage County highway department. The monument sign meets all the Village criteria for height and allowable area.

f. Create a nuisance; or

Parking variance – there is ample room on this site to park the required number of cars and additional if the areas at the dispensers were to be included.

Fence Height – the additional fence height is intended to add additional screening for the adjacent residential property.

Driveway Separation - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Main Street Flare Radius - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Sidewalk setback – the setback variance for the sidewalk will provide the required public access from Main Street to the facility.

Total Signs - the setback variance for the total signs is primarily located at the dispensers. The location and size of these signs are small and well placed in the overall dispenser design.

EMC – The product panel pricing signs are set within the framework of the total monument sign base. These price panel signs whether LED or manual are a requirement for any service station. An aesthetic sign panel that limits the light out-put would create less of a nuisance than an internally or externally illuminated sign panel.

g. Results in an increase in public expenditures.

Parking variance – No public expenditures are required

Fence Height – No public expenditures are required

Driveway Separation – No public expenditures are required

Main Street Flare Radius – No public expenditures are required

Sidewalk setback – No public expenditures are required

Total Signs – No public expenditures are required

Total Signs, Area – No public expenditures are required

EMC – No public expenditures are required.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Parking Variance – We have maximized the frontage of the building to provide as many parking stalls as possible along with a handicap spot. Due to the need for on-site stormwater detention we need to ask for this one car variance.

Fence Height - We do not need to request this variance. We are asking for it as a convenience to the adjacent property owner. The increased height to the fence will add additional screening for the residents.

Driveway Separation - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Main Street Flare Radius - the location and design of the driveway has been reviewed by every agency that could possibly have any concerns with respect to this issue. The design that is proposed has been agreed to provide the best measures for safely navigating the access into and out of the site with respect to the intersection.

Sidewalk setback - We are requesting the variation for a sidewalk setback at the southwest corner of the property. This request relates to the parking variation request. Attempting to meet the parking requirement the western parking stall is located approximately 10'-6" from the southwest property corner. By Code we need to provide access from the site to one of the street frontages. We have proposed a sidewalk from the south side of the Main Street drive to run parallel with our south property line and then turn south toward the building walk. Installing a 5'-0" walk in this area leaves a distance of 5'-6" in lieu of the required 6'-9" thereby requiring a variation of 1'-3".

Total signs – A variation to the sign code to allow 39 signs in lieu of the 2 allowed by the Zoning Code. We are requesting a Main Identification sign on the corner of the property two signs on the Gas Canopy and one building sign. The remaining signs are incidental signs on the pumps which taken individually are very small. The signage on the pumps is commonplace in the Service Station Industry and branding/image plays a major role in that area.

Wall Area, Signs – We have reduced the size of the two Canopy signs and reduced the size of the building sign. We are seeking a variance of 15 square feet which is realized over a total of 36 signs.

EMC – The LED price panel signs for the display of the gas and diesel product are designed to fit within the total sign area we are allowed for a monument sign. We are not seeking any height or area variances for these price signs, the proposed monument sign meets all the design criteria. This request is strictly to grant an illuminated electronic message center sign. These panels will display “only” gasoline or diesel product prices.

8. Please add any comments which may assist the commission in reviewing this application.

TrueNorth has worked very hard with staff and DuPage County to provide the best possible site and building design that will be an important ingredient to this corner. There has been much input on this project from varied interests and we have attempted to integrate many of those ideas and concerns into the final product.

This site was very difficult to work on due to the great topographical changes as you move to the south and east of the primary corner. We also knew we needed to be very sensitive of the treatment of the heavily wooded areas to the south and east of the site. In working the topography, we discovered there were no storm sewers in the area we could make connection to without extending a storm line to this property. Again we were fortunate to work this issue with staff and DuPage County.

We have been working on this project design with staff for well over a year. As with any Service Station public access and on-site circulation are key to making a successful facility. Safety is paramount for that circulation. Properly well-lit access points and fueling areas are vital to make for a safe experience for the customer. Customer satisfaction is the driving force in making of a successful facility.

This area has significant history with Stacy’s Corner being in the immediate vicinity. We were fortunate to gain the input from the Glen Ellyn Historical society as to what design treatments they felt were important features for this critical corner. Many of their thoughts and suggestions have been included in our proposal. The Architectural detailing, we incorporated in the building and canopy were warmly received and are complimentary to the Historic elements of this Commercial and Residential area.

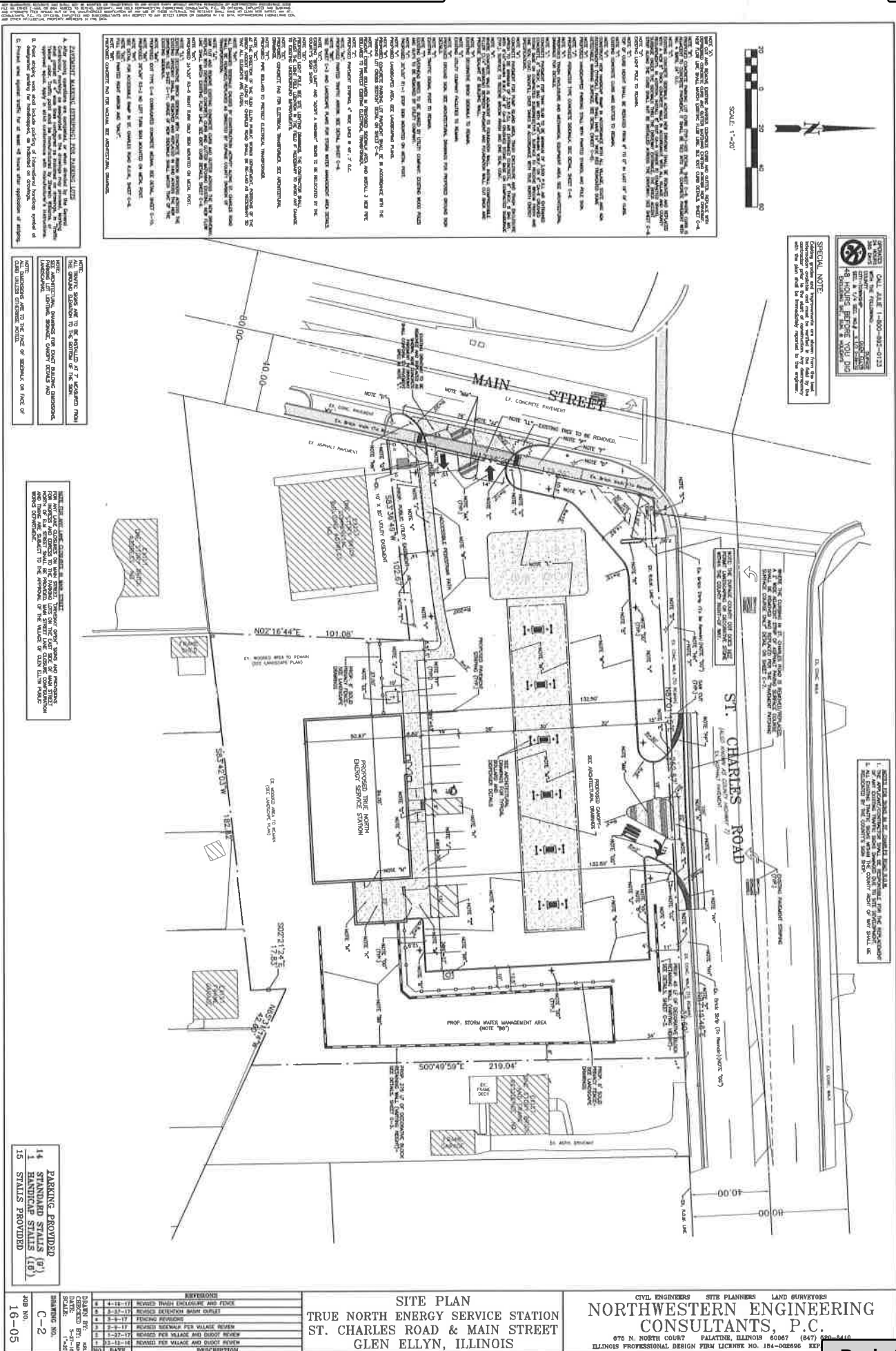


EXHIBIT H



DATE: 08/09/16
SCALE: 1/8"=1'-0"
PROJECT NO.: 1616 8798A

PLANNED BY: RNL
DRAWN BY: RNL
CHECKED BY: RNL

SHEET: L-1

LANDSCAPE PLAN

PROJECT NO.: 1616 8798A

DATE: 08/09/16

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

PLANNED BY: RNL

DRAWN BY: RNL

CHECKED BY: RNL

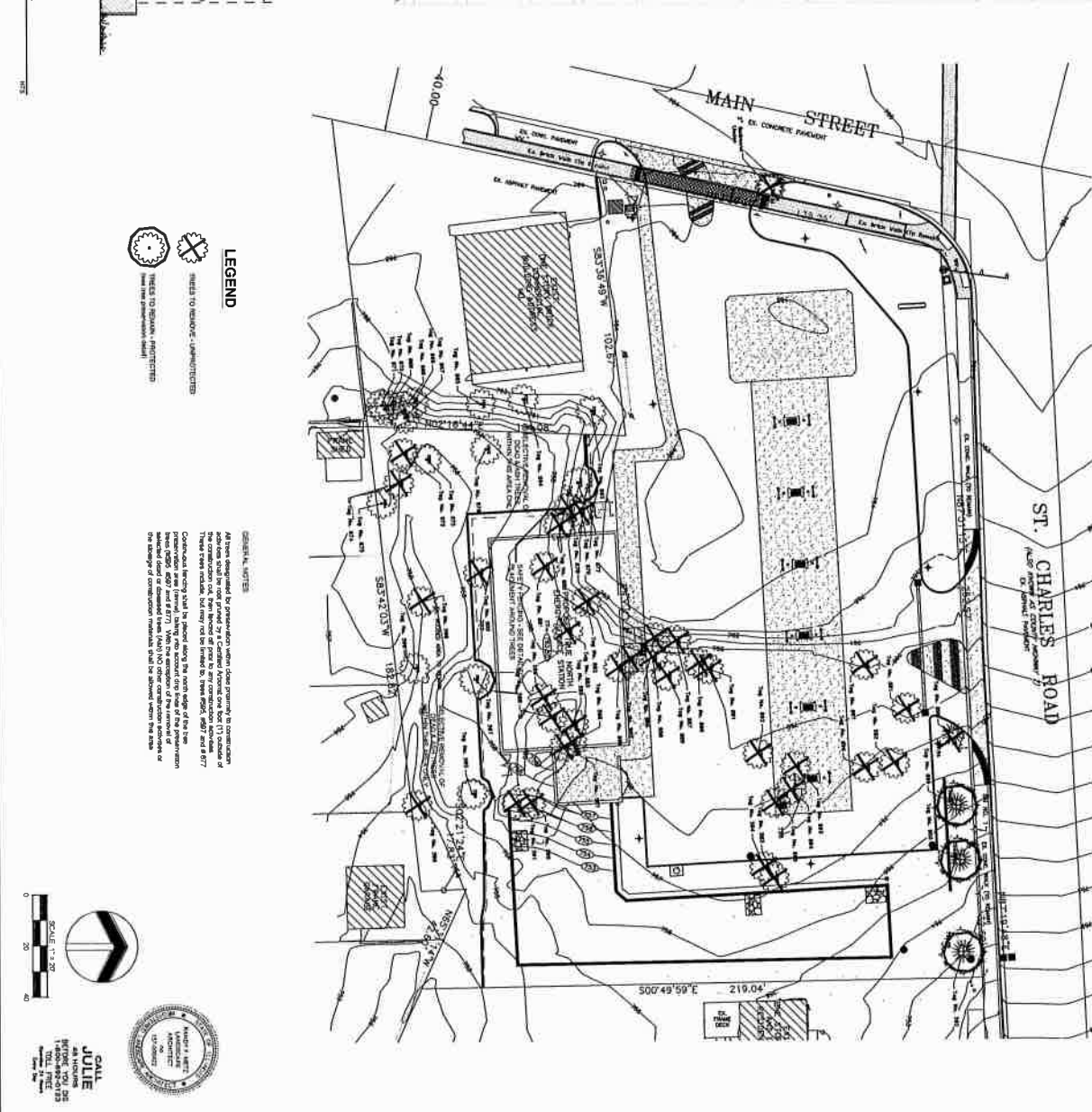
TRUE NORTH ENERGY SERVICE STATION
ST. CHARLES ROAD & MAIN STREET
GLEN ELLYN, ILLINOIS

IRG
Iris Group, Inc.
10660 N. W. 10th Ave.
Suite 100
Glen Ellyn, IL 60131
Phone: 630.717.2778
www.irisgroup.com

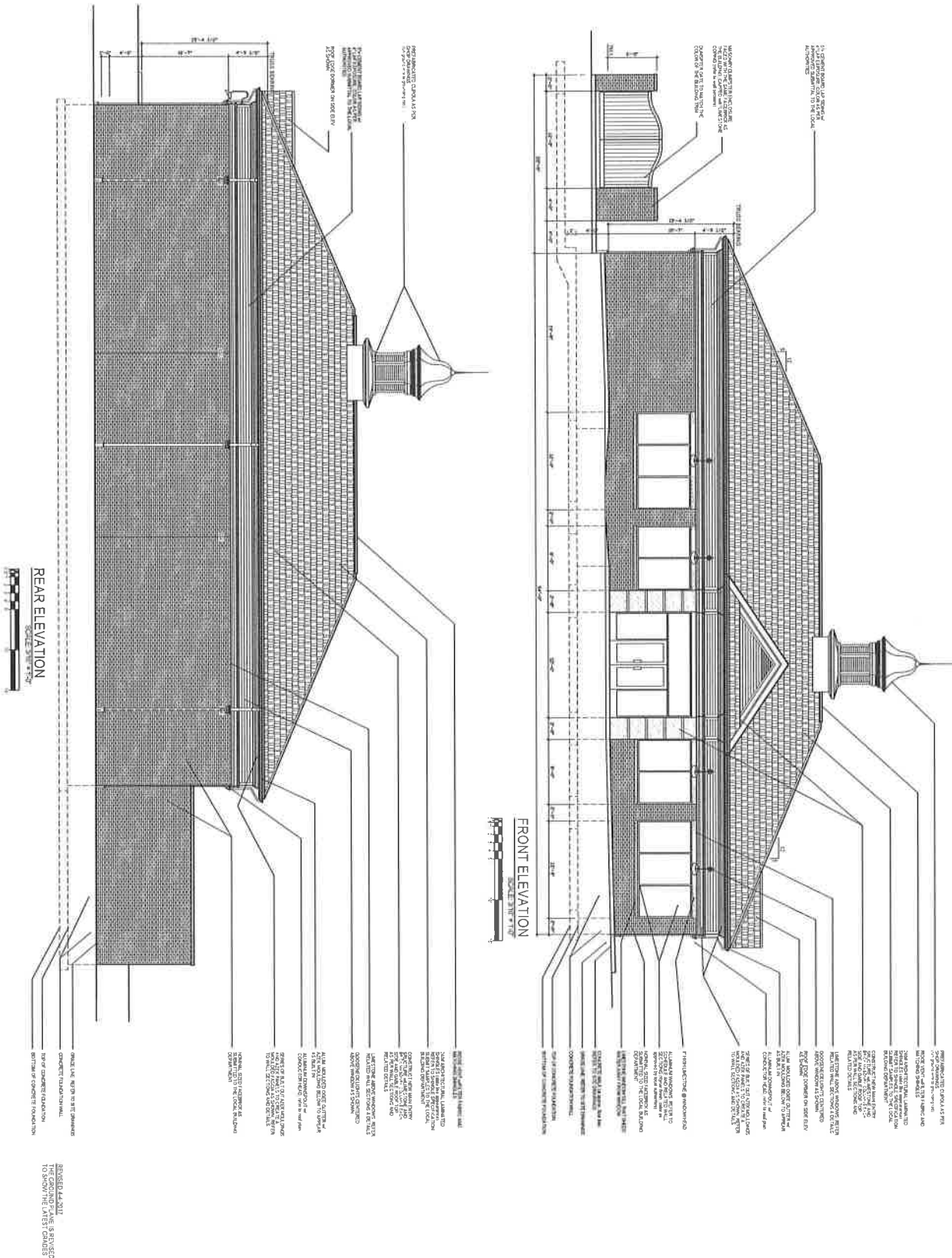
REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	08/09/16
2	Revised Design	08/10/16
3	Final Design	08/11/16
4	Construction Documents	08/12/16

NO.	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPREAD	ROOTS	LEAVES	FRUIT	SEEDS	WOOD	USE
154	...	...	...	...	...	...	...	...	...	...
155	...	...	...	...	...	...	...	...	...	...
156	...	...	...	...	...	...	...	...	...	...
157	...	...	...	...	...	...	...	...	...	...
158	...	...	...	...	...	...	...	...	...	...
159	...	...	...	...	...	...	...	...	...	...
160	...	...	...	...	...	...	...	...	...	...
161	...	...	...	...	...	...	...	...	...	...
162	...	...	...	...	...	...	...	...	...	...
163	...	...	...	...	...	...	...	...	...	...
164	...	...	...	...	...	...	...	...	...	...
165	...	...	...	...	...	...	...	...	...	...
166	...	...	...	...	...	...	...	...	...	...
167	...	...	...	...	...	...	...	...	...	...
168	...	...	...	...	...	...	...	...	...	...
169	...	...	...	...	...	...	...	...	...	...
170	...	...	...	...	...	...	...	...	...	...
171	...	...	...	...	...	...	...	...	...	...
172	...	...	...	...	...	...	...	...	...	...
173	...	...	...	...	...	...	...	...	...	...
174	...	...	...	...	...	...	...	...	...	...
175	...	...	...	...	...	...	...	...	...	...
176	...	...	...	...	...	...	...	...	...	...
177	...	...	...	...	...	...	...	...	...	...
178	...	...	...	...	...	...	...	...	...	...
179	...	...	...	...	...	...	...	...	...	...
180	...	...	...	...	...	...	...	...	...	...
181	...	...	...	...	...	...	...	...	...	...
182	...	...	...	...	...	...	...	...	...	...
183	...	...	...	...	...	...	...	...	...	...
184	...	...	...	...	...	...	...	...	...	...
185	...	...	...	...	...	...	...	...	...	...
186	...	...	...	...	...	...	...	...	...	...
187	...	...	...	...	...	...	...	...	...	...
188	...	...	...	...	...	...	...	...	...	...
189	...	...	...	...	...	...	...	...	...	...
190	...	...	...	...	...	...	...	...	...	...
191	...	...	...	...	...	...	...	...	...	...
192	...	...	...	...	...	...	...	...	...	...
193	...	...	...	...	...	...	...	...	...	...
194	...	...	...	...	...	...	...	...	...	...
195	...	...	...	...	...	...	...	...	...	...
196	...	...	...	...	...	...	...	...	...	...
197	...	...	...	...	...	...	...	...	...	...
198	...	...	...	...	...	...	...	...	...	...
199	...	...	...	...	...	...	...	...	...	...
200	...	...	...	...	...	...	...	...	...	...



REVISIONS 1. 1/10/2010 2. 1/10/2010 3. 1/10/2010 4. 1/10/2010 5. 1/10/2010 6. 1/10/2010 7. 1/10/2010 8. 1/10/2010 9. 1/10/2010 10. 1/10/2010		TRUE NORTH ENERGY SERVICE STATION ST. CHARLES ROAD & MAIN STREET GLEN ELLYN, ILLINOIS	IRG Landscape Architecture Park & Recreation Division 1000 N. LaSalle Ave. Suite 100 Chicago, IL 60610 Phone: 312.329.1234 Fax: 312.329.1235 Email: info@irg.com	TREE PRESERVATION & REMOVAL PLAN PROJECT NO.: 008102 LOT: 1616 8798A DATE: 08/08/10 DRAWN BY: JLL CHECKED BY: JLL SCALE: 1" = 20' SHEET TP-1
---	--	--	---	--



A-400

REVISIONS:

02/02/15

REVISED AS SHOWN

TO SHOW THE LATEST CHANGES

Building Elevations
front and rear
Truenaorth
Glen Ellyn, Illinois

F. A. Ross - Architects
P.O. BOX 5073
NEWCASTLE, PA 15105
PHONE: (724) 658-7888
FAX: (724) 658-7882



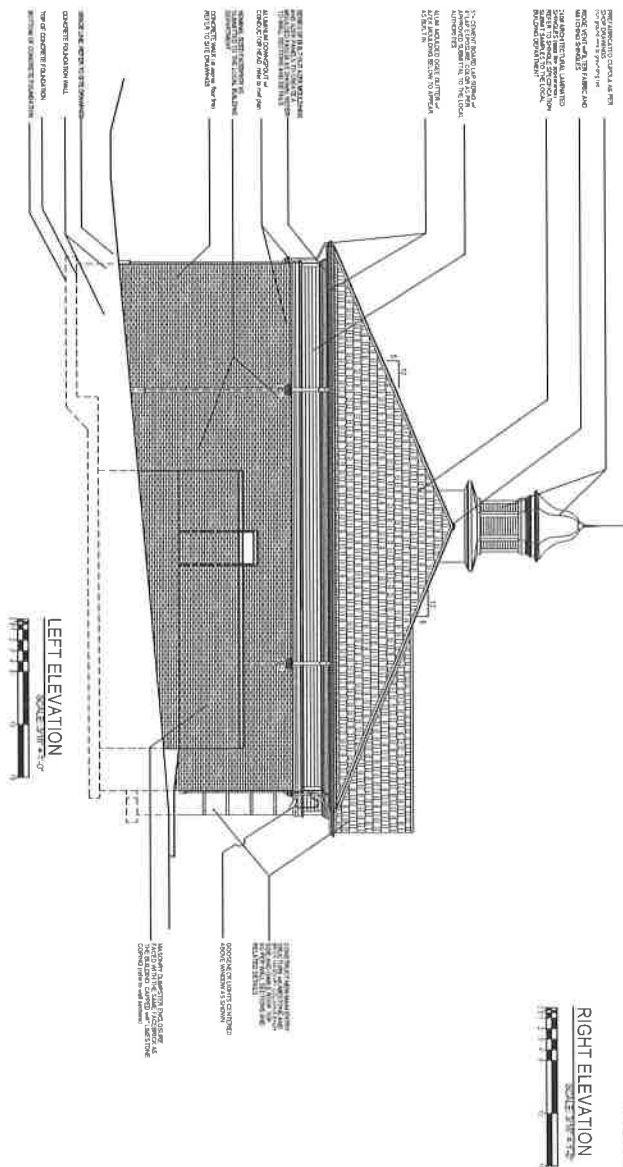
The information contained on these drawings is the property of F. A. Ross - Architects. These drawings may not be reproduced or used in any manner without the express written consent of F. A. Ross - Architects. F. A. Ross - Architects is not responsible for any errors or omissions on these drawings.

Project No. 11-02-2018
Client: [blank]
Date: [blank]

Project No. 11-02-2018
Client: [blank]
Date: [blank]



Exhibit "J"



RENDERING
Landscape
Architect
Along the Ground Plane

A-401

DATE: 02/20/16
PROJECT: TUGAN ELEVATION

Building Elevations
side elevation views
Truenorth
Glen Ellyn, Illinois

F. A. Ross - Architects
P.O. BOX 5073
NEWCASTLE, PA 16105
PHONE: (724) 656-7666
FAX: (724) 656-7632

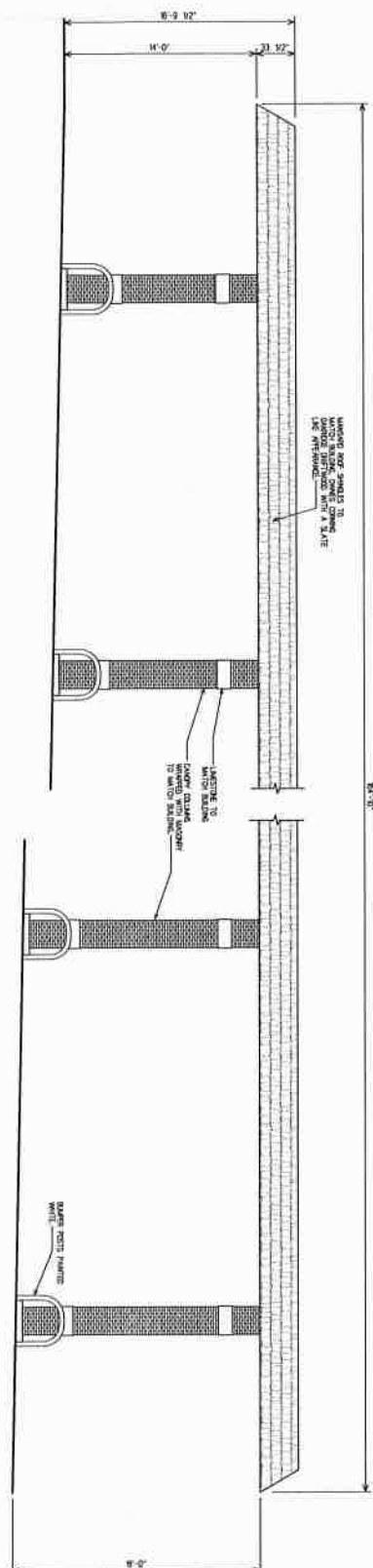
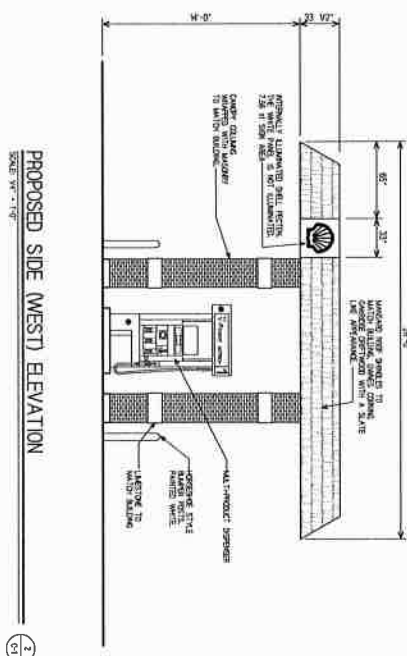
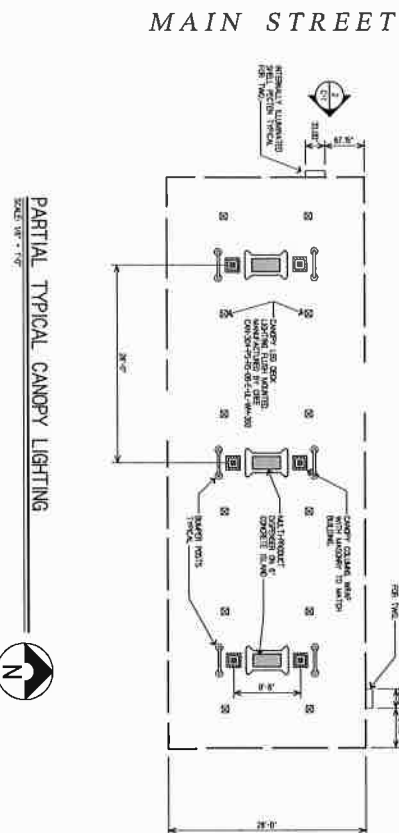


The information contained on these drawings is the property of F. A. Ross Architects. These drawings may not be reproduced or used in any manner without the express written consent of F. A. Ross Architects.



EXPANSION: 11-30-2016
Signature: _____
Date: _____





	REVIEW OVERALL CANDOPY LENGTH	4-30-17
	PER ARC REVIEW	4-4-17
	PER ARC REVIEW	3-2-17
	STAFF REVIEW	12-12-16
NO	DESCRIPTION	DATE
	REVISIONS	

PROJECT NAME AND LOCATION:
PROPOSED SERVICE STATION AND CONVENIENCE STORE
825 N. MAIN STREET AT ST. CHARLES ROAD
GLEN ELLYN, ILLINOIS
PHE 05-02-419-001(006,007)

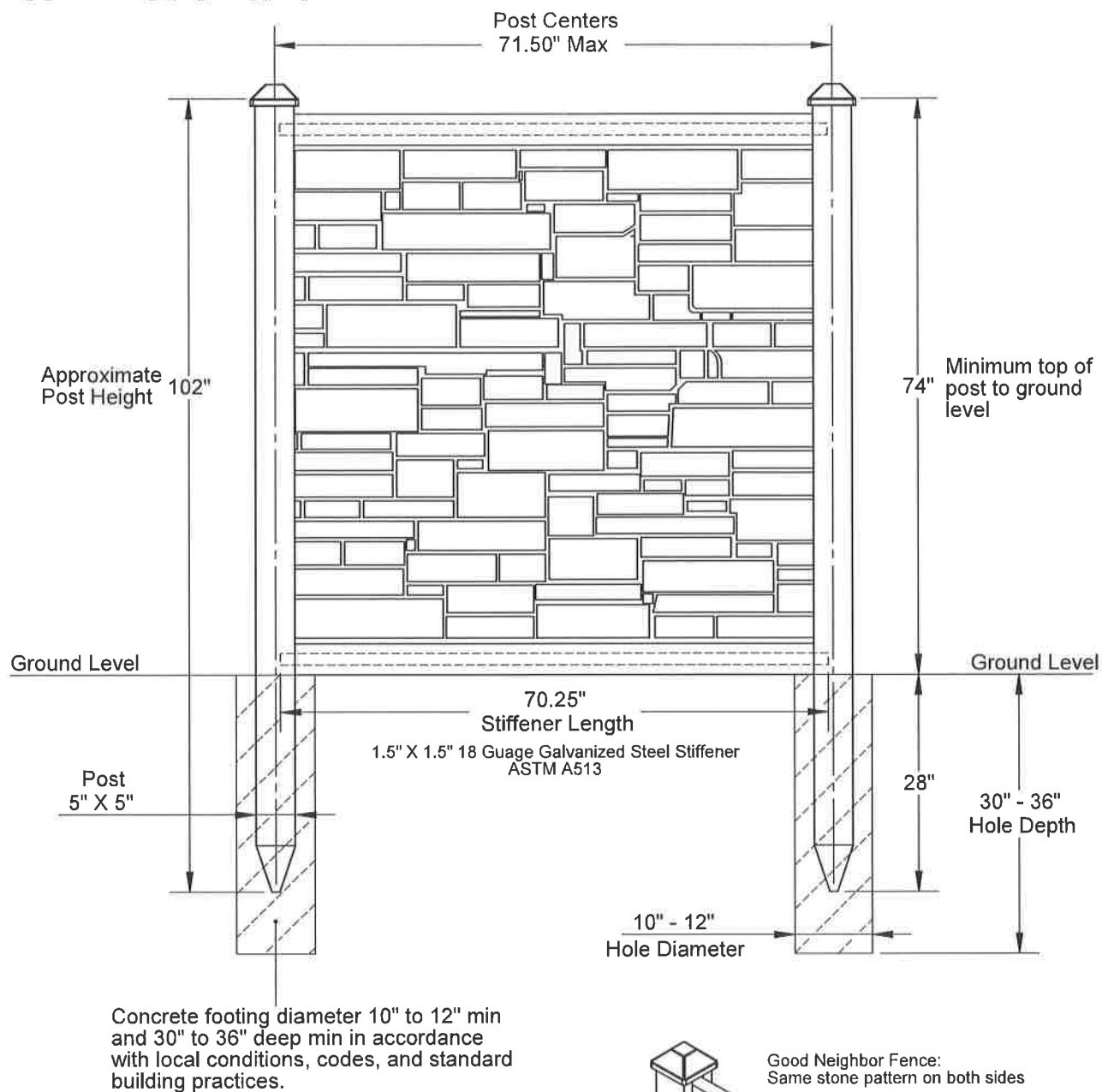
CLIENT:
truenorth energy, llc

SHEET TITLE:
CANOPY ELEVATIONS

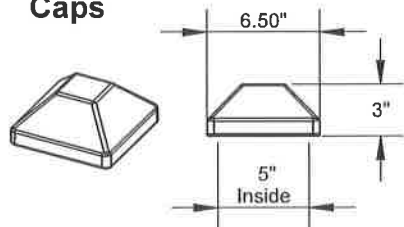
Ambrose
Design Group

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

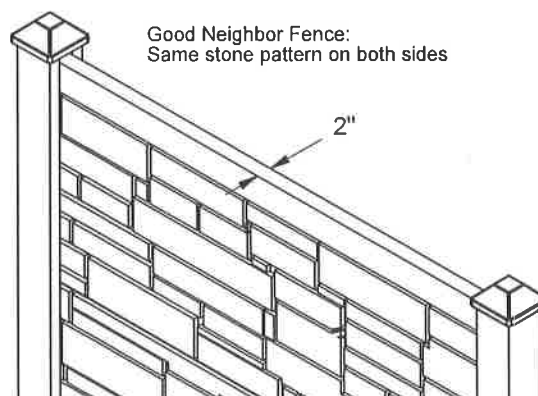
6'H X 6'W Panel



Caps



- Actual Panel Dimensions: 72"H X 69.75"W
- Panel Weight: 56 lbs
- Tolerances are: $\pm .5"$



Model #:FP72X72

This drawing may not be altered or reproduced without the permission of SimTek® Fence

Date: Oct 15, 2013

Scale: not to scale

REV: D Barlocker

Sheet 1 of 1

U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending

SimTek[™]
FENCE

www.simtekfence.com

Exhibit "M"Resolution No. 10-21**A RESOLUTION TO AUTHORIZE THE EXECUTION OF A REAL ESTATE SALES
CONTRACT FOR A LOT OF APPROXIMATELY 59,000 SQUARE FEET AT 825 NORTH
MAIN STREET FOR THE PRICE OF \$590,000**

Whereas, the Village of Glen Ellyn has the opportunity to purchase the property at 825 North Main Street, Glen Ellyn, IL 60137 from David E. Grochocinski, as trustee for the bankruptcy estate of Sunbeamer Services; and

Whereas, the Village has determined that the purchase of this property is beneficial to the Village, its residents, and the general community as it provides a number of opportunities to beautify and redevelop a key site in the northern gateway to Glen Ellyn; and

Whereas, The Village of Glen Ellyn and the property owner have negotiated a contract for 825 North Main Street as depicted in Exhibit "A" attached hereto.

Now, therefore, be it resolved 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 Village President and Board of Trustees hereby authorize execution of a real estate sales contract for a lot of approximately 59,000 square feet at 825 North Main Street for the price of \$590,000.

Section Two. The Resolution shall be in full force and effect from and after its passage and approval.

Passed by the Village Board of the Village of Glen Ellyn, Illinois, this 27th day of

September, 2010.

Ayes: *Henninger, Hartweg, Cooper, Comerford, Thorsell, Ledesma*

Nays: — 0 —

Absent: — 0 —

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27th day of

September, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Suzanne R. Connors

Village Clerk of the
Village of Glen Ellyn, Illinois

Exhibit A

**REAL ESTATE PURCHASE CONTRACT
FOR PROPERTY SITUATED AT
825 N. MAIN STREET, GLEN ELLYN, ILLINOIS**

THIS AGREEMENT entered into this 28 day of September 2010, between David E. Grochocinski, as trustee for the bankruptcy estate of Sunbeamer Services Corp. 09- 25326 ("Seller") and the Village of Glen Ellyn, an Illinois municipal corporation, ("Purchaser").

In consideration of the mutual covenants contained in this Contract, the Parties agree as follows:

1. Property.

1.1. Seller agrees to sell, and Purchaser agrees to purchase from Seller, Seller's interest in that parcel of real property commonly known as 825 N. Main Street, Glen Ellyn, in DuPage County, Illinois, comprising permanent index numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007, and containing approximately 1.348 acres ("Subject Property") together with all privileges, rights and appurtenances thereto, the legal description of which is attached as Exhibit A.

1.2 Bankruptcy Court Contingency. The parties hereto acknowledge that on July, 13 2009, Sunbeamer Services Corp. filed a voluntary petition for relief under Chapter 7 of Title 11 of the United States Code in the United States Bankruptcy Court for the Northern District of Illinois ("Bankruptcy Court"), Case No. 09-25326("Bankruptcy Case"). Seller will use commercially reasonable efforts to obtain from the Bankruptcy Court an order approving the Seller's entry into and performance of its obligations under this Agreement and the Sale ("Sale Order"). Purchaser shall timely and reasonably cooperate with Seller to provide or obtain any information necessary to obtain the Sale Order. The obligations of Seller to consummate the transactions contemplated in this Agreement are subject to and conditioned upon Seller obtaining the Sale Order from the Bankruptcy Court prior to the Closing date ("Order Date "). Seller's inability to obtain such Sale Order in the Bankruptcy Case shall not, however, constitute a default or breach of this Agreement by Seller, but until the earlier of the termination of this Agreement or such time as Seller obtains a final determination from the Bankruptcy Court that the Sale Order will not be entered, Seller will continue to use its commercially reasonable efforts to obtain the Sale Order prior to the Order Date. If the Bankruptcy Court makes a final determination not to enter the Sale Order or the Sale Order has not been entered and become final and non-appealable on or before the Order Date, this Agreement shall thereupon terminate automatically without any liability to any party (except for liability of Purchaser to Seller for any damage to the Property or Seller's operations related to or arising from Purchaser's due diligence and/or entry on to the Subject Property).

2. Earnest Money. Purchaser shall not be required to deposit with Escrow Agency any earnest money in support of this Contract. The sufficiency of the indirect costs paid by both the Seller and Purchaser in preparation and administration of the Contract through Closing shall serve as ample consideration in binding both Seller and Purchaser.

3. Purchase Price.

3.1 The purchase price ("Purchase Price") to be paid by Purchaser to Seller at Closing shall be Five Hundred Ninety Thousand and No/100 Dollars (\$590,000.00), plus or minus prorations and credits as set forth herein.

3.2 At Closing, the Purchase Price, when due, shall be payable in cash by cashier's or bank check or by wire transfer providing immediately available funds. The Closing of this transaction shall result in a payoff to the secured creditor, Ciena Capital. LLC f/k/a Business Loan Express, Inc. ("Secured Creditor") in the amount required by Secured Creditor at Closing. The Purchase Price, at Closing, shall be paid over to David E. Grochocinski, as trustee for Sunbeamer Services Corp and the Secured Creditor shall be paid the proceeds less administrative costs due to the bankruptcy estate and other costs of closing that are approved in advance from Secured Creditor including but not limited to commissions due the real estate broker employed by the seller; provided however, that the parties anticipate the commission and customary closing costs will be paid at closing.

4. Conditions Precedent. The following are conditions precedent ("Conditions"), which must be satisfied fully or waived in writing by Purchaser within thirty (30) days of execution of this Contract before Purchaser is obligated to purchase the Subject Property. Such Conditions must remain satisfied (if not waived) as of the Closing. If for any reason the Purchaser determines that the site is not satisfactory, or any condition is not met within thirty (30) days of execution of this Contract, the Purchaser may terminate this Contract upon written notice to Seller without cost or penalty to either party and this Contract shall be null and void. Purchaser shall be reasonable in making all determinations and opinions to satisfy the Conditions. Purchaser, in its sole discretion, shall determine whether it is satisfied with the results of its investigation of the Subject Property. The Conditions are:

4.1 Purchaser has obtained a Phase 1 environmental assessment of the Subject Property prepared by a consultant approved by Purchaser and the results thereof are satisfactory to Purchaser.

4.2 Purchaser has received a preliminary title report from the Title Company on the Subject Property, and has determined that the Subject Property is not subject to any title exceptions that would impede the development or contemplated use of the Subject Property.

4.3 The Title Company is unconditionally prepared to issue to Purchaser or its

nominee, at Closing, an ALTA Owner's Policy with extended coverage in the full amount of the Purchase Price, insuring fee simple title to the Subject Property to be vested in Purchaser or its nominee.

5. Survey. Within ten (10) days prior to Closing, Seller shall, at the expense of Seller at Closing, cause the Subject Property and the necessary right-of-ways surveyed by a reputable registered land surveyor ("Surveyor") selected by Seller and approved by Purchaser, such approval not to be unreasonably withheld or delayed. The plat of survey prepared by the Surveyor is hereinafter referred to as the "Survey." The Survey shall be prepared in accordance with current ALTA/ACSM Standards. The ALTA/ACSM Survey shall be made certified to the Purchaser, the Chicago Title Insurance Company, and any other parties necessary to the completion of this Contract. The legal description on the Survey shall be the description used in the deed conveying the Subject Property to Purchaser and in the title insurance policy.

6. Costs; Prorations; Credits.

6.1 Seller shall pay the cost of the Survey (as defined in Paragraph 5), the cost of the title examination of the Subject Property, and the issuance of the Title Commitment (as defined in Paragraph 7.1), the title insurance premium for the title insurance policy issued to Purchaser pursuant to the Title Commitment in the amount of the Purchase Price, and any state, county and local transfer, grantor, documentary stamp or similar taxes applicable to this transaction, if any. Purchaser shall pay the cost of recording the deed if not exempt by local or state law. Seller and Purchaser shall share equally any escrow charges of the Escrow Agent and any charges of the Escrow Agent for a "New York style" closing. Each Party shall pay its own attorney's fees.

6.2 The parties stipulate and acknowledge that Seller has disclosed the non-payment and subsequent tax sales of the real estate taxes affecting the Subject Property for the tax years 2005, 2006, 2007, and 2008. Purchaser shall be solely responsible for the full payment and redemption of the 2005, 2006, 2007, and 2008 real estate taxes; provided however, that (a) there shall be no credit provided to Purchaser in the event that Seller makes payment of taxes prior to Closing; and (b) that the Seller shall provide a credit to the Purchase Price in the amount of the real estate taxes for the tax years 2005, 2006, 2007, 2008 up to the amount of \$98,500 (or lesser amount of the actual estimate of redemption issued by the County). The Seller and Purchaser agree that the \$98,500 figure is an estimate and the actual redemption amounts will be obtained by Purchaser at or prior to Closing. In the event that the redemption amounts exceed \$98,500, then and Seller is unwilling to provide a credit to Purchaser for the actual amount at Closing, then Purchaser may terminate the Agreement. In the event that the 2005, 2006, 2007 and 2008 taxes are not redeemable by Purchaser on, before, or at the time of Closing, then Purchaser shall be allowed to terminate this Agreement by written notice to Seller or at the time of Closing.

6.3 From the Purchase Price proceeds, Seller shall pay at Closing if due and owing any and all 2009 real estate taxes, and the pro rata share of the 2010 real estate

taxes from January 1, 2010 through and including the date of Closing. Should the 2009 real estate tax bill be unavailable, the general real estate taxes for the tax years 2009 and 2010 shall be prorated as of the date of Closing based upon one hundred five percent (105%) of the most recent ascertainable full year tax bill. Such prorations shall be final as of the date of Closing.

7. Title.

7.1 Seller shall convey marketable and insurable title for the Subject Property by virtue of a trustee's quit claim deed. The title to the Subject Property shall be subject only to the matters set forth on Exhibit B attached hereto and made a part hereof by this reference, and any other matters waived or approved by Purchaser in accordance with this Paragraph 7.1 (collectively the "Permitted Title Exceptions"). The Subject Property shall not be subject to any (i) mortgage, deed to secure debt, deed of trust, security agreement, judgment, lien or claim of lien, or any other title exception or defect that is monetary in nature, Seller hereby agreeing to pay and satisfy of record any such title defects or exceptions prior to or at Closing at Seller's expense, or (ii) any leases, except those specifically provided herein, rental agreements or other rights of occupancy of any kind, whether written or oral (the items described in (i) and (ii) are hereinafter referred collectively as the "Seller Defects"). Seller shall, at the expense of Seller, and within seven (7) days after the Date of this Contract, deliver to Purchaser an Owner's title insurance commitment ("Title Commitment"), issued by Chicago Title Insurance Company ("Title Company") on ALTA form 2006, covering the Subject Property and naming Purchaser as the proposed insured together with legible copies of all documents shown as exceptions in the Title Commitment. In addition, the Title Commitment shall include: an Extended Coverage Endorsement (unless such coverage cannot be provided by a Title Company) at Seller's cost. As to any title exceptions or defects affecting the Subject Property, including matters shown on the Survey, Purchaser shall have ten (10) working days after receipt of the Title Commitment or after delivery of the survey to Seller, whichever is later, to give Notice to Seller of any objections of Purchaser. If Purchaser fails to give any Notice to Seller by such date, Purchaser shall be deemed to have waived this right to object to any exceptions or defects. If Purchaser does give Seller Notice of objection to any title exceptions or defects, Seller shall have the right until Closing to cure or satisfy all Seller Defects. If Seller fails or elects not to cure any unpermitted title exceptions or defects, then Purchaser may elect to close the transaction and take title subject to such exception or to terminate this Contract. Purchaser shall have the right at any time to waive any objections that it may have made and thereby to preserve this Contract in effect. So long as this Contract remains in effect, Seller agrees not to alter or encumber in any way the title to the Subject Property.

7.2 As used in Subparagraph 7.1, "insurable title" shall mean title insurable at standard rates by the Chicago Title Insurance Company with a standard ALTA extended coverage Purchaser's title insurance policy.

7.3 The Closing shall be a "New York style" closing, and Purchaser shall be entitled to require that the title insurance policy to be issued to Purchaser for the Subject Property be effective and in force at the time of delivery of the Purchase Price to Seller.

7.4 Whether or not the Purchaser delivers to Seller a Notice of objection to title for the Subject Property pursuant to Paragraph 7.1, Purchaser shall, at Purchaser's expense, have the right, from time-to-time until Closing, to update the title examination of the Subject Property, from and after the effective date of the Title Commitment. Any expense associated with updating the Title Commitment shall be the Purchaser's responsibility. If such updated title examination reveals an existence of any exceptions or defects in the title for the Subject Property which arose after the effective date of the Title Commitment, Purchaser shall be entitled to give Notice of objection to such additional defects and exceptions with the same rights and obligations as would apply to a Notice of title objection given pursuant to Paragraph 7.1.

8. Closing. The closing or settlement ("Closing") of the transaction contemplated by this Contract shall be held at an agreed upon suburban office of Chicago Title Insurance Company ("Escrow Agent") during regular business hours on or before September 30, 2010, or at such time that the parties may mutually agree.

9. Broker.

9.1 Seller has employed Millennium Properties R/E, Inc as its broker in connection with this transaction and shall solely be responsible for any and all costs and or commission due and owing. No broker procured or participated in this transaction on behalf of Purchaser.

9.2 The Seller covenants and agrees to indemnify the Purchaser against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits arising out of or in any manner related to the alleged employment, engagement or use by Seller of its real estate broker or agent. The provisions of this Paragraph 9.2 shall survive Closing and any Termination of this Contract.

10. Right of Entry. From and after the date of this Contract, Seller hereby grants Purchaser, its representatives and agents, the right to enter upon the Subject Property to: (1) examine, inspect and test the feasibility and adaptability of the Subject Property for Purchaser's intended use, such tests to include, without limitation, soil borings, soil tests, tests to determine the adaptability of the Subject Property for drainage and environmental audits and a Phase 1 environmental assessment; and (2) collect all information that is necessary or appropriate in connection with this Real Estate Contract, or for Purchaser's intended use of the Subject Property. (All of the foregoing examinations, inspections, studies and tests being hereinafter referred to as the "Studies".) All such Studies are to be made at Purchaser's expense. Purchaser agrees to repair any damage caused to the Subject Property as a result of the Studies, and to indemnify, defend and hold harmless Seller from and against any claims, demands, losses, liabilities, settlements, damages, costs or expenses resulting from

Purchaser's carrying out the Studies. Purchaser shall not cause or allow any lien claim to be filed against the Subject Property as a result of said Studies, and shall remove any such claims so filed within ten (10) days following its filing of record. Purchaser's indemnification of Seller in this Section 10 shall survive termination of this Agreement.

11. Notice. Each Notice ("Notice") provided for under this Contract must comply with the requirements of this Paragraph. Each Notice shall be in writing and sent by (i) depositing it with the United States Postal Service or any official successor thereto, certified or registered mail, return receipt requested, with adequate postage prepaid, or (ii) special courier service (e.g., Federal Express), addressed to the appropriate Party (and marked to a particular individual's attention if so indicated) as hereinafter provided. Each Notice shall be effective upon the date of delivery. Rejection or other refusal by the addressee to accept, or the inability of the United States Postal Service to deliver because of a changed address of which no Notice was given, shall be deemed to be the receipt of the Notice sent. In the event that registered or certified mail service is not being provided by the United States Postal Service or any official successor thereto at the time in question, each Notice may then be served by personal service or sent by facsimile. Any Party shall have the right from time-to-time to change the address or individual's attention to which Notices to it shall be sent by giving to the other Parties at least ten (10) days prior Notice thereof. The addresses of the Parties shall be those set forth on the first page of this Contract, with additional addresses as follows:

IF TO SELLER: David E. Grochocinski, trustee
1900 Ravinia Place
Orland Park, IL 60462

708-226-2700
708-226-9030 - facsimile

with a copy to: Michael Gilmartin
Chuhak & Tecson
30 S. Wacker Drive
Suite 2600
Chicagao, IL 60606

312-855-4050
312-444-9027 - Facsimile

IF TO
PURCHASER: Village of Glen Ellyn
Attention:
535 Duane Street
Glen Ellyn, Illinois 60137

Telephone: (630) 469-5000
Facsimile: (630) 469-8849

with a copy to: Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
Attention: Paula Vincich Randall, Esq.
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, Illinois 60061
Telephone: (847) 247-7400
Facsimile: (847) 247-7405

12. Closing Documents. At Closing, the following shall occur:

12.1 Seller shall deliver or cause to be delivered to Purchaser the following:

- (i) A QuitClaim or Trustee's Deed fully executed by Seller conveying to Purchaser the Subject Property, subject only to Permitted Title Exceptions;
- (ii) Owner's policy of title insurance in the amount of the Purchase Price (the "Title Policy"), issued by the Title Company pursuant to the Title Commitment, subject only to Permitted Title Exceptions, with extended coverage.
- (iii) Evidence reasonably satisfactory to Purchaser and the Title Company that the person or persons executing the Closing documents on behalf of Seller have full right, power and authority to do so;
- (iv) Certificate of Non-Foreign Status executed by Seller;
- (v) Gap Undertaking duly executed by Seller;
- (vi) ALTA Statement duly executed by Seller;
- (vii) A Closing Statement;
- (viii) All required Transfer Tax Declarations;
- (ix) Such other instruments as may be reasonably necessary to effect the conveyance of the Subject Property in accordance with this Contract.
- (x) Evidence reasonably satisfactory to Purchaser and the Title Company, including, but not limited to, Court orders or decree that the sale of the Subject Property has been authorized, as required by the Federal Bankruptcy Court, in accordance with all applicable rules governing the transfer of property from a seller that has filed for bankruptcy protection.

12.2 Purchaser shall deliver or cause to be delivered to Seller the following:

- (i) The Purchase Price adjusted in accordance with Paragraph 6;
- (ii) GAP Undertaking (if required by the Title Company) and ALTA Statement duly executed by Purchaser;
- (iii) Evidence reasonably satisfactory to Seller that the person or persons executing the Closing documents on behalf of Purchaser have full right, power and authority to do so;
- (iv) A signed Closing Statement; and
- (v) Such other instruments as may be reasonably necessary to effect the conveyance of the Subject Property in accordance with this Contract.

13. Default and Remedies. In the event this Agreement is terminated by a default without Purchaser's fault, Purchaser shall be entitled, as its sole remedy, to receive the return of all Earnest Money (if any) and accrued earnings thereon, if any, which return shall operate to terminate this Agreement and release Seller from any and all liability hereunder, except as otherwise specifically set forth in this Agreement. In the event this Agreement is terminated because of the fault of Purchaser, the Seller shall have, as its sole and exclusive remedy, the right to declare the Earnest Money (if any) forfeited, in which event, all of the Earnest Money (if any) (and accrued earnings thereon, if any) shall be paid to or retained by the Seller.

14. Time of Essence. Time is of the essence of this Contract.

15. Entire Agreement. This Contract constitutes the entire agreement of the Parties and may not be amended except by written instrument executed by Purchaser and Seller.

16. Interpretation. The paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope of content of this Contract or any provision thereof. If any Party is made up of more than one person or entity, then all such persons and entities shall be included jointly and severally, even though the defined terms of such Party is used in the singular in this Contract. If any right of approval or consent by a Party is provided for in this Contract, the Party shall exercise the right promptly, in good faith and reasonably, unless this Contract expressly gives such Party the right to use its sole discretion. The term "Business Day" shall mean Monday through Friday, excluding holidays recognized by the state government of the State in which the Subject Property is located. If any time period under this Contract ends on a day other than a Business Day, then the time period shall be extended until the next Business Day. If a time period under this Contract is five (5) days or less, it shall mean five (5) Business Days.

17. Possession; Risk of Loss. Seller shall deliver actual possession of the Subject Property at Closing. The Subject Property shall, on the date of Closing, be in the same condition as of the Date of this Contract.

18. Survival and Termination.

18.1 The provisions of this Contract shall not survive Closing except to the extent expressly provided otherwise.

18.2 "Terminate" and "Termination" shall mean the termination of this Contract pursuant to a right to do so provided herein.

19. Applicable Law. This Contract shall be construed and interpreted in accordance with the laws of the State of Illinois.

20. Successors and Assigns. This Contract shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

21. Exhibits. The exhibits referred to in, and attached to this Contract, are incorporated herein by reference in full.

22. Investigation Study. The Purchaser's obligations under this Contract are subject to and conditioned upon Purchaser's investigation and study of the Subject Property and satisfaction with all aspects thereof deemed relevant by Purchaser, including, but not limited to: soil conditions; availability of all utilities to the Subject Property in adequate capacities and at appropriate locations; access to the Subject Property by public roads; the availability of all approvals and permits required for the use of the Subject Property contemplated by Purchaser; and the economic and feasibility of the use of the Subject Property contemplated by Purchaser. Purchaser shall have ten (10) calendar day after the Date of this Contract (the "Investigation Period") in which to make such investigations and studies with respect to the Subject Property as Purchaser deems appropriate. Upon Purchaser's satisfaction with all aspects of the Subject Property deemed relevant by Purchaser, Purchaser shall give Seller Notice thereof. In the event Purchaser shall conclude that any aspect of the Subject Property or matter in any way related thereto is not, for any reason whatsoever, satisfactory to Purchaser, Purchaser may elect, by Notice to Seller, to Terminate this Contract. Purchaser, in its sole discretion, shall determine whether it is satisfied with the results of its investigation of the Subject Property. If Purchaser gives such Notice of Termination to Seller, then the Parties shall have no further obligation hereunder except as otherwise provided herein. Seller agrees to provide to Purchaser within ten (10) days after the Date of this Contract legible copies of any and all surveys, plans, engineering reports, environmental reports, title reports, title insurance policies and other similar documents which Seller may have in its possession concerning the Subject Property that have not been previously transmitted to the Purchaser (collectively, "Seller Documents").

23. Seller's Agreements. Seller warrants, represents and agrees that:

23.1 Seller has the authority to transfer the Subject Property in its capacity of bankruptcy trustee.

23.2 Seller represents that it is not a "foreign person" as defined in Paragraph 1445 of the Internal Revenue Code, and is therefore exempt from the withholding requirements of said Paragraph. Seller will furnish Purchaser at Closing the Exemption Certification set forth in Paragraph 12.1(iv).23.3.

23.3. Seller has no actual knowledge, nor has Seller received any Notice, of any actual or pending litigation or proceeding by any organization, person, individual or governmental agency against Seller with respect to the Subject Property or any portion thereof or with respect thereto; and Seller has no actual knowledge, nor has Seller received any notice, of any violations of law, municipal or county ordinances, or other legal requirements with respect to the Subject Property (or any part thereof) or with respect to the use or occupancy of the Subject Property.

"Governmental Regulations" means any generally applicable law, regulation, rule, policy, ordinance or similar requirements of the United States, State of Illinois, and any County, City or other agency or subdivision of the United States or State of Illinois.

"Hazardous Materials" includes, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in the Comprehensive and Liability Act of 1980, as amended (42 U.S.C. §9601, *et seq*), the Hazardous Materials Transportations Act, as amended (49 U.S.C. §1801, *et seq*), the Resource, Conservation and Recovery Act, as amended (42 U.S.C. §6901, *et seq*), and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local government law, ordinance, rule or regulation.

24. No Representations By Seller- "AS IS" Condition. The Purchaser acknowledges that Seller has not heretofore operated any business or owned the Property for a lengthy period of time and has limited or no knowledge of facts, conditions or character of the Subject Property or other matters relating to the Property. Notwithstanding anything set forth to the contrary herein, Seller is not making and has not at any time made any warranties or representations of any kind or character, express or implied, with respect to the Subject Property, including, but not limited to, any warranties or representations as to habitability, merchantability or fitness for a particular purpose.

Upon Closing Seller shall sell and convey to Purchaser and Purchaser shall accept the Subject Property, and **"As Is, Where Is, With All Faults"**, except to the extent (if any) expressly provided otherwise in this Agreement. Purchaser has not relied and will not rely on, and Seller is not liable for or bound by, any express or implied

warranties, guaranties, statements, representations or information pertaining to the Subject Property or relating thereto made or furnished by Seller, or any agent representing or purporting to represent Seller, to whomever made or given, directly or indirectly, orally or in writing, unless specifically set forth in this Agreement. Purchaser acknowledges that the Purchase Price reflects and takes into account that the Subject Property is being sold "AS IS".

Purchaser represents and covenants to Seller that Purchaser conducted, or will conduct prior to Closing pursuant to its due diligence, such investigations of the Subject Property, including but not limited to, the physical and environmental conditions thereof, as Purchaser deems necessary or desirable to satisfy itself as to the condition of the Subject Property and the existence or nonexistence or curative action to be taken with respect to any condition, and will rely solely upon same and not upon any information provided by or on behalf of Seller or its agents or employees with respect thereto, other than such representations, warranties and covenants of Seller as are expressly set forth in this Agreement.

Seller will provide all documents and reports in Seller's possession to Purchaser promptly following the Effective Date of this Agreement, but Seller otherwise makes no representation or warranty whatsoever as to the existence on the Subject Property of Hazardous Materials (as defined in this Agreement), or the release into the environment, discharge, placement, or disposal, of Hazardous Materials, from, at, on, adjacent to, or under the Property. Purchaser, for itself and its successors in interest, waives and releases Seller from any present or future claim(s) arising from or relating to the presence or alleged presence of Hazardous Materials at, on, within, adjacent to, or under the Subject Property, including without limitation, any claims under or on account of: (i) any federal law described within the definition of Hazardous Materials contained in this Agreement, as the same may have been or may be amended from time to time, and similar state or local laws, and any regulations promulgated thereunder; (ii) any other federal, state or local law, ordinance, rule or regulation, now or hereafter in effect, that deals with, or otherwise in any manner relates to, environmental matters of any kind; or (iii) this Agreement or the common law. Purchaser accepts all risks of the Property's condition, including without limitation, faults that are undiscovered, undisclosed, inadequately disclosed or unknown. The terms and provisions of this section 24 of this Agreement shall survive the Closing.

To the extent allowed by law, Purchaser does not agree to indemnify Seller or otherwise accept fault or liability related to any third-party claim, including, but not limited to, any claim brought under any state or federal environmental statute or law.

25. Village Approval. This Contract shall be contingent upon the approval and passage of the appropriate Ordinance authorizing the purchase and acquisition of real property by the Village of Glen Ellyn on or before September 27, 2010.

26. Contract. As used herein, the phrase "Date of this Contract" shall mean the date of which the acceptance of the offer is completed by the signing of the offer by Seller or Purchaser, whichever is the last to execute.

27. Counterpart Execution. This Contract may be executed in separate counterparts. It shall be fully executed when each Party whose signature is required has signed at least on (1) counterpart, even though no one (1) counterpart contains the signature of all the Parties.

28. The parties executing this document on behalf of Purchaser do so only in their official capacity and shall incur no personal obligation or liability.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the date first written above.

[Signature Page to Follow]

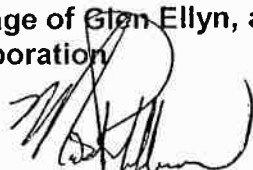
SELLER:

By: _____

By: _____

PURCHASER:

Village of Glen Ellyn, a municipal corporation

By: 
(Title) VILLAGE PRESIDENT

ATTEST:


(Title) VILLAGE CLERK

EXHIBIT A
(Legal Description)

Common Address: 825 N. Main Street, Glen Ellyn, Illinois

Permanent Index Numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Legal Description:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE $\frac{1}{4}$ SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG THE $\frac{1}{4}$ 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 $\frac{1}{2}$ 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 $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{2}$ 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.

EXHIBIT B
(Permitted Title Exceptions)

Title exceptions pertaining to liens or encumbrances voluntarily imposed or consented to by Purchaser prior to or as of the Closing Date;

Subject to Section 6.2 of the Agreement, general real estate taxes and all assessments and unpaid installments thereof;

All exceptions (included printed exceptions) to title contained or disclosed in the title commitment;

All matters, rights and interest that would be discovered by an inspection or survey of the Property.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

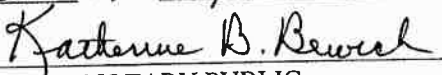
See Attached Exhibit A

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.


Mark Pfefferman, Village President (SEAL)

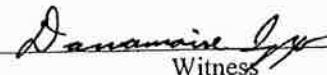
SUBSCRIBED and SWORN to before me this
28 day of September, 2010.


NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.


Witness (SEAL)

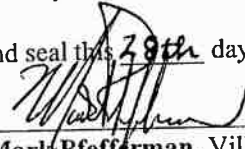
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached Exhibit A

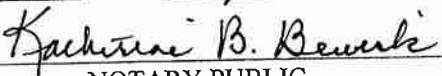
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

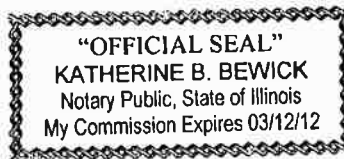
IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.


Mark Pfefferman, Village President

(SEAL)

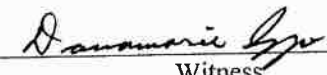
SUBSCRIBED and SWORN to before me this
28 day of September, 2010.


NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.


Witness

(SEAL)

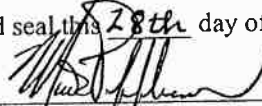
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: **825 N. Main Street, Glen Ellyn, Illinois**, and legally described as follows:

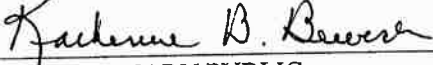
See Attached Exhibit A

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.

 (SEAL)
Mark Pfefferman, Village President

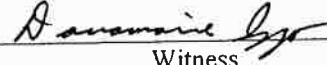
SUBSCRIBED and SWORN to before me this 28 day of September, 2010.


NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

 (SEAL)
Witness

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Suzanne Connors, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all

documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached as Exhibit A.

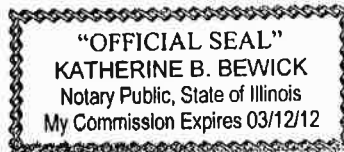
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28 day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this 28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that Suzanne Connors, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Danamarie Liso (SEAL)
Witness

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Suzanne Connors, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached as Exhibit A.

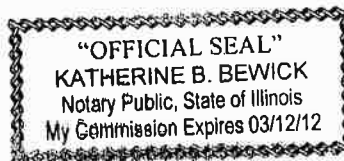
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28 day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this
28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that Suzanne Connors, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Daranne L. Goo (SEAL)
Witness

SPECIAL POWER OF ATTORNEY

I, **Suzanne Connors**, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint **Paula Vincich Randall, Esq.**, of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: **825 N. Main Street, Glen Ellyn, Illinois**, and legally described as follows:

See Attached as Exhibit A.

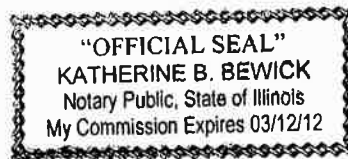
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this
28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that **Suzanne Connors**, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Danawane Lynn (SEAL)
Witness

Ancel Glink

DIAMOND BUSH
DiCIANNI
& KRAFTHEFER

A Professional Corporation
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, IL 60061
www.ancelglink.com

Paula Vincich Randall
prandall@ancelglink.com
(P) 847.247.7400 Ext. 5423
(F) 847.247.7405

November 19, 2010

Mr. Steve Jones
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137-4699

RE: Purchase of 825 N. Main Street, Glen Ellyn, Illinois 60137
Permanent Index Numbers: 05-02-419-001; -006; and -007

Dear Steve:

Please find enclosed the original Trustee's Deed which was recorded with the DuPage County Recorder of Deeds on October 22, 2010, as document number R1010-143994. Please retain this original Deed in a safe and accessible location along with any other documents relating to this transaction. I have retained a copy for our file.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

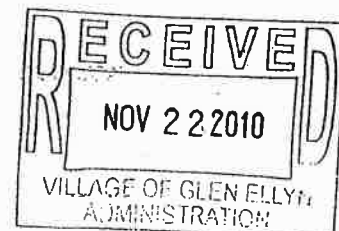


Paula Vincich Randall

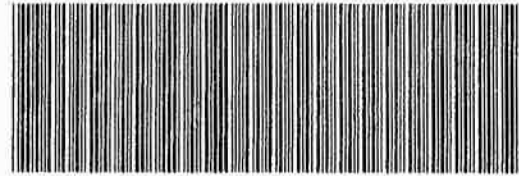
Enclosure

cc: Stewart H. Diamond

PVR\maw\S\Real Estate\clients\Glen Ellyn\825 N Main Street - Buy\Steve Jones - Transmittal of Recorded Trustee Deed Ltr
111910.doc



1061
880009215
CT
TRUSTEE'S DEED



FRED BUCHOLZ
DUPAGE COUNTY RECORDER

OCT. 22, 2010 RHSP 9:50 AM
DEED 05-02-419-001
003 PAGES R2010-143994

THIS INDENTURE, made this 29 day of September, 2010, between David E. Grochocinski, Trustee in Bankruptcy of Sunbeamer Services Corp., 09 B 25326, party of the first part, and Village of Glen Ellyn, an Illinois municipal corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten dollars and other good and valuable consideration, in hand paid, convey and warrant to the party of the second part, the following described Real Estate, to wit:

--SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject only to, if any: Covenants, conditions and restrictions of record; public and utility easements; roads and highways; ~~existing leases and tenancies~~; general real estate taxes for the year 2010 and subsequent years.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

Permanent Real Estate Index Number: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Address of Real Estate: 825 N. Main Street, Glen Ellyn, Illinois

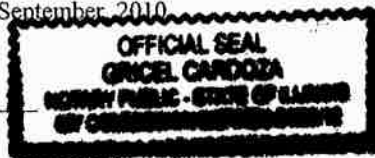
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

David E. Grochocinski
GRANTOR

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David E. Grochocinski, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 29 day of September, 2010.

Graci Cardoza
NOTARY PUBLIC



This instrument was prepared by David P. Lloyd, 1900 Ravinia Place, Orland Park IL 60462

Angel Glink %
Mail to: Paula V. Randall, Suite 145, 175 E. Hawthorn Pkwy, Vernon Hills, IL 60061
Tax Bills to: Village of Glen Ellyn, 535 Duane St., Glen Ellyn, IL 60137
Address of Grantor: 1900 Ravinia Place, Orland Park IL 60462
Address of Grantee: 535 Duane Street, Glen Ellyn IL 60137

Village of Glen Ellyn Real Estate Transfer Tax	
014111	
Sale \$	-0-
Tax \$	-0-
Date	9-29-10 Initials JES

km

CHARGE C. DUPAGE

09/28/10 08:36 FAX 708 580 8785

CHICAGO TITLE

001

J.P. "RICK" CARNEY
RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

COUNTY OF DUPAGE

} SS.

DOCUMENT NO. _____

DANIEL GREGORCINSKI, TRUSTEE OF SUNBEAMER SERVICES CORP., 09B 25326, being duly sworn on oath, states that
resides at 1900 RAVENNA PLACE, GRAND PARK IL 60132. That the
 attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that HE makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

[Signature]
 Trustee

SUBSCRIBED AND SWORN TO BEFORE ME

this 29 day of SEPTEMBER, 2010.

[Signature]
 Notary Public



EXHIBIT A
(Legal Description)

Common Address: 825 N. Main Street, Glen Ellyn, Illinois

Permanent Index Numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Legal Description:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE $\frac{1}{4}$ SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG THE $\frac{1}{4}$ 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 $\frac{1}{2}$ 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 $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 $\frac{1}{2}$ 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.

10121417102051540123

Exempt under provisions of Paragraph <u>8</u>			
Section	31-45,	Property	Tax Code
<u>10/22/18</u>		<u>[Signature]</u>	
Date	Buyer,	Seller, or Representative	

**Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
September 27, 2010**

Call to Order

Village President Pfefferman called the meeting to order at 8:01 p.m.

Roll Call

Upon roll call by Village Clerk Connors, Village President Pfefferman and Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic and Thorsell answered, "Present."

Pledge of Allegiance

The Pledge of Allegiance was led by Cub Scout Troop 150 after which each scout introduced himself.

Village Recognition

- a. The Village Board accepted the resignation of Architectural Review Commission member Michael Gorz and thanked him for his service.
- b. The students from St. Petronille created 107 very nice greeting cards for the members of our Police Department, forwarding their thanks for keeping them safe. The cards are on display at our Police Department through the month of October.
- c. Sherry Yarema, Co-Chair of the Wheaton-Glen Ellyn Branch of the American Association of University Women, sent a letter of thanks to Facilities Supervisor Harold Kolze and Custodians Brad Davis, David Fries, Dave Heighway, and Gary Kostal for their support during the annual book sale.
- d. The Glen Ellyn Volunteer Fire Company received two complimentary letters, one from a patient who thanked the involved paramedics for their professionalism, and one letter from a family thanking Firefighter Kyle Marcussen for providing exceptional assistance.
- e. A resident called to forward her thanks and appreciation to Public Works Crew Leader Mark Mellor and Maintenance Worker Ken Major, who assisted her in retrieving her keys from a catch basin.
- f. An officer of the Oak Brook-based McDonald's Corporation wrote to thank Community Service Officer Rose Volpe for participating in their first campus Safety Fair by teaching parents how to properly install their child safety seat.

- g. A letter was received from a non-resident thanking Police Chief Phil Norton for being allowed to attend the recent Senior Police Academy, and she complimented Police Officer Tom Staples for supervising an excellent program.
- h. Police Officer Keith Duval received a family's letter of thanks for responding to their emergency medical call.
- i. Police Chief Phil Norton received two letters from Faith Evangelical Lutheran Church – one thanking him and the Police Department for assistance at the recent funeral service for Lance Corporal Kevin Oratowski, and the second letter thanked Chief Norton for time and conversation following the most recent *Coffee with the Cops* event.
- j. The Operation RAILSAFE Committee sent a letter of thanks to Police Chief Norton for participating in their event on September 10.
- k. A note was received by Police Chief Norton from Sunrise Assisted Living of Glen Ellyn thanking our Police Department for faithful service.
- l. A letter of resignation has been received from the Village's Finance Director, Jon Batek, and he was thanked for his service to the Village.

Audience Participation

- a. James Burdett, Architectural Review Commission Chairman, presented this year's winner of the annual Traveling Trophy Award to the Shamrock Company for the Taco Bell/KFC building on Roosevelt Road, and an honorable mention to the 1st United Methodist Church for their tower, each for excellence in building design. The Vivian Ball Landscape Award for excellence in achieving the landscape objectives of the Village was presented to Panfish Venture LLC who developed Waters Edge townhomes.
- b. Dan Smith, 97 Newton Avenue, spoke to the Village Board concerning the condition of Manor Woods and inquired about the planned progress of the clean up. Public Works Director Caracci responded that the Village is working on an RFP for some upper canopy work to be done in late November or early December. Public Works will be taking care of some of the dead wood on the parameter, and the public should see some positive activity in the area soon.
- c. Carl Hokenson, 243 N. Park Boulevard, addressed the Village Board concerning a \$50 sump pump discharge fee he was charged when he does not have a sump pump. Public Works Director Caracci explained the \$50 is a clear water inspection fee charged to confirm/deny the presence of the sump pump. Further information will be provided to Mr. Hokenson.

- d. Carol Van Garp, 89 Newton Avenue, spoke to the Village Board regarding the floral clock. She mentioned the difficulty reading the time due to the plantings and that the time is often incorrect. People use cell phones for time. She suggested a pool with a water wall or waterfall with lights.

Consent Agenda

Village Manager Jones presented the Consent Agenda; Village President Pfefferman called for questions and/or discussion on the items on the Consent Agenda.

Trustee Henninger moved and Trustee Cooper seconded the motion that the following items included on the Consent Agenda be approved:

- a. **Minutes** of the following Village Board Meetings:
Workshop Meetings
September 13, 2010
September 20, 2010
Regular Meeting
September 13, 2010
- b. Total **Expenditures** (Payroll and Vouchers) - \$1,213,690.77.
The vouchers were reviewed by Trustee Henninger prior to the meeting.
- c. Contract with McFarlane Douglass & Company of Burr Ridge, Illinois for the installation, maintenance, and removal of **holiday decorations and lighting** in our downtown area in a not-to-exceed amount of \$24,000 (including a 10-percent contingency), to be expensed to the Special Programs Fund.
- d. Declare certain pieces of **equipment and vehicles surplus** and approve the disposal of these various obsolete Village vehicles and equipment.
- e. Purchase of Vehicle #250, a 2011 **Freightliner** M2 106 with a 55 foot over center articulated aerial lift from Transchicago Truck Group of Elmhurst, Illinois in the amount of \$135,747, to be expensed to the FY11 Capital Outlay-Vehicles Fund.
- f. Purchase of Equipment #510, a Brush Bandit 1890XP **chipper trailer** from Bandit Industries Inc., of Remus, Michigan in the amount of \$43,835, to be expensed to the FY11 Capital Outlay-Vehicles Fund.
- g. Recommendation of Village President Pfefferman that Henry Kummerer be appointed as a youth member of the Historic Preservation Commission for a term ending December 31, 2011.

Upon roll call on the Consent Agenda, Trustees Henninger, Cooper, Comerford, Hartweg, Ladesic and Thorsell voted "Aye". Motion carried.

Ordinance No. 5888 – Memorial Park (671 Crescent Boulevard) – Approval of Zoning Variations

Planning and Development Director Staci Hulseberg presented information on the request of Glenbard High School District 87 for approval of variations from the Glen Ellyn Zoning Code to accommodate proposed improvements at Memorial Park including minimum set back, the construction of new dugouts, sidewalks, pavers, concrete pads and stairs. No lights were proposed at this time. The Plan Commission voted 9-1 to approve the variations as presented.

Trustee Thorsell moved and Trustee Comerford seconded the motion that Ordinance No. 5888 be passed, an Ordinance Approving Zoning Variations for Memorial Park Located at 671 Crescent Boulevard to Allow the Construction of New Dugouts, Sidewalks, Concrete Pads and Stairs.

Upon roll call, Trustees Thorsell, Comerford, Cooper, Hartweg, Henninger and Ladesic voted "Aye." Motion carried.

Resolution No. 10-20 – Reconstruction of Hill Avenue Bridge

Village Manager Steve Jones presented information regarding a resolution approving the adoption of an intergovernmental agreement with the Villages of Glen Ellyn and Lombard for the reconstruction of the Hill Avenue Bridge. In 2009 the weight limit was lowered due to the start of the failure of the bridge. The Village of Lombard asked the Village of Glen Ellyn to participate in the cost of the reconstruction of the bridge and the Village of Glen Ellyn agreed. Negotiations led to the intergovernmental agreement. Manager Jones detailed several items the Village of Glen Ellyn requested be part of the intergovernmental agreement. Approval of this agreement is on the Village of Lombard's October 7 agenda.

Trustee Hartweg moved and Trustee Cooper seconded the motion that Resolution No. 10-20 be passed, a Resolution Adopting an Intergovernmental Agreement with the Village of Lombard Regarding the Reconstruction of the Hill Avenue Bridge.

Upon roll call, Trustees Hartweg, Cooper, Comerford, Henninger, Ladesic and Thorsell voted "Aye." Motion carried.

Resolution No. 10-21 – 825 N. Main Street – Real Estate Sales Contract

Village Attorney Stewart Diamond presented information regarding a resolution authorizing a real estate sales contract to purchase the property at 825 North Main Street. The bankruptcy court has approved the purchase price of \$590,000. Attorney Diamond explained this was an opportunity for the Village to hold the property until it can be sold to be developed in keeping with the architectural motif of the History Park.

Trustee Henninger moved and Trustee Hartweg seconded the motion that Resolution No. 10-21 be passed, a Resolution to Authorize the Execution of a Real Estate Sales Contract

for a Lot of Approximately 59,000 Square Feet at 825 N. Main Street for the Price of \$590,000.

Upon roll call, Trustees Henninger, Hartweg, Comerford, Cooper, Ladesic and Thorsell voted "Aye." Motion carried.

Other Business

Public Works Director Caracci gave an update on the status of the Riford Road project. Although it is an IDOT project, he does know that the contractor has requested a three week extension in time due to the contractor's strike earlier this year. IDOT has not finalized the approval of that request. If IDOT does approve the request, the completion date will be November 20 of this year.

Reminders

- The next Regular Village Board Meeting is scheduled for Monday, October 11, 2010 with a Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m., in the Galligan Board Room of the Glen Ellyn Civic Center.

Adjournment

At 8:56 p.m., Trustee Ladesic moved and Trustee Cooper seconded the motion to adjourn to executive session in Room 301 to discuss pending litigation and the purchase or lease of real property without returning to open session. Upon roll call, all Trustees voted "Aye." Motion carried.

Respectfully Submitted,

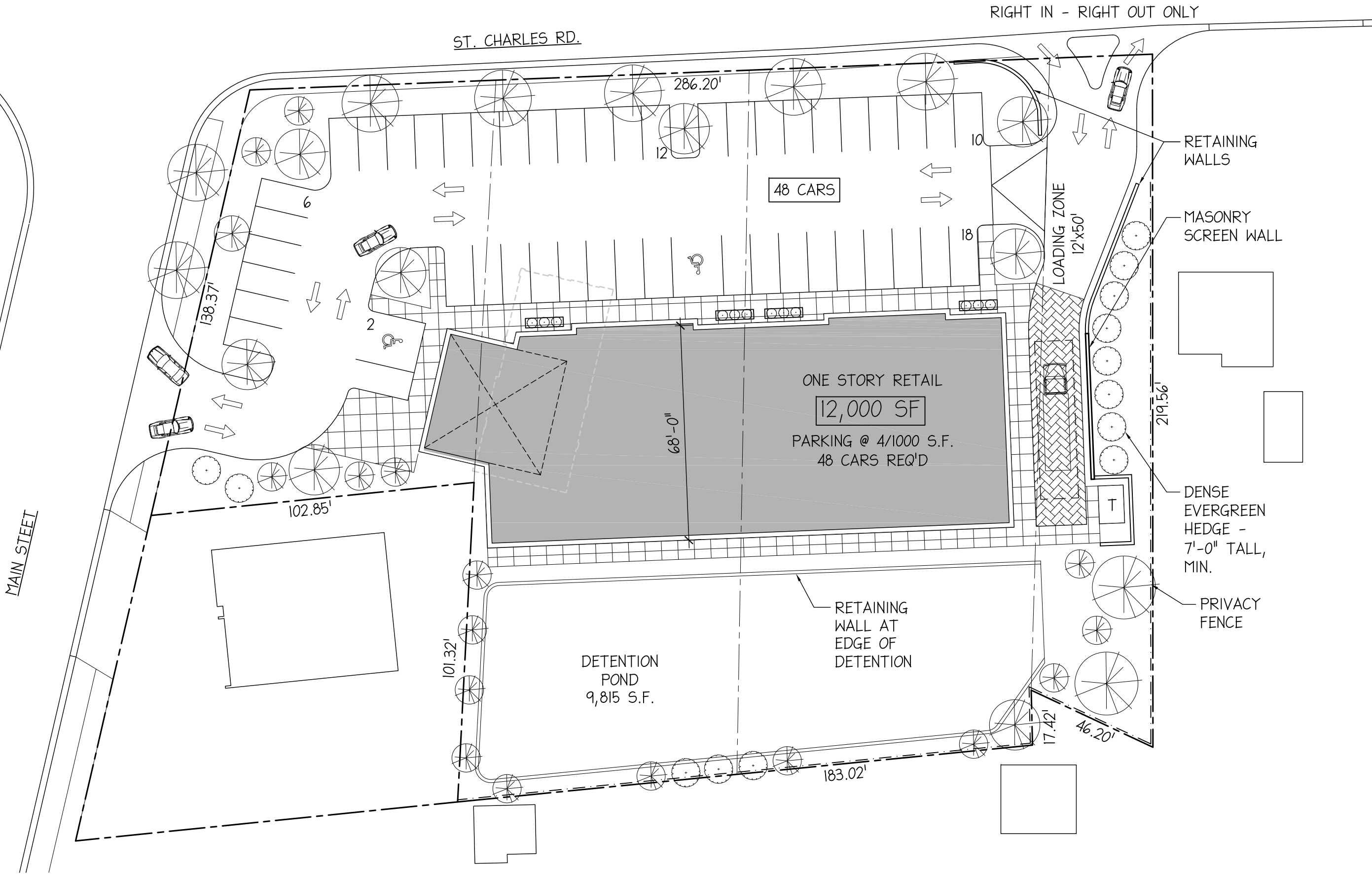
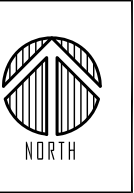
Suzanne R. Connors
Village Clerk

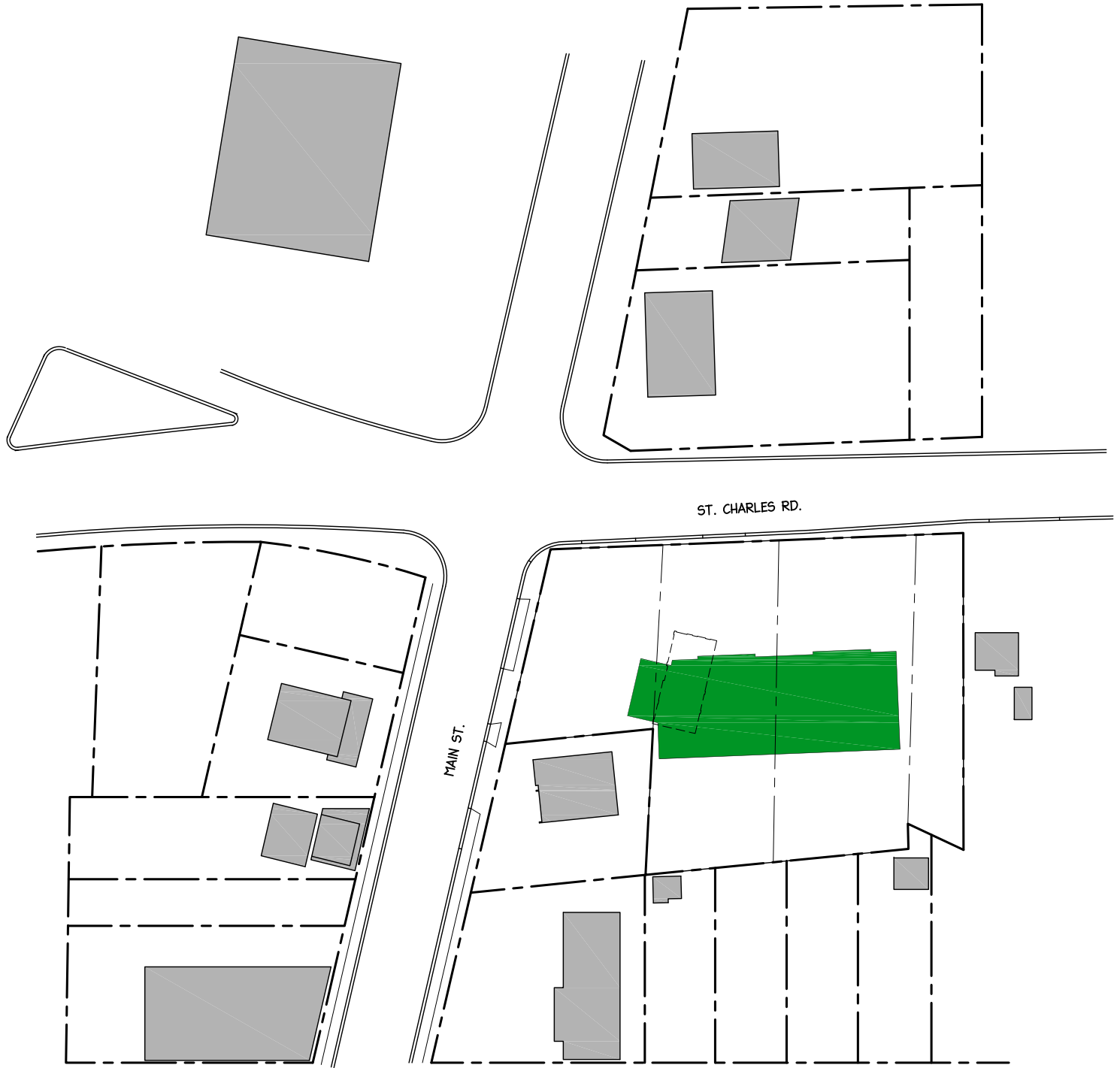
VILLAGE OF GLEN ELLYN

STACY'S CORNERS STUDY



06 MAY 2011



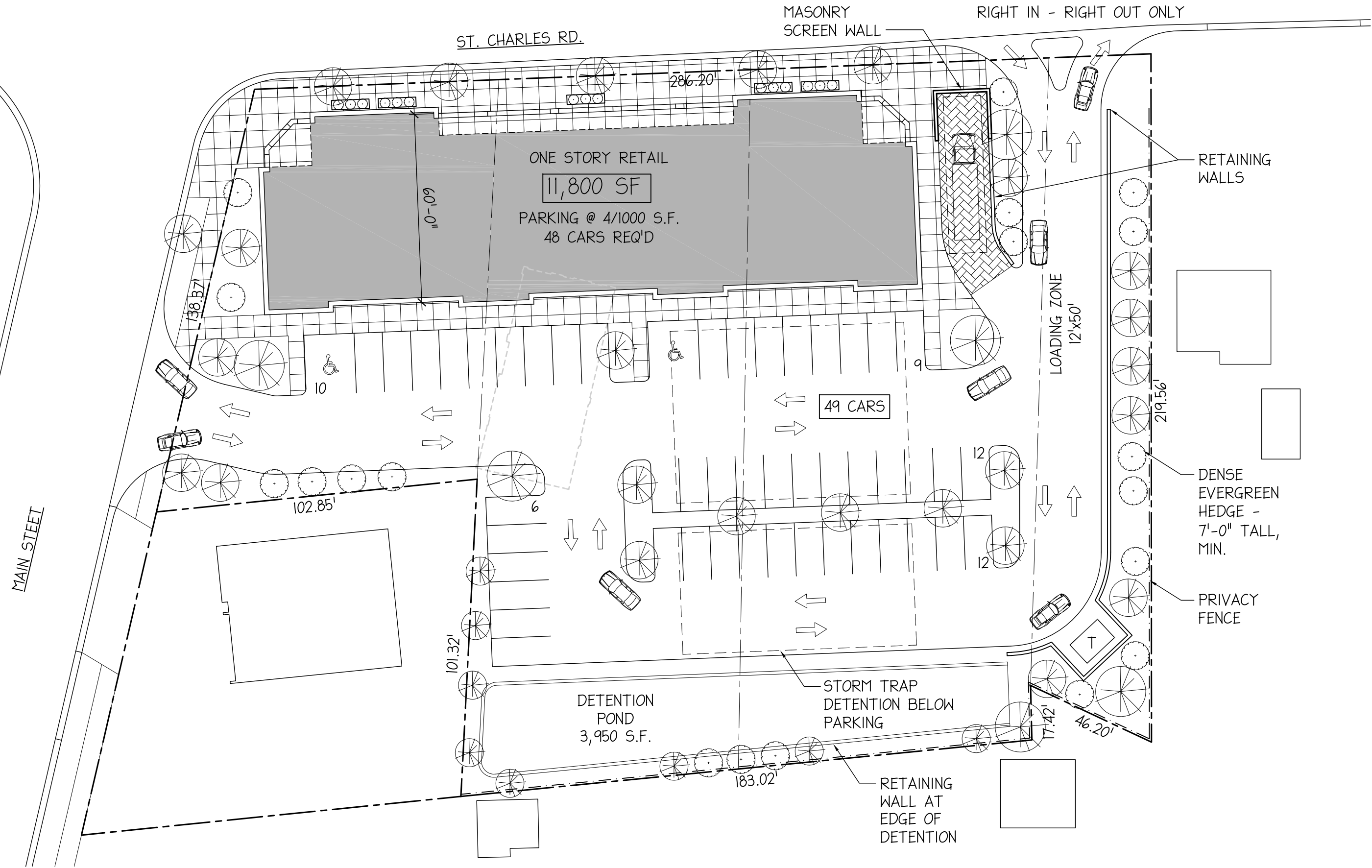


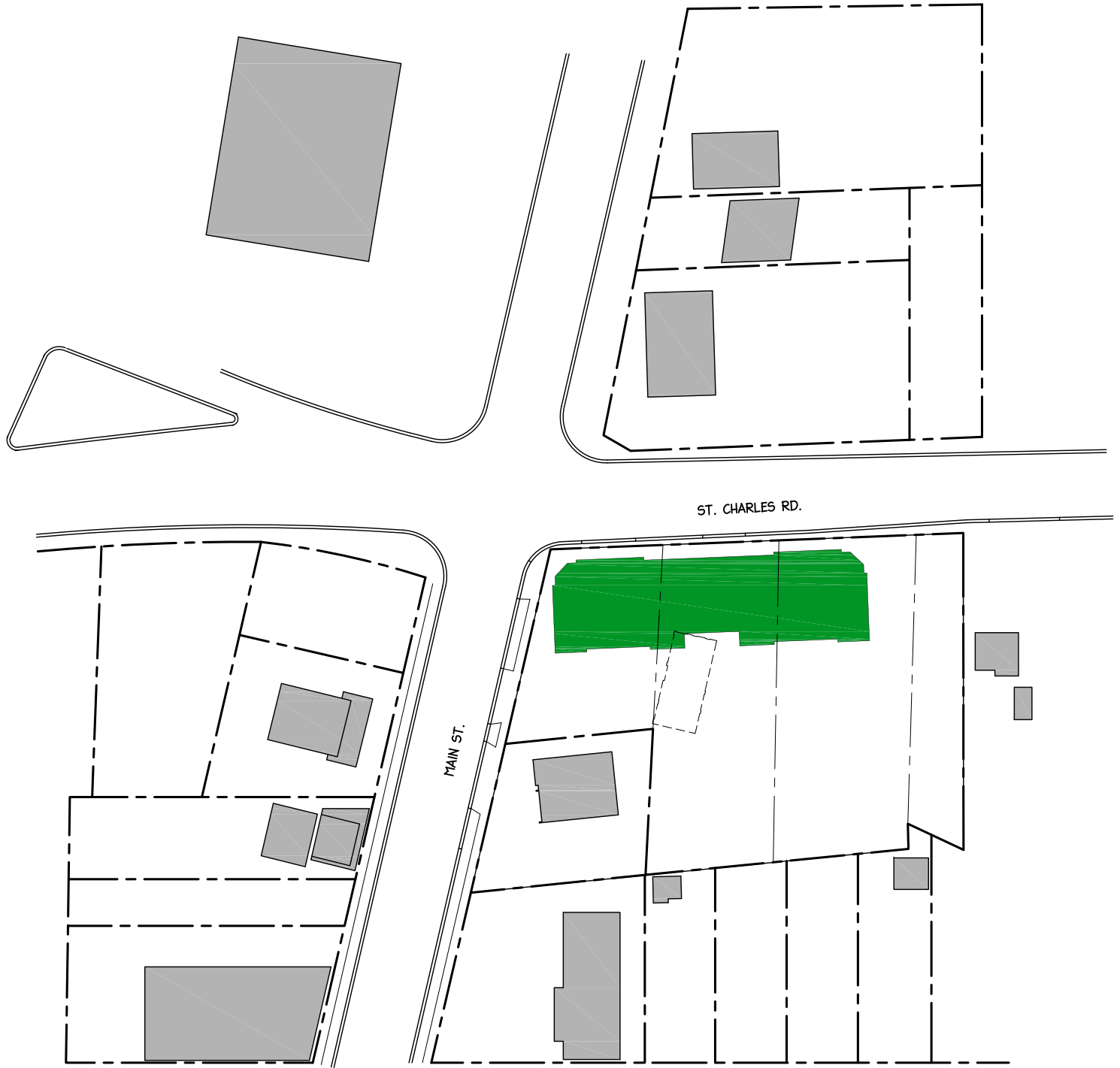
VILLAGE OF GLEN ELLYN
STACY'S CORNERS STUDY
GLEN ELLYN, ILLINOIS



06 MAY 2011

1" = 100'-0"





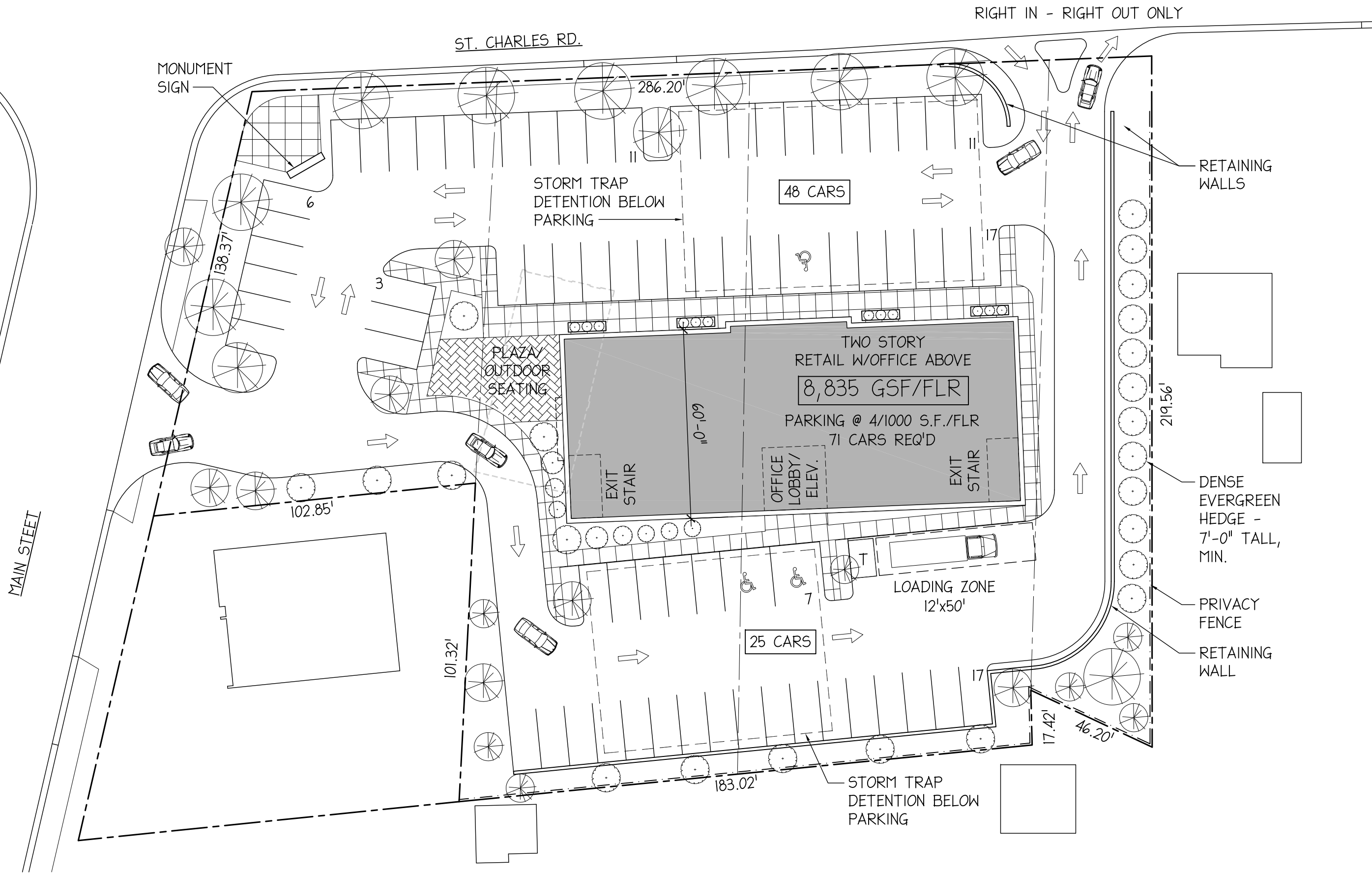
A3

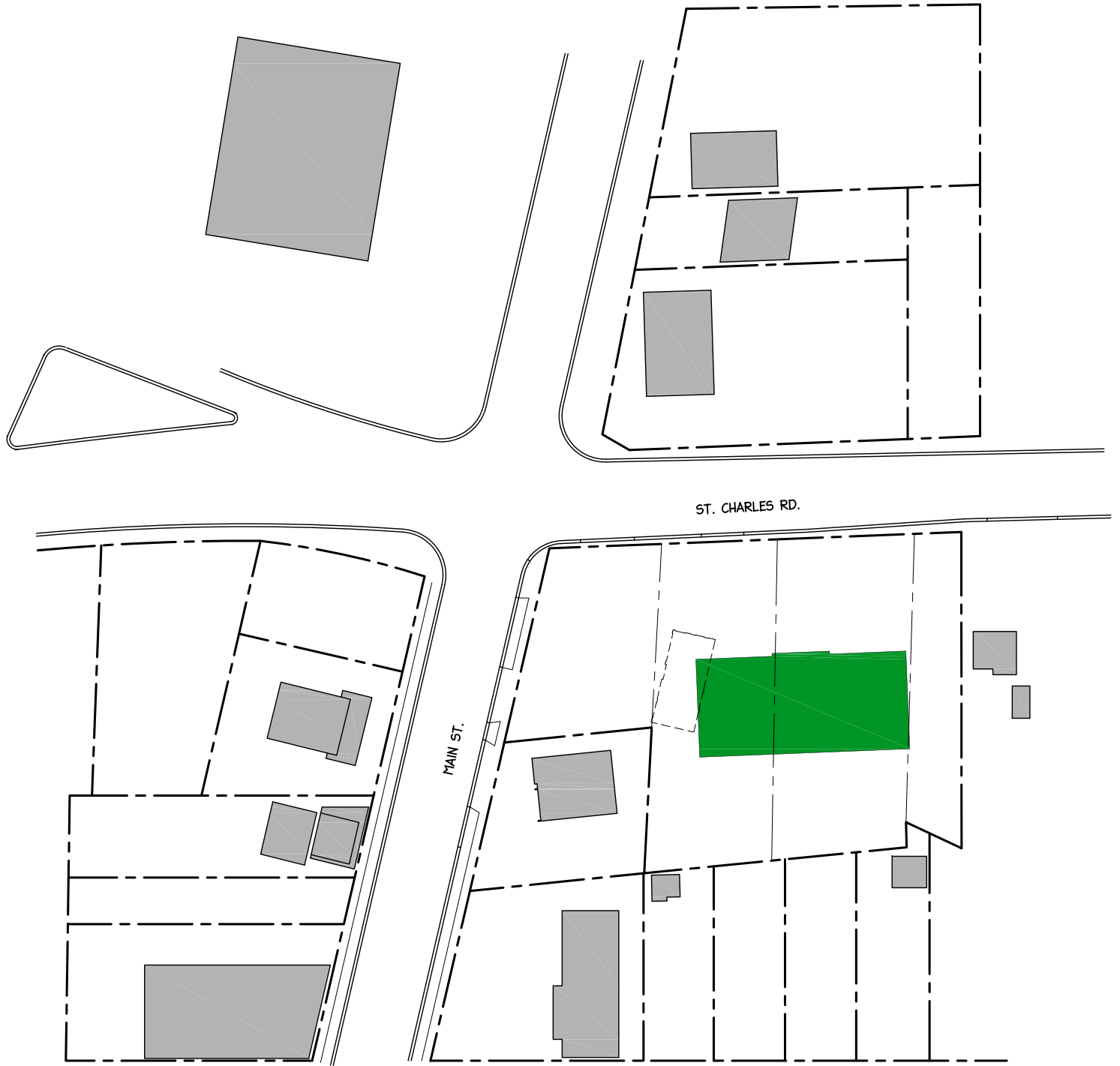
VILLAGE OF GLEN ELLYN
STACY'S CORNERS STUDY
GLEN ELLYN, ILLINOIS

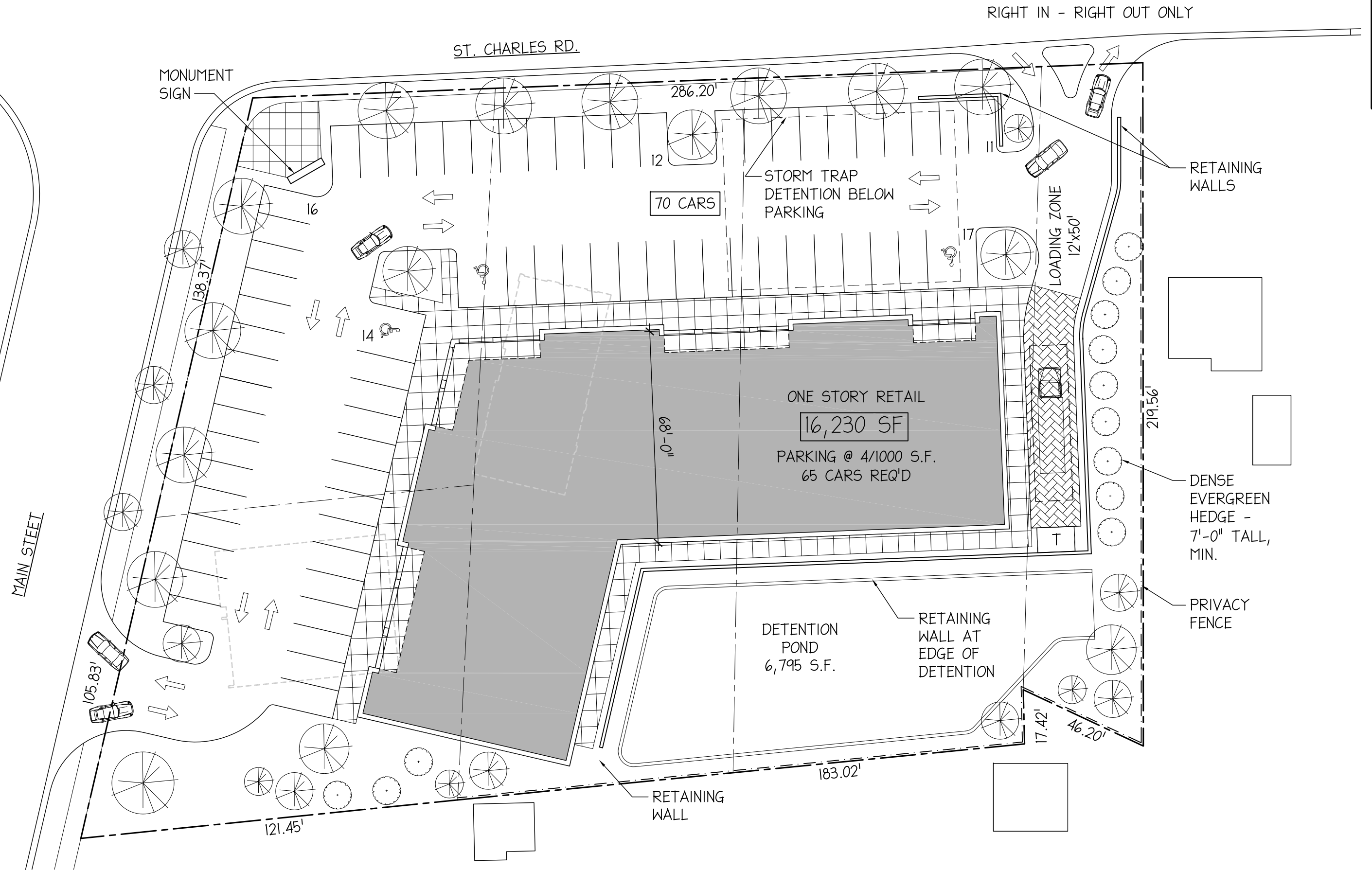


06 MAY 2011

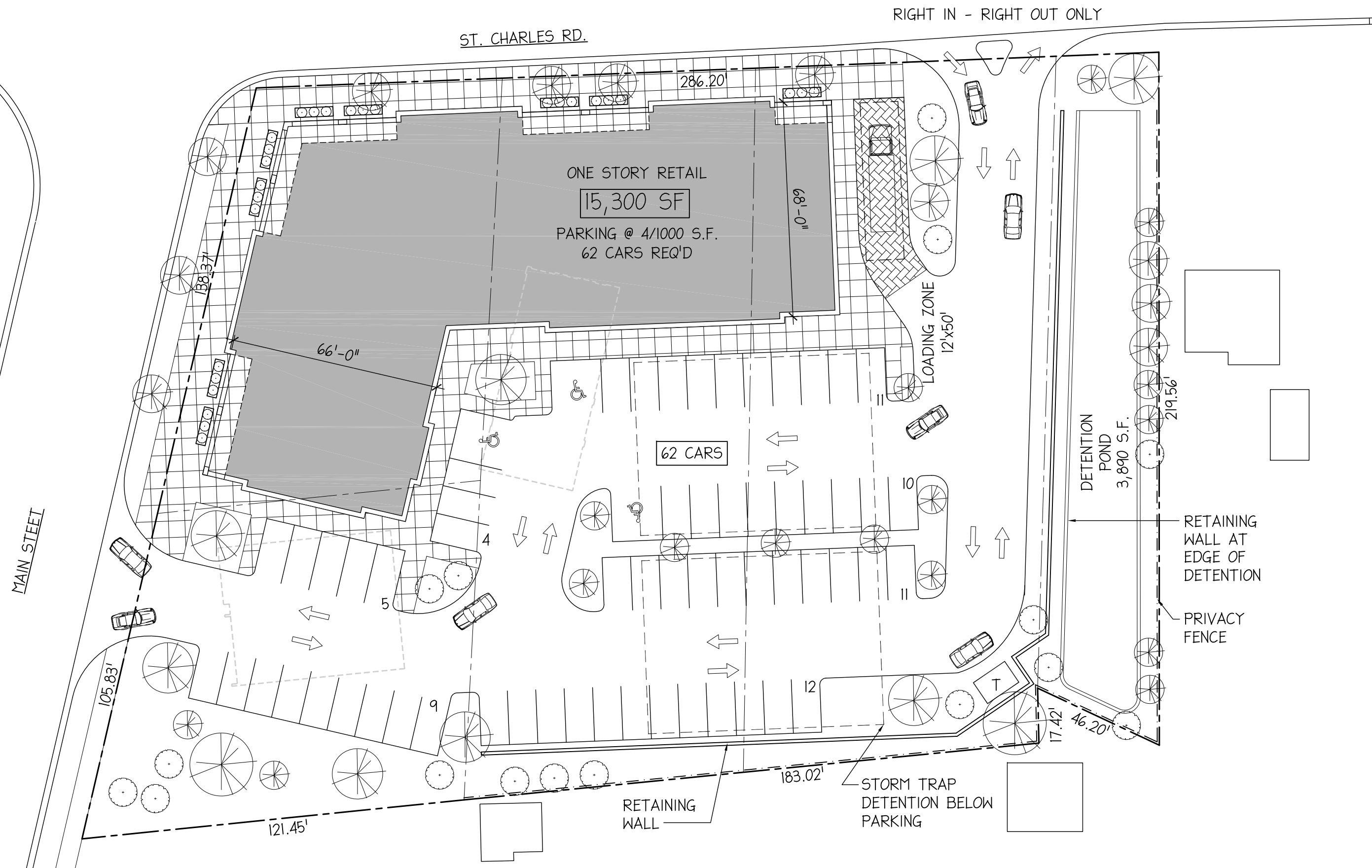
1" = 30'-0"

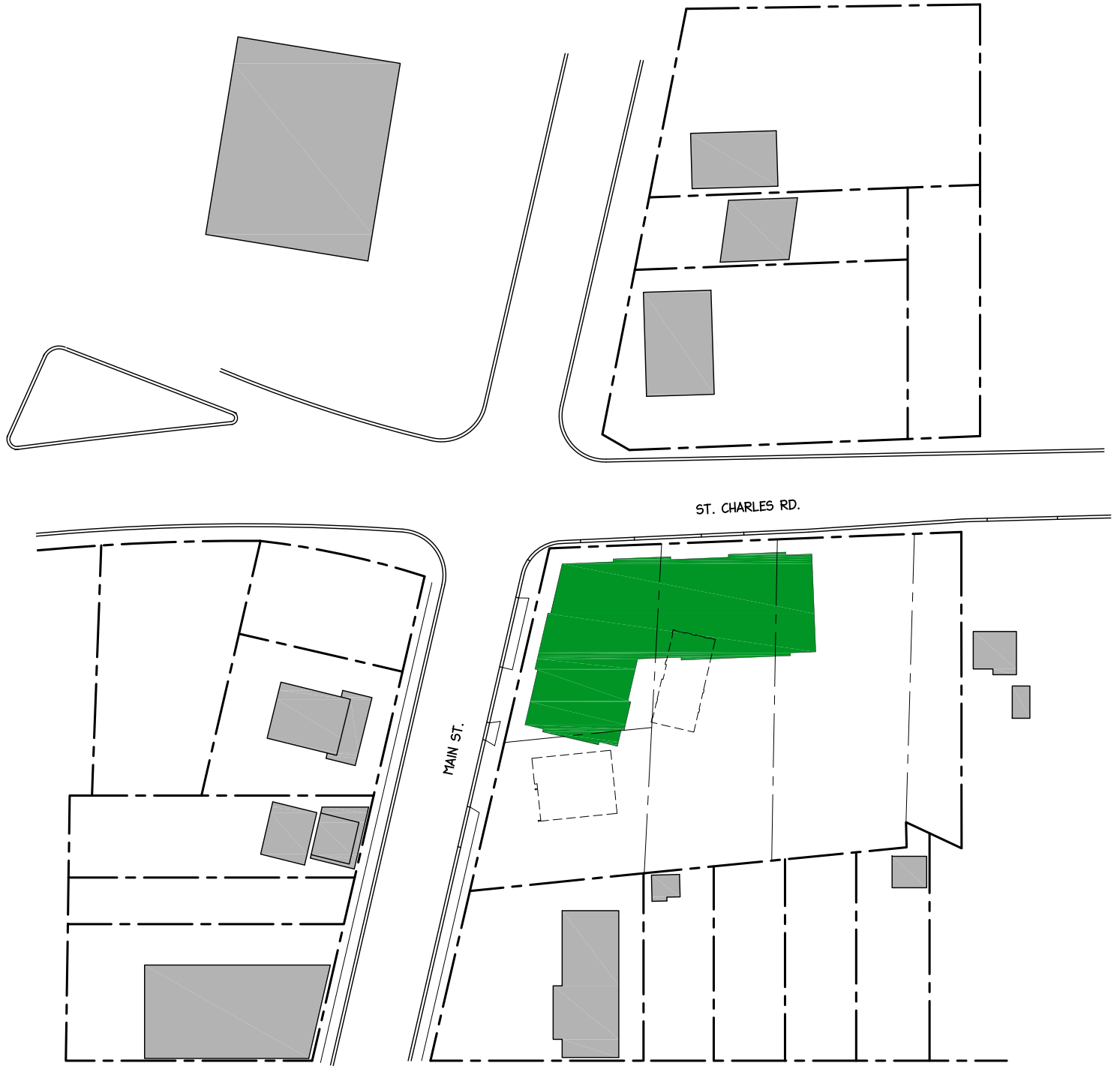












MAIN STREET

ST. CHARLES RD.



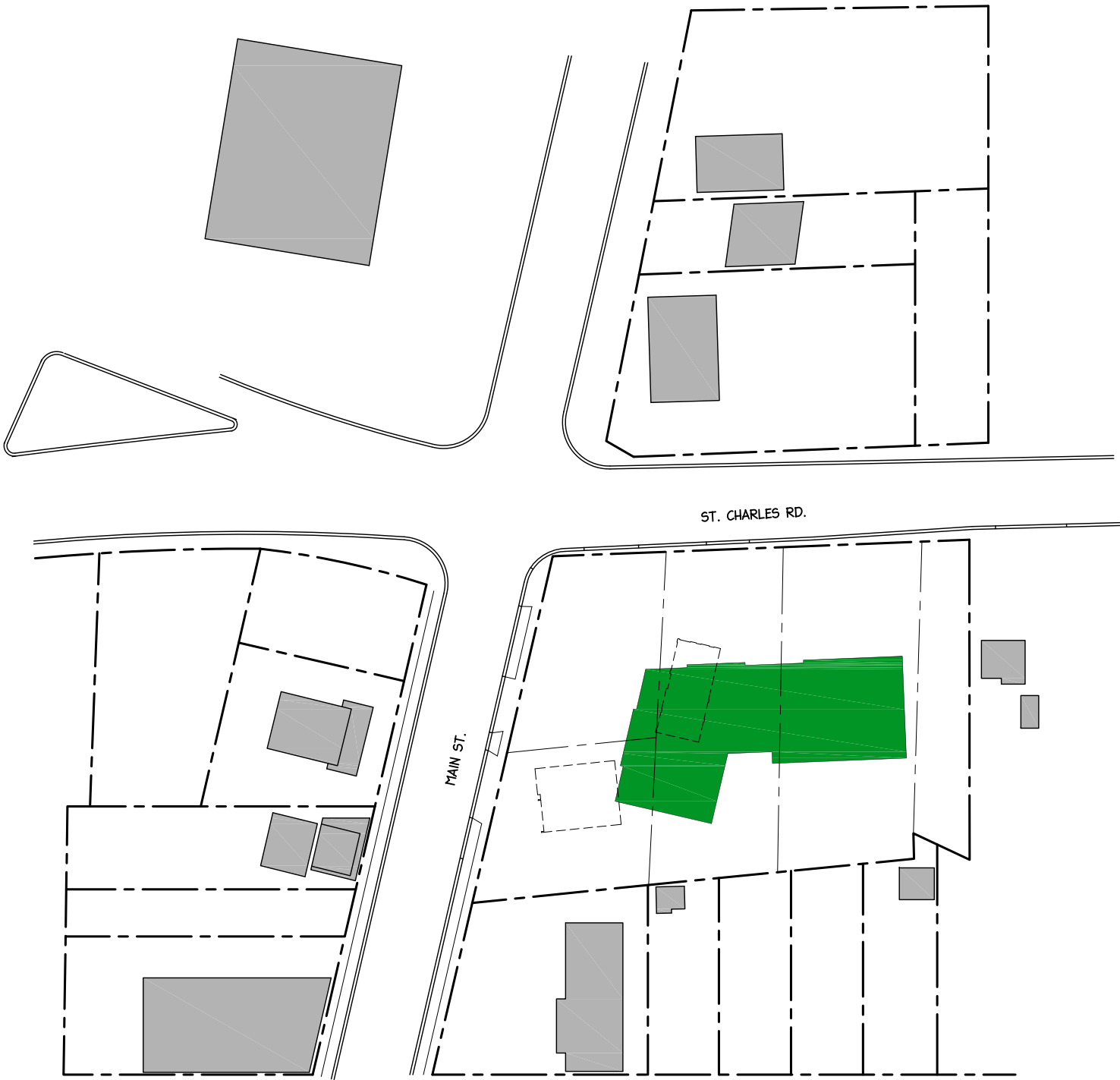
B3

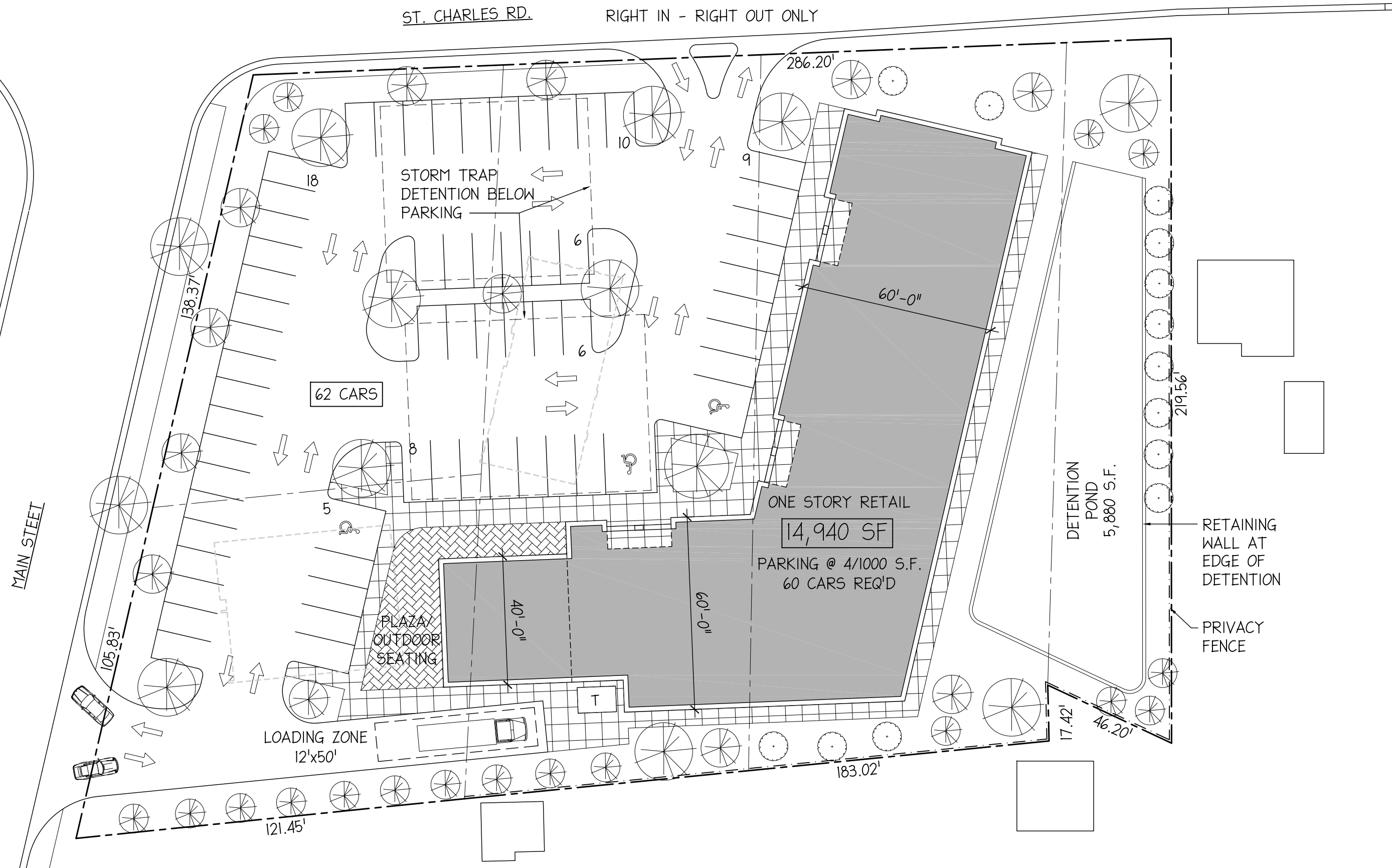
VILLAGE OF GLEN ELLYN
STACY'S CORNERS STUDY
GLEN ELLYN, ILLINOIS



06 MAY 2011

1" = 100'-0"





B4

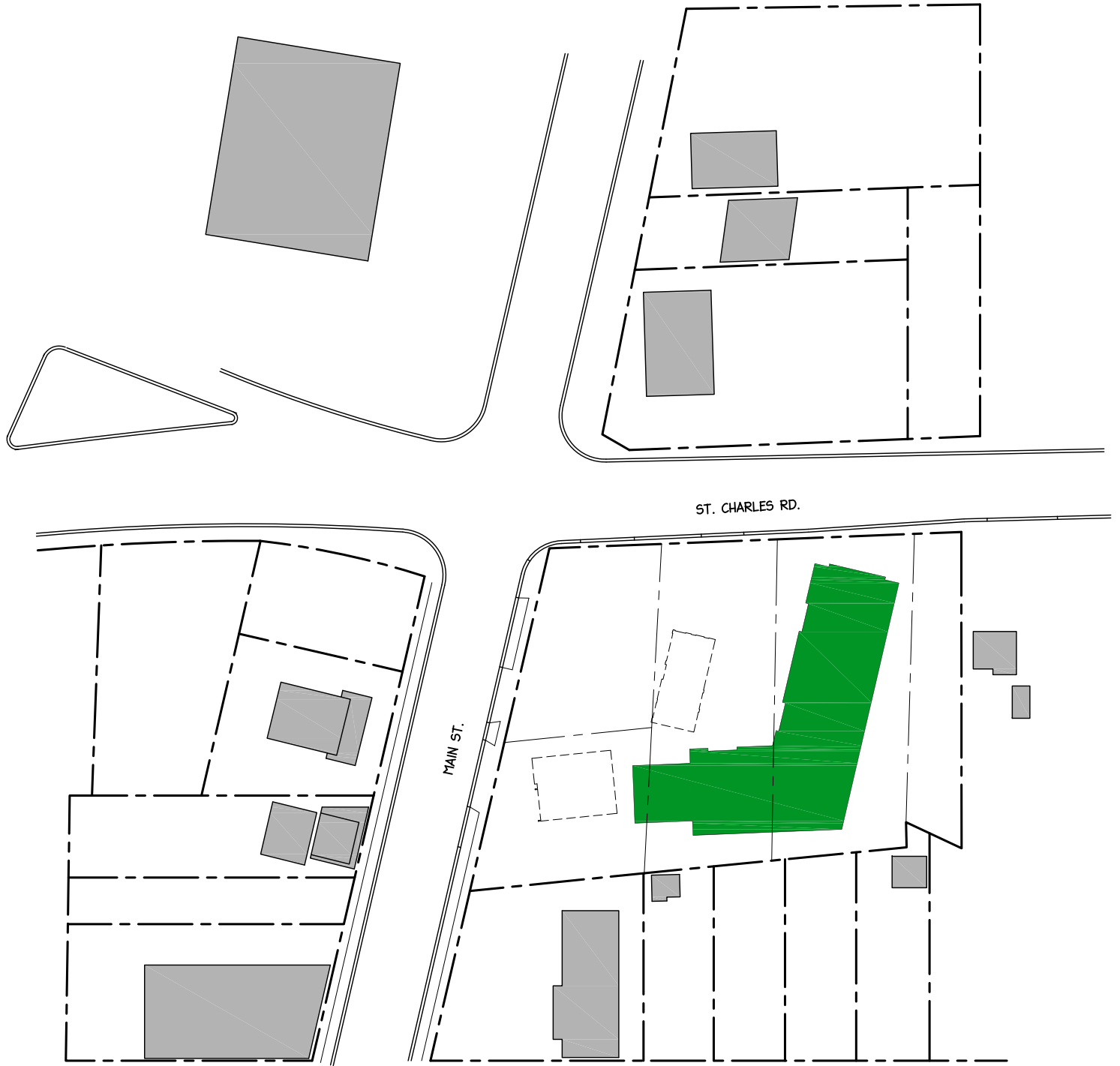
VILLAGE OF GLEN ELLYN
STACY'S CORNERS STUDY
GLEN ELLYN, ILLINOIS



06 MAY 2011

1" = 30'-0"

ppk architects
www.ppkarchitects.com



VILLAGE OF GLEN ELLYN



REQUEST FOR DEVELOPMENT PROPOSALS

825 N. MAIN STREET

June 6, 2012

Introduction

The Village of Glen Ellyn, Illinois is seeking proposals from interested parties for the purchase and redevelopment of property located at the southeast corner of St. Charles Road and Main Street known as 825 N. Main Street. The ideal redevelopment will consist of a commercial user or users. All permitted and special uses allowed in the C2 Community Commercial District, except those prohibited in this RFP, will be considered. The Village is open to considering a wide range of site designs, users and purchase options and is hopeful that the development of the property will spur reinvestment and development elsewhere at the intersection.

The purpose of this RFP is to release the essential development information for the site. The Village will accept proposals in accordance with this document and will review each development submission received in order to ultimately select a "Developer of Record" that the Village determines to be the best suited for the project based on the objectives of this request. However, the Village is not obligated to accept any proposal and has the option to reject all proposals.

Area Characteristics

The Village of Glen Ellyn is located approximately 25 miles west of Chicago and has a population of 27,400. Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, "small-town" atmosphere, historic downtown, and variety of public and institutional amenities. Glen Ellyn is primarily a single-family residential community. There are 3 main commercial areas in the Village including the Historic Stacy's Corners intersection, the Central Business District and the Roosevelt Road corridor. The average household income within a 1-mile radius of the Village is \$105,298 and the median household income is \$80,579.

Site Conditions/Zoning

The property at 825 N. Main Street is located at the northern gateway to the Village in the heart of the Historic Stacy's Corners intersection which has an average daily traffic volume of 20,400 vehicles. The site is comprised of three lots totaling 1.35 acres. The western two lots are zoned C2 Community Commercial district and the eastern lot is zoned R2 Residential district. The Village is in the process of rezoning the eastern lot to the C2 Community Commercial district. The Village of Glen Ellyn is the current owner of the property and purchased the land for \$590,000 in the fall of 2010.

The properties immediately to the east and south of the site are zoned R2 Residential district and are developed with single-family homes. There is a steep slope on the east end of the site. A Plat of Survey for the property and a copy of the Village's C2 Community Commercial zoning regulations are attached as Exhibits "A" and "B".

A map showing the location of the site and basic property information is attached as Exhibit "C". The map identifies the location of the property at 825 N. Main Street as well as the property to the south at 817 N. Main Street. It is the Village's hope that a developer will be able to successfully purchase and redevelop both sites as a single project area. The Village has had preliminary discussions with the property owner of the 817 N. Main Street property and he seems open to the potential sale of the property.

The property was previously occupied by a gas station. Since purchasing the site, the Village has been working to prepare the property for redevelopment and the building, pavement, canopy structure and underground tanks have all been removed. An environmental remediation plan was approved by the IEPA and is now underway. The ultimate goal is for the Village to receive a “no further remediation (NFR)” letter for the property. Among other things, it is anticipated that the NFR letter will restrict future use of the property to non-residential purposes and prohibit future water wells in the vicinity. We expect to receive an NFR letter sometime this fall.

The Comprehensive Plan recommends that the area *“should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.”* and that the site is a *“suitable location for convenience retail, service or office uses.”* A copy of the Comprehensive Plan recommendations for the area is attached as Exhibit “D”.

History

The Historic Stacy’s Corners intersection marks the location of the Village’s origin. Travelers headed west were known to stop at the historic Stacy’s Tavern which is now a National Register Structure located at 557 Geneva Road, just west of the intersection. Today the tavern is home to a museum owned and operated by the Glen Ellyn Historical Society. The Society maintains other properties at the southwest corner of the intersection, including offices and a gift shop at 800 N. Main Street. The Society hopes to one day complete the construction of a history park at the southwest corner of the intersection across the street from the 825 N. Main Street property. Conceptual plans for the history park can found on the Historical Society’s website at www.gehistoricalsociety.homestead.com.

Preliminary Study

In the spring of 2011, the Village hired PPK Architects to develop conceptual plans showing how the property could potentially be redeveloped. Plans were prepared showing various options for different site and building layouts. The plans were shared with the Plan Commission and were all based on potential commercial redevelopment of the site. The plans were flexible and intended to offer a variety of building footprints and accommodate either single or multiple users. A link to these plans and the accompanying staff memo and Plan Commission minutes can be found at www.glenellyn.org/Planning/Economic_Development.html. Proposals need not reflect the layout designs reflected in the above-referenced plans. These plans are for reference purposes and proposals not conforming to these preliminary designs will be given the same consideration as all other plans.

Design Considerations

Submitted proposals should be sensitive to the character of the area and surrounding land uses, and the Village recommends considering the following items when designing the proposed development:

1. The Plan should be sensitive to the adjacent single-family properties and should include information about how any impacts to the surrounding residential properties would be addressed including any impacts related to such items as loading, traffic, lighting, and

screening. Site fencing, walls, and landscaping should be employed as necessary to provide adequate screening. Screening of all rooftop units is expected.

2. The building design, materials and exterior site features should be sensitive to the historic character of the area and should conform to Glen Ellyn's Appearance Review Guidelines. Proposal responders should reference Chapters 1, 2 and 5 in the Guidelines which can be found on the Village's website at http://www.glenellyn.org/Planning/Codes_Ordinances.html.
3. Particular attention should be paid to vehicular access and safety and proposed access drives should be located as far east and south on the property as possible. A full traffic study will be required to be submitted as part of the standard Village zoning review and entitlement process.
4. The Plan should include extensive landscaping, including but not limited to, perimeter parking lot landscaping, interior parking lot landscaping and foundation plantings.
5. Signage should be compatible with the historic character of the area and no neon, internally illuminated box signs, scrolling signs, flashing signs, electronically variable message signs, roof-mounted signage or pylon signs will be permitted.
6. Exterior site features such as light poles, light fixtures and fences should be compatible with the historic character of the area and/or other properties in the vicinity. The Village can provide cut sheets for public light standards used at the Stacy's Corner's intersection if desired.
7. The plans should incorporate and preserve elements from the 2003 Historic Stacy's Corners Streetscape Plan attached hereto as Exhibit "E".
8. The required stormwater detention for the project should be fully accommodated on site. The site will need to be constructed in full conformance with the DuPage County Stormwater Ordinance with Glen Ellyn's local amendments.
9. The plan should be designed to fully comply with the Village's C2 Community Commercial district zoning regulations (minor variations may be considered if there are unique circumstances and it results in a superior project). The Village is open to considering both one and two-story options within the height limitation of the C2 district.
10. All required parking must be provided on site, although some reduction in the parking requirements may be considered where shared parking can be demonstrated to be appropriate.
11. While all permitted and special uses listed in the C2 Community Commercial District regulations will be considered, uses that generate sales taxes or other Village revenues will be preferred. The following uses will be prohibited: self storage, warehouse uses, residential uses, nursery or daycare facilities, outdoor merchandise, sheltered care facilities, public utilities, churches, commercial laundries, cartage or motor freight terminals, contractors yards, manufacturing, vehicle storage lots, educational facilities, clubs or lodges, cellular towers and antennas, adult day care centers, rental equipment shops, adult uses, automotive repair shops, car rentals, or car washes (unless accessory to another use).
12. The design should reflect 19th and early 20th century architecture.

Submission Requirements

Interested consultants should submit 6 hard copies and 1 digital copy on disc of proposal(s) that include both the 817 N. Main Street property and the 825 N. Main Street property. Development proposals may also include additional properties to the east and south. The following information should be included in the proposals.

A. General Information

1. Name, address and telephone number of developer or development agency.
2. Narrative description of proposed project and uses.
3. Information about development experience, including examples of any public-private partnerships.
4. Information about the proposed on-going management team for the project.
5. References from at least 3 different municipalities that the developer or development entity has done work in, preferably located in the Chicagoland region.
6. List of retail tenants that the developer has worked with in the past.
7. Written plan for long-term holding/selling of the land.

B. Plan Information

1. Conceptual site plan drawn to scale with building setbacks, landscape setbacks and parking lot dimensions identified along with a site plan depicting the proposed development in context with the surrounding properties and land uses.
2. Conceptual engineering plan showing the location and, if applicable, the height of any proposed stormwater detention basins, retaining walls and other similar features. (This plan may be combined with the site plan or submitted as a separate plan.)
3. Conceptual landscape plan with sufficient detail to identify the general type and location of landscaping.
4. Conceptual building elevations showing all sides of the building(s) with sufficient detail to illustrate building materials, color, architectural detail and building height.
5. Conceptual signage plan showing the general location, number and design of all primary signage. (This information may be provided on the site plan and/or building elevations or submitted as a separate plan.)
6. A preliminary project schedule with respect to the completion of each aspect of the project in a form of the developer's choice.

C. Financial Information

1. Proforma development analysis including all assumptions in regard to land and development costs and project return.
2. Total projected property, sales and other tax revenues to be generated from the development and the amount of such revenues that would be directed to the Village.
3. Anticipated construction and lease schedule and the names of any known users.
4. Proposed purchase price of land and description of any financial assistance requested from the Village.
5. Information to demonstrate financial capability to successfully complete the proposed development.

Evaluation Criteria

The proposal will be reviewed based on the following criteria:

1. Sensitivity and compatibility to the historic character of the area.
2. Sensitivity to nearby single-family residential properties.
3. Total projected Village revenues (including any anticipated revenue from the sale of the property as well as anticipated property, sales and other tax revenues).
4. Believed ability of the project to spur additional investment and redevelopment in the area.
5. Reputation of the developer based on references.
6. Experience of the developer in completing similar projects.
7. Ability to meet long-term goals and objectives.
8. Responsiveness to Comprehensive Plan, Architectural Guidelines, Streetscape Plan and design criteria of this RFP.

The Village is open to considering a variety of potential purchase agreements and options and will review each proposal based on the overall benefit to the Village.

Review Process

Proposals will be reviewed in two phases. The timing for the review is flexible and can be adjusted as necessary to develop and reach agreement on the proposal(s). In Phase I, the Village intends to select a preferred development proposal for the 825 N. Main Street property alone and one or more preferred development plans that include both the 817 N. Main Street and 825 N. Main Street properties. The Village may choose to conduct interviews prior to selecting the finalists.

The submitter(s) of the preferred plans will then be given approximately 45 days to discuss the potential purchase of the 817 N. Main Street property with the owner, if applicable, after which time updated proposals and proforma may be submitted. Developers should also feel free to contact the owner of 803-807 N. Main Street to discuss the potential purchase of that property and to incorporate it into the second round of proposals if possible. Village staff will assist in providing contact information for surrounding property owners.

After any proposals have been modified and resubmitted, the Village may choose to conduct second interviews and will select a preferred development plan. The successful Plan will then need to be refined and the developer will be required to go through the Village's standard entitlement process including formal review by the Village's Architectural Review Commission, Plan Commission and Village Board. The Village will simultaneously begin working with the successful developer to finalize the terms of a development and sale agreement.

Pre-Proposal Meeting

A pre-proposal meeting will be held on **Friday, July 6 at 2:00 pm** in the Galligan Board Room. The Galligan Board Room is located on third floor of the Glen Ellyn Civic Center, 535 Duane Street.

RFP Timeline

The estimated timeline for review of submitted proposals and the selection of a final Plan is provided below. This timeline is subject to change.

June 15 - RFP Released.

July 6 - Pre-Proposal Meeting.

August 10 - Proposals due by 4:00 pm.

September 7 - Selection of Preferred Plan for Phase I.

October 5 - Submittal of any Revised Phase II Proposals.

November 2 - Selection of Preferred Development Plan.

Disclosure

The reply requested from applicants to this Request for Proposal will be considered by the Village to determine whether it wishes to enter into an arrangement without the formal bidding process. When a Request for Proposal is sought, the Corporate Authorities may discuss the application with any party which submits a response and the nature of the proposal may be modified and alternative financial arrangements may be sought and agreed to with any applicant. These Requests for Proposals are sought by a governmental body which is seriously interested in entering into a contractual relationship.

Inquiries

All inquiries should be directed to:

Staci Hulseberg, AICP
Planning and Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5241
Email: shulseberg@glenellyn.org

Deadline

All proposals should be submitted to the attention of Planning and Development Director Staci Hulseberg no later than **4:00 pm on Friday, August 10, 2012**. Late submissions will not be considered.

Exhibits

Exhibit A - Plat of Survey

Exhibit B - C2 zoning district regulations

Exhibit C - Aerial Photo and Map of 817 and 825 N. Main Street

Exhibit D - Comprehensive Plan excerpt

Exhibit E - Historic Stacy's Corners Streetscape Plan

Exhibit "A"

8-11-2

825 Main

LEGEND

IRON PIPE FOUND
IRON PIPE SET

EXISTING BUILDING

SUBDIVISION LIMITS

SECTION LINE

QUARTER SECTION LINE

QUARTER, QUARTER SECTION LINE

CENTERLINE OF ROAD

EXISTING R.O.W. LINE

EASEMENT

SECTION CORNER

QUARTER SECTION CORNER

MEASURED DISTANCE

RECORD DISTANCE

EXISTING FENCE

EXISTING POWER POLE

EXISTING STREET LIGHT

EXISTING TREE & TRUNK DIAMETER

EXISTING SIGN

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

EXISTING DEPRESSION CURB

SPOT ELEVATION

EXISTING UTILITIES

MANHOLE

SANITARY SEWER

STORM DRAIN

WATERMAIN VALVE & VAULT

WATERMAIN VALVE

BUFFALO BOX

WATERMAIN

INLET

CATCH BASIN

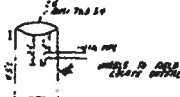
FIRE HYDRANT

TELEPHONE LINE

ELECTRIC LINE

GAS LINE

DETAIL



BENCHMARKS

B.M. - 1ST TOP OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND MAPLE STREET
ELEVATION = 773.77

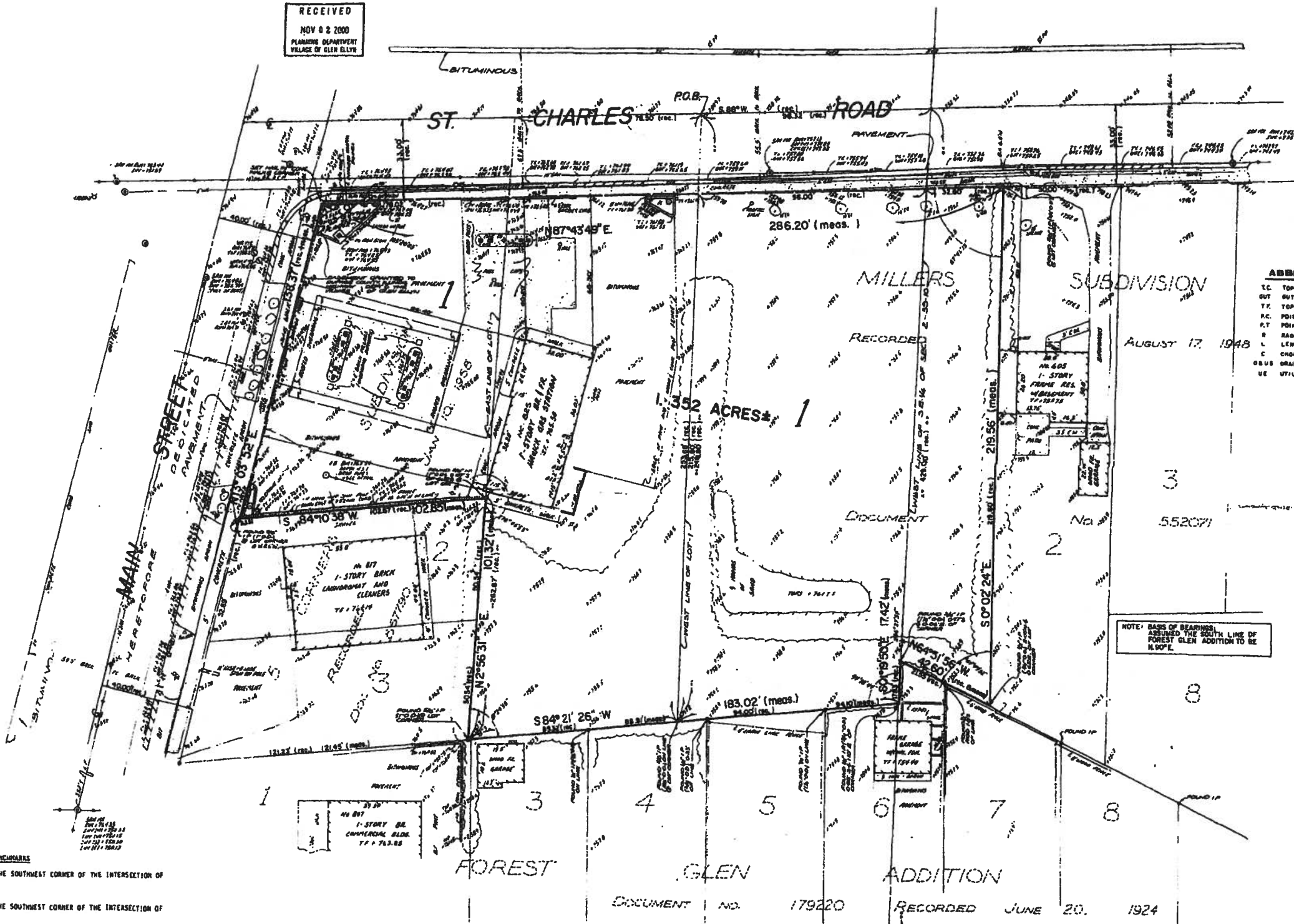
B.M. - 1ST TOP OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND ELM STREET
ELEVATION = 768.13

825 N. Main Street

PLAT OF SURVEY

OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

RECEIVED
NOV 02 2000
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLEN



ABBREVIATIONS

T.C. TOP OF CURB
O.U. OUTLET
T.F. TOP OF FOUNDATION
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
R. RADIUS
L. LENGTH OF CURVE
C. CHORD LENGTH
O.B.U. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT

NOTE: BASIS OF BEARINGS ASSUMED THE SOUTH LINE OF FOREST GLEN ADDITION TO BE N. 90° E.

PREPARED FOR:
MARATHON PETROLEUM

JOB NO. 612-60 DRAWN BY: ETC. JEC

THE BALSAMO OLSON GROUP, INC.
LAND SURVEYING, ENGINEERING, ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE

1 SOUTH 2TH STREET, SUITE 100, CHICAGO, ILLINOIS 60604

RECEIVED
DEC 18 1994

SHEET 1 of 2

6253

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT**(A) PERMITTED USES***

1. Bakery where not more than 50% of the floor area is devoted to processing.
2. Commodities sales uses for basic living needs of neighborhoods, such as: art and school supply store; bicycle sale and repair shop; book store; camera and photographic supply store; candy and ice cream store; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sale and repair; paint and wallpaper store; variety store.
3. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.²⁴
4. Service uses performed on the premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning or sales; picture framing.
5. Office, business and professional.
6. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.¹⁸
7. Restaurant and eating place (except drive-in and carry-out establishments) without entertainment and dancing and including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in Section 10-5-15.²⁴

*All (A) Permitted and (B) Special Uses must also comply with all applicable requirements contained in the "Supplementary District Regulations," as well as all other pertinent regulations in this Code.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)**(B) SPECIAL USES***

No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Adult day care center. 2. Automobile car wash³. 3. Automobile repair³. 4. Automobile and automotive sale and service use, including open sale lots, parking lots and public garages and storage garages³. 5. Automotive vehicle rental³. 6. Bank or financial institution. 7. Church or temple. 8. Club or lodge – private, fraternal or religious. 9. Commercial planned development in accordance with the provisions of the "Planned Unit Development Regulations". 10. Congregate housing for the elderly. 11. Day care center. 12. Drive-in commercial facility.²¹ | <ol style="list-style-type: none"> 13. Garage/service station. 14. Group home. 15. Heating equipment and fixture repair uses³. 16. Medical or dental clinic. 17. Outdoor merchandise,²⁷ storage, promotional activities, or tents¹⁹. 18. Private School. 19. Public park and playground. 20. Public use. 21. Public utility and public service use. 22. School – commercial or trade. 23. Sheltered care facility. 24. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole which exceed the maximum height¹⁸. |
|--|--|

(C) ACCESSORY BUILDING AND USES

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30% of a rear yard. If within 10' of a principal building, then it must observe the same side yard requirements for a principal building. If more than 10' from a principal building, then it must be at least 60' from the front street line and 3' from both the side and rear yards.

(D) MINIMUM YARD AND LOT REQUIREMENTS

1. Front yard: None.
2. Rear yard: 10' in depth.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

3. Side yard: None. A 20' side yard is required when the property adjoins or is across the alley from a residential district.
4. Lot area: 9,000 sq. ft.
5. Lot width:
 - a. Interior lot - 75';
 - b. Corner lot - 90'.
6. Lot depth: 125'.²⁴

(E) MAXIMUM HEIGHT

1. 35'.
2. Special Uses may be erected to a height not exceeding 45', and churches and temples may be erected to a height not exceeding 75', if the building is set back from each yard line at least 2' for each foot of additional building height above the height limit otherwise permitted in the district.
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole shall be specified in the ordinance granting a special use permit.¹⁸

(F) SIGNS, FENCES AND OBSTRUCTIONS IN YARDS

1. Signs as per Sign Ordinance.
2. Screening required pursuant to Section 10-5-13 (L).
3. See Section 10-5-5: YARDS.¹⁹

(G) PARKING AND LOADING REQUIREMENTS

1. All buildings except those specified below: One space for each 250 sq. ft. of floor area.
2. Automobile sales: Three spaces for each 1,000 sq. ft. of gross floor area, plus 1 space for each 2,000 sq. ft. of gross land area.³
3. Car wash: One space for each 2 employees, plus reservoir parking space or stacking space equal to 5 times the maximum capacity of the washing unit.³

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

4. Club and lodge: One space for each 300 sq. ft. of gross floor area.
5. Commercial or trade school: One space for each 2 students, based on design capacity.
6. Day care center: One space for each 800 sq. ft. of gross floor area.
7. Eating or restaurant establishment: One space for each 3 seats provided in eating or drinking areas.
8. Indoor theater: One space for each 3 seats.
9. Medical and dental clinic: One space for each 200 sq. ft. of the gross area used for clinic.
10. Private school: One space for each 4 students, based on design capacity.
11. Sheltered care facility: One space for each 1,200 sq. ft. of gross floor area.
12. Additional off-street parking and loading requirements are found in the "Supplementary District Regulations."

817-825 N. Main Street



Area: 1.6 acres

Lot Dimensions: 284 feet (north) by 219 feet (east)

Frontage: 284 feet (St. Charles Road), 243 feet (Main Street)

Zoning: C2 Community Commercial and R2 Residential Districts (R2 portion recommended for C2 rezoning)

Number of Property Owners: 2

Current Tenants: Vacant, Kumon Reading Center, Main Cleaners

Existing Use: Vacant, 2-unit retail building occupied by Main Cleaners and Kumon Reading Center

Average Daily Traffic Count: 20,400

Availability Status: 825 N. Main Street planned for public sale. 817 N. Main Street not currently listed for sale.

P.I.N.s: 05-02-419-001, 05-02-419-006, 05-02-419-007 and 05-02-419-037

Contact/Property Owner of 825 N. Main Street:
Village of Glen Ellyn
Staci Hulseberg, Planning and Development Director
(630) 547-5241



Village of Glen Ellyn
Date Prepared: May 2012
2009 Aerial Photo



Five Corners

Target Area 3 consists of Five Corners, a small grouping of commercial, public, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a small neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, which is listed on the National Register of Historic Places.

While Five Corners is fully developed, it is characterized by a few vacant properties, deferred maintenance, traffic circulation concerns, and a less than desirable overall image and appearance. Much could be done to revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Planning Influences

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figures 20 and 21, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

- **Existing Land-Use.** The Five Corners area consists of commercial, residential, public and institutional uses.

Commercial uses are located along the Main Street frontage from Emerson Avenue south to Elm Street. Existing uses include a White Hen Pantry, two dry cleaning establishments, a real estate office, a gas station, two auto repair shops, and other small retail and service uses.

Single-family residential uses border the commercial area on all sides. Residential areas include Glen Ellyn's attractive and well-maintained neighborhoods south of St. Charles/Geneva Road, and unincorporated neighborhoods to the north. There have been several new homes constructed on "in-fill" lots both within and outside the Village.

Five Corners also includes several notable public and institutional uses including Forest Glen Elementary School, the Administrative Center for School District #41, the Montessori Academy, and Stacy Park.

Stacy's Tavern Museum is located on Geneva Road just west of Main Street. The Glen Ellyn Historical Society has prepared a long-range plan to assemble and redevelop adjacent properties as a local "Historical Center" focused around Stacy's Tavern and a reconstructed Yalving House, which was moved from its original location and is now in storage.

- **Building conditions.** While there appear to be few major structural deficiencies, a number of buildings within Five Corners would benefit from minor maintenance and repair. These include several commercial properties along Main Street, several homes in the

unincorporated area, and a few homes along St. Charles/Geneva Road in Glen Ellyn.

- **Zoning.** Current zoning generally reflects the existing land-use pattern.

Commercial properties within the Village are zoned C2: Community Commercial. This district is intended to accommodate limited neighborhood retail, community and neighborhood services, and offices. There are no front yard, side yard or lot coverage requirements within this district. The maximum building height varies from 35 to 45 feet, depending on site conditions.

Residential properties in Glen Ellyn are zoned R2, which is the Village's predominant single-family zoning district.

DuPage County zoning regulates the unincorporated portion of Five Corners. Commercial properties are zoned either B1: Local Business, or B2: General Business, and residential properties are zoned R4: Single-Family.

- **Access and circulation.** The Five Corners area has good accessibility. St. Charles Road, Geneva Road and Main Street north of St. Charles Road are all classified as minor arterial streets. Main Street south of St. Charles Road is classified as a Village arterial. These streets provide convenient connections to other activity areas and highways. Traffic signals exist at the intersection of Main Street, St. Charles Road and Geneva Road, and at the intersection of Main and Elm Streets.

The primary traffic issues within Five Corners relate to the intersection of Main Street, St. Charles Road and Geneva Road.

Several streets carrying relatively heavy traffic converge at this intersection, creating significant capacity problems during peak travel periods. In addition, the "five corners" configuration of the intersection is difficult to signalize because of the number of different crossing movements.

The Village is currently working with the DuPage County Division of Transportation to devise an improvement plan for the Five Corners intersection that would simplify traffic operations and increase traffic capacity.

- **Parking.** Commercial uses within Five Corners are served by small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings, and several have deteriorated or gravel surfaces. Curb parking is not permitted within Five Corners.

- **Appearance and Character.** While the neighborhoods south of St. Charles/Geneva Road are attractive and well maintained, other parts of Five Corners are characterized by a less than desirable image and character.

Most of the commercial buildings have a tired and dated appearance and several are in need of repair. Parking lots are not well screened or landscaped, and some have surfaces in poor condition. A few of the commercial uses have unattractive outdoor storage areas that are highly visible from the street.

There are no distinctive street-scape treatments along the roadways that pass through Five Corners, and several street sur-

faces are in poor condition. Traffic signals and public signage are outdated, overhead utility lines cross the area, and there are few pedestrian amenities. Most streets within the unincorporated neighborhoods do not have curbs, gutters or sidewalks, and the parkways along most of these streets are poorly maintained.

Improvement and Development Guidelines

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way. The southwest quadrant of the intersection of Main Street and St. Charles Road should be improved as a local Historical Center centered on Stacy's Tavern and other historic buildings.

Improvement and development recommendations for Five Corners are described below and highlighted in Figures 22 and 23. Recommendations relate to: a) land-use, b) sites and buildings, c) streets and transportation, d) parking, and e) streetscape and open spaces.

LAND-USE:

- Five Corners should continue to consist of a mix of small retail, service, residential, public and institutional uses.
- The commercial portion of Five Corners should remain small and compact. Commercial uses should be limited to the frontage properties along Main Street from Emerson Avenue south to Elm Street, and the properties that "turn the corner" at the intersection of Main Street and St. Charles Road. The Five Corners commercial area should not undergo expansion into the adjacent neighborhoods.
- The Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and should promote high-quality new development and redevelopment in selected locations.
- Commercial uses should be oriented primarily to the needs of surrounding residents and motorists who pass through the area. Five Corners should not compete with or detract from the commercial prominence of nearby Downtown Glen Ellyn.
- Plans should continue to be refined for reorganizing the southwest quadrant of Five Corners as an Historical Center focused around Stacy's Tavern and the Yalving House, as described in more detail below.

Figure 20

Five Corners: Planning Influences

Five Corners is a small grouping of commercial, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn, as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, a structure with local historic interest.

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figure 15, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.



Character of Five Corners



Character of Five Corners...

Five Corners has a traditional "small-town" image and character:

- A** - Five Corners serves as the northern "gateway" to the Village of Glen Ellyn;
- B** - An "Historical Center" has been proposed adjacent to Stacy's Tavern Museum;
- C** - Several arterial routes converge at the Five Corners intersection;
- D** - Most existing commercial buildings need site and building improvements;
- E** - Forest Glen Elementary School is an important neighborhood focal point;
- F** - Older neighborhoods border Five Corners, and many homes have historic interest; and
- G** - Stacy Park is an attractive open space and recreational area.

Current Zoning



Current Zoning: Glen Ellyn

- C2 - Community Commercial
- R2 - Single-Family Residential
- CR - Conservation/Recreation

Current Zoning: DuPage County

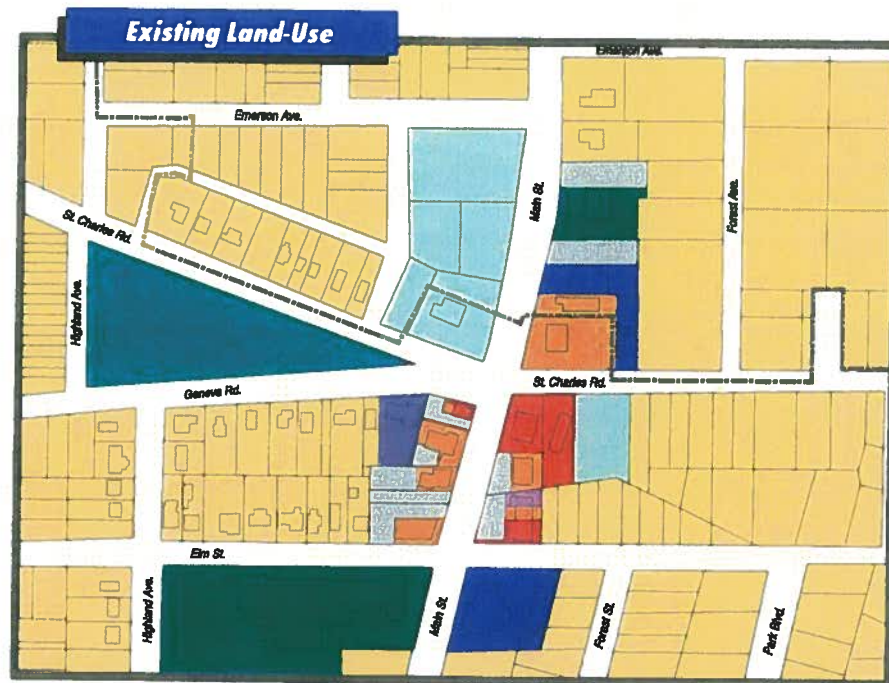
- B1 - Local Business
- B2 - General Business
- R4 - Single-Family Residential

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pottigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

Figure 21

Five Corners: Existing Uses and Facilities

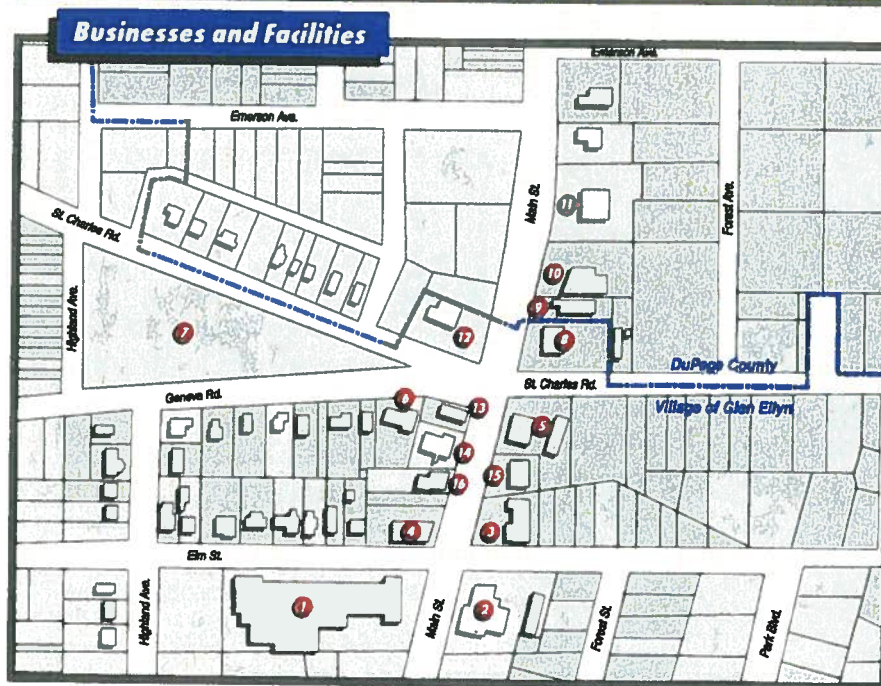


Existing Land-Use:

- Retail
- Commercial service
- Restaurant
- Office
- Public
- Educational
- Parking
- Parks and open space
- Single-family residential
- Vacant land or building

Businesses & Facilities:

- 1 - Forest Glen Elementary School
- 2 - Administrative Center for School District #41
- 3 - White Hen Pantry, Barber Shop, Pizzeria
- 4 - Century 21 Real Estate
- 5 - Speed Way Gas
- 6 - Stacy's Tavern Museum
- 7 - Stacy Park
- 8 - Village Garage
- 9 - Larry's Auto Body
- 10 - KCW Environmental Consultants
- 11 - Montessori Academy
- 12 - Vacant Gas Station
- 13 - Five Corners Florist, Photographer
- 14 - Five Corners Cleaners
- 15 - Main Cleaners
- 16 - Chiropractor, Nail Salon



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pottigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001



- New uses that would strengthen, enhance and complement the historical focus and character of Five Corners should be encouraged. For example, small restaurants and gift shops might be developed to serve visitors of the proposed Historical Center.
- Adjacent residential neighborhoods, which contribute to the overall character of Five Corners, should be maintained and protected. Homes in poor condition should be repaired. It should be noted that Churchill Park Subdivision, a new residential development currently being reviewed for the southeast corner of St. Charles and Bloomingdale Roads just west of Five Corners, will further strengthen and enhance the residential quality and character of this portion of Glen Ellyn.
- The Village should consider annexing the unincorporated properties immediately adjacent to Five Corners in order to ensure direct control over the type, quality and character of future improvements and developments in the area. While this is particularly important for the commercial properties, it is also desirable in residential areas as well.

SITES and BUILDINGS:

- Although most existing commercial and residential buildings within Five Corners appear to be structurally sound, several are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.
- Most commercial buildings are characterized by a tired and dated appearance and would benefit from a "facelift." Appearance improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the Five Corners area as a whole.
- More design consistency and compatibility should be promoted among buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
- Building improvements and new developments should help promote a new traditional scale and character for Five Corners. Buildings should be one- to two-stories in height and should complement the scale and character of adjacent neighborhoods. Traditional exterior building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged. Pitched roofs, which are representative of the traditional character of buildings in Glen Ellyn, should be promoted.
- As commercial improvements and redevelopment take place, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
- In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and can emphasize major

access points to commercial properties.

- The rear portions of commercial properties should be clean, well maintained and clear of trash and debris. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened. Chain-link fencing is not appropriate within Five Corners.
- The Village should work with property owners and developers to address storm water planning within Five Corners on a comprehensive, area-wide basis.

STREETS and TRANSPORTATION:

- The Village should continue to work with DuPage County to implement improvement plans for the intersection of Main Street, St. Charles Road and Geneva Road that will improve traffic flow and traffic safety, and complement and enhance land development plans for the Five Corners area.
- Street surfaces in poor condition should be repaired. While surface conditions do not necessarily affect traffic circulation or safety, they do detract from the overall image and appearance of the Five Corners. The replacement of older traffic signals with more distinctive new fixtures should also be considered.
- Pedestrian crosswalks should be improved within Five Corners. This is important for the safety of children and other residents moving between different parts of the community. Special paving materials might be used to designate crosswalks.

- The Village should work with DuPage County to determine if limited new median treatments might be appropriate as part of the traffic operational improvements near the intersection of Main Street and St. Charles / Geneva Road. A small landscaped median could help improve traffic flow, enhance pedestrian safety, and improve the image and appearance of the intersection.
- The Village should also work with DuPage County to develop a bicycle facility along Main Street extending from the Great Western Trail south to Elm Street to provide improved bicycle access to the area.
- The condition of streets and rights-of-way within currently unincorporated residential neighborhoods should be improved. If these areas are annexed into the Village, neighborhood streets should be equipped with curbs, gutters and sidewalks on at least one side of the street.
- A few existing parking lots within Five Corners are characterized by cracked or gravel surfaces, holes or depressions, poor drainage, and general disrepair. All parking areas should be paved, striped and have surfaces in good condition, unless there are compelling historic reasons for retaining unimproved parking in certain locations.

STREETSCAPE and OPEN SPACES:

- Streetscape improvements should be undertaken to visually unify the Five Corners area and make it more attractive and convenient for visitors and pedestrians. The Village should establish guidelines for street trees, light fixtures, paving materials, signs, and other streetscape features. Streetscape treatments should reflect the traditional and historic qualities of the Five Corners area.
- Public and directional signage should be improved. New signage should better direct motorists and visitors to points of interest within Five Corners, such as the Historical Center, and also to other Glen Ellyn destinations, such as Downtown.
- Pedestrian amenities such as benches, bike racks, trash receptacles and other conveniences should be provided where space permits, particularly in proximity to the proposed Historical Center.
- Even though small "welcome" signs already exist, more extensive gateway design features should be considered where Main Street actually enters the Village. Gateway design features could include a special sign utilizing the Village logo, trees, shrubs, flowers, and perhaps a sculptural element.
- To supplement the gateway signs, additional improvements should be undertaken at Main Street and St. Charles Road to emphasize the historic importance of this intersection. Small design treatments would be desirable at each corner of the intersection, perhaps including signage and accent landscaping. Special paving materials or decorative design treatment might also be considered for the street surface at this key intersection.
- Stacy Park is an important recreational and visual amenity for the Five Corners area. The proposed Historical Center will be an important new open space addition. Additional opportunities for small parks, plazas and open space accents should be explored in the future. For example, a new design element might be considered at the east end of Stacy Park as a more prominent focal point for the area.

PARKING:

- An adequate supply of parking should be provided on-site to serve all commercial, public and institutional uses within Five Corners. Where possible, parking lots should be located behind buildings or in mid-block locations. Parking lots along major streets should be attractively edged with landscaping and decorative amenities.
- Small, separate parking lots within the same block should be combined and redesigned to improve access and internal circulation, and to provide additional spaces.

In addition to the recommendations outlined above, it is further suggested that the Village consider renaming Five Corners to "Stacy's Corners," as suggested by the Historical Society, to further promote historical connotations and enhance the distinctive character of this particular area.

Potential Improvement and Development Sites

Even though Five Corners is fully developed and most existing uses are viable, there will be opportunities for development and redevelopment in the future.

Figure 22

Five Corners: Land-Use Plan

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way.

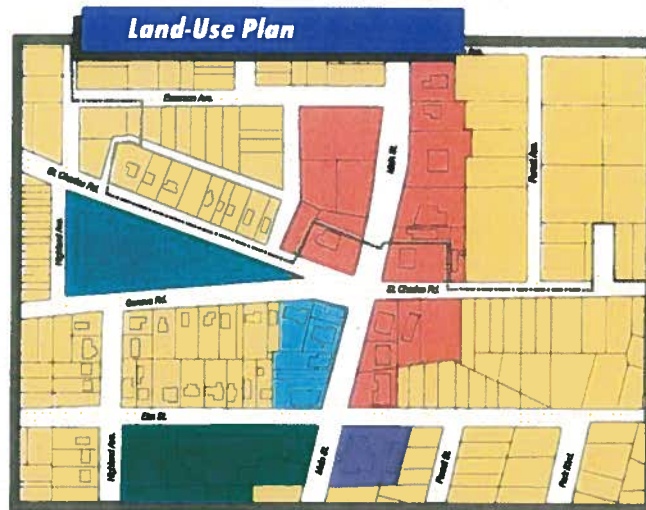
Land-Use Plans:

Neighborhood Commercial	Red
School	Green
Public/Semi-Public	Blue
Mixed-Use "Historical Center"	Light Blue
Multi-family Residential	Orange
Single-Family Residential	Yellow
Park/Open Space	Dark Blue



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001



Land-Use Plan:

While the Land-Use Plan for Five Corners is similar to the 1986 Comprehensive Plan, it differs from the previous plan in several ways:

- The southwest quadrant of Five Corners is designated as a mixed-use local "Historical Park" suitable for museum and recreational uses and limited commercial development;
- The frontage along both sides of Main Street between St. Charles Road and Emerson Avenue is designated for commercial use;
- The small vacant parcel along the south side of St. Charles Road just east of Main Street is designated for commercial use; and
- The west side of Highland Avenue between St. Charles and Geneva Roads is maintained for single-family use.

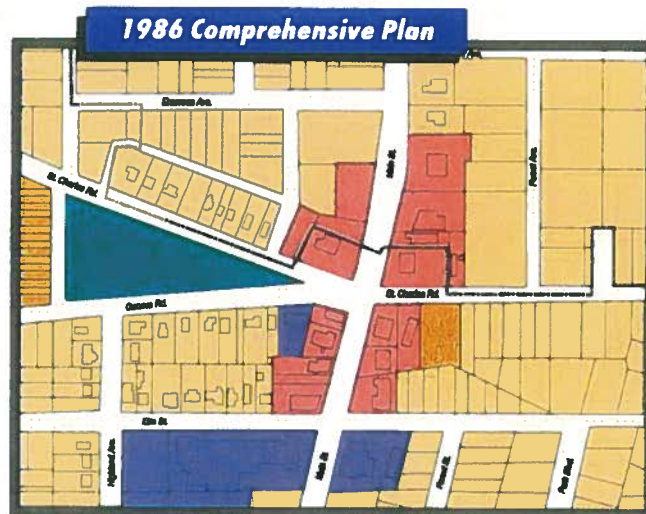
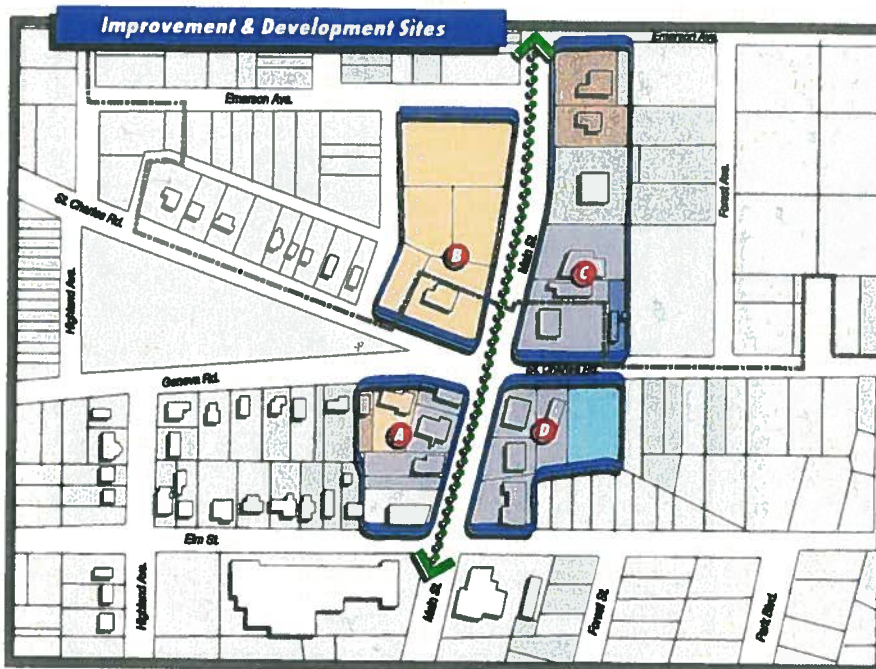
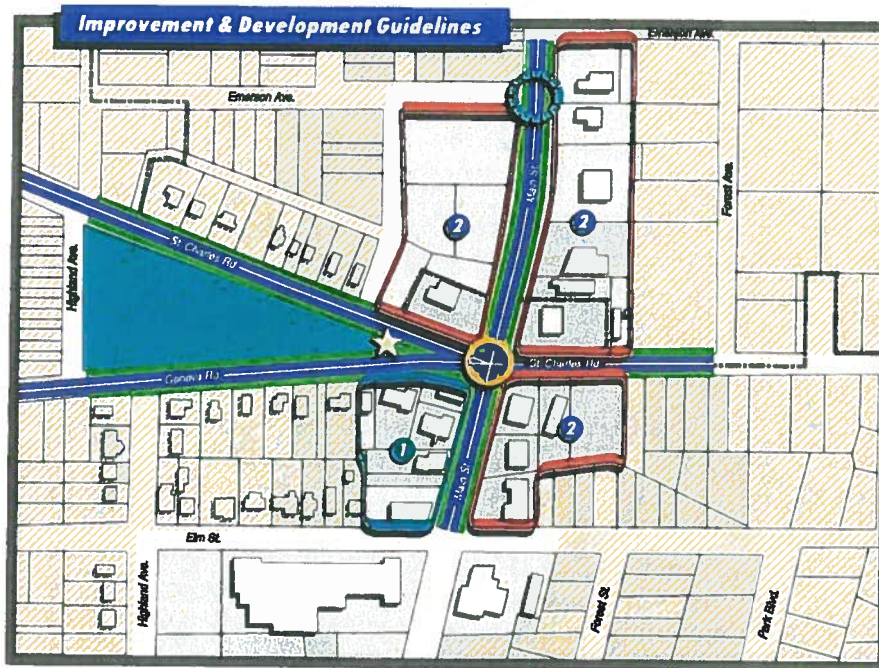


Figure 23

Five Corners: Improvement Guidelines



Improvement Guidelines:

Work with DuPage County to improve traffic flow and safety at the Five Corners Intersection.

Undertake streetscape improvements along each of the primary roadways that converge at Five Corners.

Work with the Historical Society to refine plans for an Historical Center near Stacy's Tavern Museum.

Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service uses; promote improvement of existing businesses and compatible redevelopment.

Provide more extensive "gateway" design treatments where Main Street enters the Glen Ellyn community.

Undertake additional unifying design enhancements at each corner of the Five Corners Intersection.

Consider providing a new design element at the east end of Stacy Park.

Maintain, protect and upgrade adjacent neighborhoods. Consider annexing the commercial properties within Five Corners to ensure Village control over future development.

Improvement & Development Sites:

Projects either underway or being discussed (see text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be replaced with new development.

Residential properties that may be subject to redevelopment.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Proposed bicycle facility.

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

While change could conceivably occur anywhere within Five Corners, there are several properties that appear to be susceptible to change in the future. They include vacant parcels and buildings; marginal and underutilized properties; older and/or obsolete buildings; and properties where reuse or redevelopment is already being discussed.

It should be emphasized that the inclusion of sites in this section does not imply that redevelopment will occur or that redevelopment is necessarily recommended as a part of the Comprehensive Plan. Rather, it suggests that these properties appear "susceptible" to change in the near future, or that they represent opportunities for new development. Because of this, the new Plan specifies the type and character of new development to be promoted, if change does indeed take place.

Potential improvement and development sites within Five Corners, highlighted in Figure 23, include the following:

- **Projects underway or under discussion.** A few projects are either underway or being discussed within Five Corners:

- a) A Walgreen's store, possibly including one or more additional commercial uses, has been proposed for the vacant block bounded by Main, St. Charles, Stacy and Emerson;
- b) The Village and the DuPage County Division of Transportation are currently developing plans for improving traffic circulation at the intersection of Main Street, St.

Charles Road and Geneva Road; and

- c) The Historical Society has prepared preliminary plans for reorganization and redevelopment of the southwest quadrant of the Five Corners intersection as a local Historical Center.

- **Vacant properties.** There are a few vacant buildings and land parcels scattered throughout Five Corners. Vacant properties should be reused or redeveloped for building development, parking or public open space.

- **Marginal or underutilized properties.** While Five Corners has no truly "incompatible" uses, buildings or activities that may represent an underutilization of land in this particular area occupy several properties. These properties should eventually be replaced with new development.

While the redevelopment of marginal and underutilized properties should be encouraged, it should be noted that Five Corners has historically been a location for gas stations, repair shops, dry cleaners and other uses that typically require environmental remediation prior to redevelopment.

- **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.

- **Residential areas in need of improvement.** This category highlights several single-family areas that are characterized by deferred maintenance and other concerns. In general, these properties should be improved, upgraded and enhanced.

OPPORTUNITY SITES:

Figure 23 highlights several clusters of properties within Five Corners that may represent opportunities for small new retail, service, office and public use development during the 10-year "horizon" of the *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

In essence, each site encompasses one quadrant of the Main Street, St. Charles Road, Geneva Road intersection. To the extent possible, it is recommended that each quadrant be planned, improved and upgraded as an overall unit, regardless of whether existing uses are retained or redeveloped.

- **Site A** encompasses the southwest quadrant of the intersection. It currently includes several commercial buildings along Main Street, which house a florist, a dry cleaner, a beauty salon, a chiropractor, and a real estate office, as well as paved and unpaved parking lots. In addition, Stacy's Tavern Museum is located along Geneva Road just west of Main Street.

The Village should work with the Historical Society to refine plans for a local Historical Center in Site A. The Historical Center should be focused around

Stacy's Tavern, the reconstructed Yalding House, and other indoor and outdoor facilities.

While the Historical Society's initial plans called for removal of most of the commercial buildings along Main Street, the possibility of including a small commercial component adjacent to the park should be considered, either within existing buildings or new construction. Commercial buildings should be designed to reflect the historic character of the park. The Village should also ensure that adequate, convenient and attractively designed off-street parking is provided to serve the new Historical Center.

As the Historical Center concept is refined during the next few years, consideration might be given to retaining small sites in the area to accommodate historic structures now located elsewhere in Glen Ellyn that might require relocation for various reasons in the future.

- **Site B** includes the northwest quadrant of the intersection. It currently includes a vacant gas station property and vacant land.

The Village should continue negotiations with Walgreen's for a new pharmacy and related convenience commercial uses at this site. The Walgreen's project should be viewed as a major new focal point for Five Corners and it should demonstrate a strong new commitment to improvement and revitalization of this neighborhood service area.

The Village should work with Walgreen's to achieve distinctive, high-quality building construction and site design for this project. In particular, building

and site improvements should reflect the traditional scale and historic character that the Village wishes to promote in the Five Corners area.

- **Site C** encompasses the northeast quadrant of the intersection. It currently includes two auto repair shops, two office uses, the Montessori Academy and two single-family homes that front Main Street just south of Emerson Avenue.

Site C is a suitable location for convenience retail, service or office uses. While the site contains several sound and viable existing uses, it may also have potential for redevelopment in the future. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Good accessibility and visibility, a somewhat larger size, and extended frontage along Main Street should enhance the development potential of this site. However, the presence of several auto-related uses may require clean-up prior to new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small converted residential structure along the north side of

St. Charles Road just east of Main Street should eventually be removed.

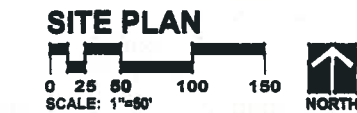
In addition, a consolidated stormwater storage facility should be considered in or adjacent to Site C.

- **Site D** encompasses the southeast quadrant of the intersection. It currently includes a gas station, a dry cleaning establishment, and a small convenience center with a White Hen Pantry and two other commercial uses. In addition, a small vacant land parcel is located along the south side of St. Charles Road just east of the gas station.

Site D is a suitable location for convenience retail, service or office uses. While the site contains several viable existing uses, it may also have potential for redevelopment. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger, more attractive site for redevelopment.



FIVE CORNERS

STREETSCAPE PLAN

5/23/03 GLEN ELLYN, ILLINOIS

Parkway areas are proposed wherever possible providing separation between pedestrians and vehicular traffic. Street trees are indicated at regular intervals as well as accent mass plantings of flowering shrubs and perennials at street light locations.

**GARY R. WEBER
ASSOCIATES, INC.**
LAND PLANNING
LANDSCAPE ARCHITECTURE

224 SOUTH MAIN STREET
WHYATON, ILLINOIS
TELEPHONE: 630-668-7197
FACSIMILE: 630-668-9693

VILLAGE OF GLEN ELLYN



REQUEST FOR DEVELOPMENT PROPOSALS

825 N. MAIN STREET

February 17, 2014

Introduction

The Village of Glen Ellyn, Illinois is seeking proposals from interested parties for the purchase and redevelopment of property located at the southeast corner of St. Charles Road and Main Street known as 825 N. Main Street. The ideal redevelopment will consist of a commercial user or users. All permitted and special uses allowed in the C2 Community Commercial District, except those prohibited in this RFP, will be considered. The Village is open to considering a wide range of site designs, users and purchase options and is hopeful that the development of the property will spur reinvestment and development elsewhere at the intersection.

The purpose of this RFP is to release the essential development information for the site. The Village will accept proposals in accordance with this document and will review each development submission received in order to ultimately select a “Developer of Record” that the Village determines to be the best suited for the project based on the objectives of this request. However, the Village is not obligated to accept any proposal and has the option to reject all proposals.

Area Characteristics

The Village of Glen Ellyn is located approximately 25 miles west of Chicago and has a population of 27,400. Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, “small-town” atmosphere, historic downtown, and variety of public and institutional amenities. Glen Ellyn is primarily a single-family residential community. There are 3 main commercial areas in the Village including the Historic Stacy’s Corners intersection, the Central Business District and the Roosevelt Road corridor. The average household income within a 1-mile radius of the Village is \$108,430 and the median household income is \$83,027.

Site Conditions/Zoning

The property at 825 N. Main Street is located at the northern gateway to the Village in the heart of the Historic Stacy’s Corners intersection which has an average daily traffic volume of approximately 20,000 vehicles. The site is comprised of three lots totaling 1.35 acres. The lots are zoned C2 Community Commercial district. The Village of Glen Ellyn is the current owner of the property and purchased the land for \$590,000 in the fall of 2010 and invested \$90,000 in remediation efforts over the last 3 years.

The properties immediately to the east and southeast of the site are zoned R2 Residential district and are developed with single-family homes. Immediately south and west of the site is zoned C2 Community Commercial district. There is a steep slope on the east end of the site. A Plat of Survey for the property and a copy of the Village’s C2 Community Commercial zoning regulations are attached as Exhibits “A” and “B”.

A map showing the location of the site and basic property information is attached as Exhibit “C”. The map identifies the location of the property at 825 N. Main Street as well as the property to the south at 817 N. Main Street. The Village will give more consideration to proposals demonstrating control of the adjacent property located at 817 N. Main Street. The Village has had preliminary discussions with the property owner of the 817 N. Main Street property and he seems open to the potential sale of the property subject to some conditions.

The property was previously occupied by a gas station. Since purchasing the site, the Village received approval of an environmental remediation plan from the IEPA. The Village has received a “no further remediation (NFR)” letter for the property. Among other things, the NFR letter restricts future use of the property to non-residential purposes and prohibits future water wells in the vicinity. The NFR letter is attached as Exhibit “D”.

The Comprehensive Plan recommends that the area “*should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.*” and that the site is a “*suitable location for convenience retail, service or office uses.*” A copy of the Comprehensive Plan recommendations for the area is attached as Exhibit “E”.

History

The Historic Stacy’s Corners intersection marks the location of the Village’s origin. Travelers headed west were known to stop at the historic Stacy’s Tavern which is now a National Register Structure located at 557 Geneva Road, just west of the intersection. Today the tavern is home to a museum owned and operated by the Glen Ellyn Historical Society. The Society maintains other properties at the southwest corner of the intersection, including offices and a gift shop at 800 N. Main Street. The Society hopes to one day complete the construction of a history park at the southwest corner of the intersection across the street from the 825 N. Main Street property. Conceptual plans for the history park can found on the Historical Society’s website at <http://www.glenellynhistory.org/history-park/>.

Preliminary Study

In the spring of 2011, the Village hired PPK Architects to develop conceptual plans showing how the property could potentially be redeveloped. Plans were prepared showing various options for different site and building layouts. The plans were shared with the Plan Commission and were all based on potential commercial redevelopment of the site. The plans were flexible and intended to offer a variety of building footprints and accommodate either single or multiple users. A link to these plans and the accompanying staff memo and Plan Commission minutes can be found at www.glenellyn.org/825Main. Proposals need not reflect the layout designs reflected in the above-referenced plans. These plans are for reference purposes and proposals not conforming to these preliminary designs will be given the same consideration as all other plans.

Design Considerations

Submitted proposals should be sensitive to the character of the area and surrounding land uses, and the Village recommends considering the following items when designing the proposed development:

1. The Plan should be sensitive to the adjacent single-family properties and should include information about how any impacts to the surrounding residential properties would be addressed including any impacts related to such items as loading, traffic, lighting, and screening. Site fencing, walls, and landscaping should be employed as necessary to provide adequate screening. Screening of all rooftop units is expected.
2. The building design, materials and exterior site features should be sensitive to the historic character of the area and should conform to Glen Ellyn’s Appearance Review Guidelines.

Proposal responders should reference Chapters 1, 2 and 5 in the Guidelines which can be found on the Village's website at <http://www.glenellyn.org/Planning/PlanningCodes.html>.

3. Particular attention should be paid to vehicular access and safety and proposed access drives should be located as far east and south on the property as possible. A full traffic study will be required to be submitted as part of the standard Village zoning review and entitlement process.
4. The Plan should include extensive landscaping, including but not limited to, perimeter parking lot landscaping, interior parking lot landscaping and foundation plantings.
5. Signage should be compatible with the historic character of the area and no neon, internally illuminated box signs, scrolling signs, flashing signs, electronically variable message signs, roof-mounted signage or pylon signs will be permitted.
6. Exterior site features such as light poles, light fixtures and fences should be compatible with the historic character of the area and/or other properties in the vicinity. The Village can provide cut sheets for public light standards used at the Stacy's Corner's intersection if desired.
7. The plans should incorporate and preserve elements from the 2003 Historic Stacy's Corners Streetscape Plan attached hereto as Exhibit "F".
8. The required stormwater detention for the project should be fully accommodated on site. The site will need to be constructed in full conformance with the DuPage County Stormwater Ordinance with Glen Ellyn's local amendments.
9. The plan should be designed to fully comply with the Village's C2 Community Commercial district zoning regulations (variations may be considered if there are unique circumstances and it results in a superior project). The Village is open to considering both one and two-story options within the height limitation of the C2 district.
10. All required parking must be provided on site, although some reduction in the parking requirements may be considered where shared parking can be demonstrated to be appropriate.
11. While all permitted and special uses listed in the C2 Community Commercial District regulations will be considered, uses that generate sales taxes or other Village revenues will be preferred. The following uses will be prohibited: self storage, warehouse uses, residential uses, nursery or daycare facilities, outdoor merchandise, sheltered care facilities, public utilities, churches, commercial laundries, cartage or motor freight terminals, contractors yards, manufacturing, vehicle storage lots, educational facilities, clubs or lodges, cellular towers and antennas, adult day care centers, rental equipment shops, adult uses, automotive repair shops, car rentals, or car washes (unless accessory to another use).
12. The design should reflect 19th and early 20th century architecture.

Submission Requirements

Interested consultants should submit 6 hard copies and 1 digital copy of proposal(s) that include the 825 N. Main Street property or alternately, both the 817 N. Main Street property and the 825

N. Main Street property. Development proposals may also include additional properties to the east and south. The following information should be included in the proposals.

A. General Information

1. Name, address and telephone number of developer or development agency.
2. Narrative description of proposed project and uses.
3. Information about development experience, including examples of any public-private partnerships.
4. Information about the proposed on-going management team for the project.
5. References from at least 3 different municipalities that the developer or development entity has done work in, preferably located in the Chicagoland region.
6. List of retail tenants that the developer has worked with in the past.
7. Written plan for long-term holding/selling of the land.

B. Plan Information

1. Conceptual site plan drawn to scale with approximate building setbacks, landscape setbacks and parking lot dimensions identified along with a site plan depicting the proposed development in context with the surrounding properties and land uses.
2. Conceptual landscape plan with sufficient detail to identify the general type and location of landscaping.
3. Example photos or illustrations of similar building elevations to what would be proposed.
4. A preliminary project schedule with respect to the completion of each aspect of the project in a form of the developer's choice.

C. Financial Information

1. Proforma development analysis including all assumptions in regard to land and development costs and project return.
2. Total projected property, sales and other tax revenues to be generated from the development and the amount of such revenues that would be directed to the Village.
3. Proposed purchase price of land and description of any financial assistance requested from the Village. The Village's starting asking price is the Village's original purchase price plus improvement costs already incurred through site remediation of \$750,000, but may negotiate.
4. Village may consider deferring payments for this property and would give further consideration to deferred payments if adjacent properties are acquired and incorporated.
5. Village may consider financial incentives for retail use on the site.

Evaluation Criteria

The proposal will be reviewed based on the following criteria:

1. Responsiveness to criteria of this RFP.
2. Sensitivity and compatibility to the historic character of the area.
3. Sensitivity to nearby single-family residential properties.

4. Total projected Village revenues (including any anticipated revenue from the sale of the property as well as anticipated property, sales and other tax revenues).
5. Reputation of the developer based on references.
6. Experience of the developer in completing similar projects.

The Village is open to considering a variety of potential purchase agreements and options and will review each proposal based on the overall benefit to the Village.

Review Process

Proposals will be reviewed in two phases. The timing for the review is flexible and can be adjusted as necessary to develop and reach agreement on the proposal(s). In Phase I, the Village intends to select a preferred development proposal for the 825 N. Main Street property alone and one or more preferred development plans that include both the 817 N. Main Street and 825 N. Main Street properties. The Village may choose to conduct interviews prior to selecting the finalists.

The submitter(s) of the preferred plans will then be given approximately 45 days to prepare additional financial proforma information requested by the Village and to incorporate any additional surrounding land into their proposal. Village staff will assist in providing contact information for surrounding property owners.

After receipt of supplemental/revised packages, the Village may choose to conduct second interviews and will select a preferred development plan. The successful Plan will then need to be refined and the developer will be required to go through the Village's standard entitlement process including formal review by the Village's Architectural Review Commission, Plan Commission and Village Board. The Village will simultaneously begin working with the successful developer to finalize the terms of a development and sale agreement.

RFP Timeline

The estimated timeline for review of submitted proposals and the selection of a final Plan is provided below. This timeline is subject to change.

February 17, 2014 - RFP Released.

March 14, 2014 - Questions regarding RFP due by 4:00 pm.

March 21, 2014 - Responses to RFP questions posted to www.glenellyn.org/825Main.

April 4 - Proposals due by 4:00 pm.

May 2 - Selection of Preferred Plan for Phase I.

June 6 - Submittal of any Revised Phase II Proposals.

July 14 - Selection of Preferred Development Plan.

Disclosure

The reply requested from applicants to this Request for Proposal will be considered by the Village to determine whether it wishes to enter into an arrangement without the formal bidding process. When a Request for Proposal is sought, the Corporate Authorities may discuss the application with any party which submits a response and the nature of the proposal may be modified and alternative financial arrangements may be sought and agreed to with any applicant. These Requests for Proposals are sought by a governmental body which is seriously interested in entering into a contractual relationship.

Inquiries

Prospective proposers may only direct questions by email to the Village contact person:

Meredith A. Hannah, Economic Development Coordinator
mhannah@glenellyn.org
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

All questions are due no later than 4:00 pm on **March 14, 2014**. Questions will be answered in writing and posted on the RFP website no later than March 21, 2014:

www.glenellyn.org/825Main

Potential respondents are encouraged to periodically check the website for new information on this RFP and for answers posed by other respondents during the proposal preparation process.

The Village contact person is the only individual who can be contacted about the RFP before the proposal deadline. The Village contact cannot vary the terms of the RFP.

Deadline

All proposals should be submitted to the attention of Economic Development Coordinator Meredith A. Hannah no later than **4:00 pm on Friday, April 4, 2014**. Late submissions will not be considered.

Exhibits

Exhibit A - Plat of Survey

Exhibit B - C2 zoning district regulations

Exhibit C - Aerial Photo and Map of 817 and 825 N. Main Street

Exhibit D - NFR Letter for 825 N. Main Street

Exhibit E - Comprehensive Plan excerpt

Exhibit F - Historic Stacy's Corners Streetscape Plan

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT

(A) PERMITTED USES*

1. Bakery where not more than 50% of the floor area is devoted to processing.
2. Commodities sales uses for basic living needs of neighborhoods, such as: art and school supply store; bicycle sale and repair shop; book store; camera and photographic supply store; candy and ice cream store; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sale and repair; paint and wallpaper store; variety store.
3. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.²⁴
4. Service uses performed on the premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning or sales; picture framing.
5. Office, business and professional.
6. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.¹⁸
7. Restaurant and eating place (except drive-in and carry-out establishments) without entertainment and dancing and including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in Section 10-5-15.²⁴

*All (A) Permitted and (B) Special Uses must also comply with all applicable requirements contained in the "Supplementary District Regulations," as well as all other pertinent regulations in this Code.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)**(B) SPECIAL USES***

No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

1. Adult day care center.
2. Automobile car wash³.
3. Automobile repair³.
4. Automobile and automotive sale and service use, including open sale lots, parking lots and public garages and storage garages³.
5. Automotive vehicle rental³.
6. Bank or financial institution.
7. Church or temple.
8. Club or lodge – private, fraternal or religious.
9. Commercial planned development in accordance with the provisions of the "Planned Unit Development Regulations".
10. Congregate housing for the elderly.
11. Day care center.
12. Drive-in commercial facility.²¹
13. Garage/service station.
14. Group home.
15. Heating equipment and fixture repair uses³.
16. Medical or dental clinic.
17. Outdoor merchandise,²⁷ storage, promotional activities, or tents¹⁹.
18. Private School.
19. Public park and playground.
20. Public use.
21. Public utility and public service use.
22. School – commercial or trade.
23. Sheltered care facility.
24. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole which exceed the maximum height¹⁸.

(C) ACCESSORY BUILDING AND USES

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30% of a rear yard. If within 10' of a principal building, then it must observe the same side yard requirements for a principal building. If more than 10' from a principal building, then it must be at least 60' from the front street line and 3' from both the side and rear yards.

(D) MINIMUM YARD AND LOT REQUIREMENTS

1. Front yard: None.
2. Rear yard: 10' in depth.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

3. Side yard: None. A 20' side yard is required when the property adjoins or is across the alley from a residential district.
4. Lot area: 9,000 sq. ft.
5. Lot width:
 - a. Interior lot - 75';
 - b. Corner lot - 90'.
6. Lot depth: 125'.²⁴

(E) MAXIMUM HEIGHT

1. 35'.
2. Special Uses may be erected to a height not exceeding 45', and churches and temples may be erected to a height not exceeding 75', if the building is set back from each yard line at least 2' for each foot of additional building height above the height limit otherwise permitted in the district.
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole shall be specified in the ordinance granting a special use permit.¹⁸

(F) SIGNS, FENCES AND OBSTRUCTIONS IN YARDS

1. Signs as per Sign Ordinance.
2. Screening required pursuant to Section 10-5-13 (L).
3. See Section 10-5-5: YARDS.¹⁹

(G) PARKING AND LOADING REQUIREMENTS

1. All buildings except those specified below: One space for each 250 sq. ft. of floor area.
2. Automobile sales: Three spaces for each 1,000 sq. ft. of gross floor area, plus 1 space for each 2,000 sq. ft. of gross land area.³
3. Car wash: One space for each 2 employees, plus reservoir parking space or stacking space equal to 5 times the maximum capacity of the washing unit.³

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

4. Club and lodge: One space for each 300 sq. ft. of gross floor area.
5. Commercial or trade school: One space for each 2 students, based on design capacity.
6. Day care center: One space for each 800 sq. ft. of gross floor area.
7. Eating or restaurant establishment: One space for each 3 seats provided in eating or drinking areas.
8. Indoor theater: One space for each 3 seats.
9. Medical and dental clinic: One space for each 200 sq. ft. of the gross area used for clinic.
10. Private school: One space for each 4 students, based on design capacity.
11. Sheltered care facility: One space for each 1,200 sq. ft. of gross floor area.
12. Additional off-street parking and loading requirements are found in the "Supplementary District Regulations."

817-825 N. Main Street



Area: 1.6 acres

Lot Dimensions: 284 feet (north) by 219 feet (east)

Frontage: 284 feet (St. Charles Road), 243 feet (Main Street)

Zoning: C2 Community Commercial

Number of Property Owners: 2

Current Tenants: Vacant, Kumon Reading Center, Main Cleaners

Existing Use: Vacant (825), 2-unit retail building occupied by Main Cleaners and Kumon Reading Center (817)

Average Daily Traffic Count: 20,400

P.I.N.s: 05-02-419-001, 05-02-419-006, 05-02-419-007 and 05-02-419-037

Contact/Property Owner of 825 N. Main Street:
Staci Hulseberg, Planning and Development Director
Village of Glen Ellyn
(630) 547-5241

Village of Glen Ellyn
Date Prepared: October 2013
2011 Aerial Photo





ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

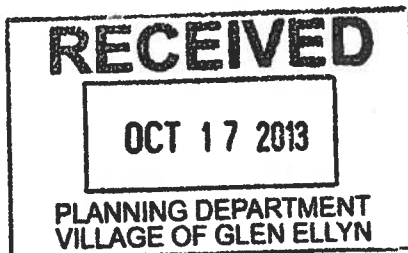
1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

(217) 524-3300

October 15, 2013



CERTIFIED MAIL

7011 1150 0001 0863 7913

Staci Hulseberg
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: 0430455045/DuPage County
Glen Ellyn/Speedway
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Ms. Hulseberg:

The *Focused Site Investigation Report/Remediation Objectives Report* (received July 1, 2013/ Log No. 13-54204), as prepared by AECOM for the above referenced Remediation Site, and the Response to the Draft No Further Remediation letter (received September 18, 2013/Log No. 13-54895) have been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742 are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 1.4 acres, is located at 825 North Main Street, Glen Ellyn, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (Received March 14, 2013/Log No. 13-53323), is the Village of Glen Ellyn.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

4302 N. Main St., Rockford, IL 61103 (815)987-7760
595 S. State, Elgin, IL 60123 (847)608-3131
2125 S. First St., Champaign, IL 61820 (217)278-5800
2009 Mall St., Collinsville, IL 62234 (618)346-5120

9511 Harrison St., Des Plaines, IL 60016 (847)294-4000
5407 N. University St., Arbor 113, Peoria, IL 61614 (309)693-5462
2309 W. Main St., Suite 116, Marion, IL 62959 (618)993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312)814-6026

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.
- 2) The Remediation Site is restricted to industrial/commercial land use.
- 3) The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

- 4) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 5) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil beneath the remediation site. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below the remediation site must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Institutional Controls:

- 6) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).

Other Terms

- 7) Areas outside the Remediation Site boundaries or specific engineered barrier locations, as shown in the Site Base Map, are not subject to any other institutional or engineered barrier controls.
- 8) This Letter does not complete the statutory and regulatory requirements pursuant to Section 57 of the Act (415 ILCS 5/57) for Leaking UST Incident Numbers 20060424, 990159, 912515 and 902890. The outstanding Leaking UST Program requirements must be addressed prior to the Illinois EPA considering no further remediation for Leaking UST Incident Numbers 20060424, 990159, 912515 and 902890 to be necessary.
- 9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
- 10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Division of Records Management #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
 - a) Any violation of institutional controls or the designated land use restrictions;
 - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
 - d) The failure to comply with the recording requirements for this Letter;
 - e) Obtaining the Letter by fraud or misrepresentation;

- f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
 - g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;
 - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.
- 12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) The Village of Glen Ellyn;
 - b) The owner and operator of the Remediation Site;
 - c) Any parent corporation or subsidiary of the owner of the Remediation Site;
 - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;
 - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - g) Any successor-in-interest of the owner of the Remediation Site;
 - h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
 - i) Any heir or devisee of the owner of the Remediation Site;
 - j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or
 - k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

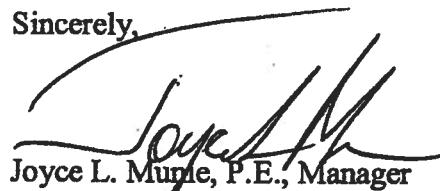
- 13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of DuPage County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of DuPage County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Speedway property.
- 14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of DuPage County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Speedway property, you may contact the Illinois EPA project manager, Barbara Conner at (217) 782-5504.

Sincerely,



Joyce L. Munn, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

cc: Matthew Hildreth
AECOM
27755 Diehl Road, Suite 100
Warrenville, Illinois 60555

Bureau of Land File
Mr. Robert O'Hara
Mike Lowder

PREPARED BY:

Name: Staci Hulseberg
Village of Glen Ellyn

Address: 535 Duane Street
Glen Ellyn, Illinois 60137

RETURN TO:

Name: Staci Hulseberg
Village of Glen Ellyn

Address: 535 Duane Street
Glen Ellyn, Illinois 60137

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of DuPage County.

Illinois State EPA Number: 0430455045

The Village of Glen Ellyn, the Remediation Applicant, whose address is 535 Duane Street, Glen Ellyn, Illinois 60137 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

PARCEL 1: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH ½ 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 NUMBER 552071 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 6, 1948 AS DOCUMENT NUMBER 559493, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ 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 NUMBER 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ 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 THE 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 ½ OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 6, 1948 AS DOCUMENT NUMBER 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 ¼ OF THE SOUTHWEST ¼ 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 NUMBER 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 SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT NUMBER 179220; 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 MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

2. Common Address: 825 North Main Street, Glen Ellyn, IL
3. Real Estate Tax Index/Parcel Index Numbers: 05-02-419-001-0000, 05-02-419-006-0000 and 05-02-419-007-0000
4. Remediation Site Owner: Village of Glen Ellyn
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

File: U:\Cad Drive New Illinois Environmental Protection Agency\Former Speedway Station - Glen Ellyn, IL\ISP\Site Base Map.dwg Layout: ANSI A LJ User: garciaj Modified: Aug 28, 2013 4:50pm

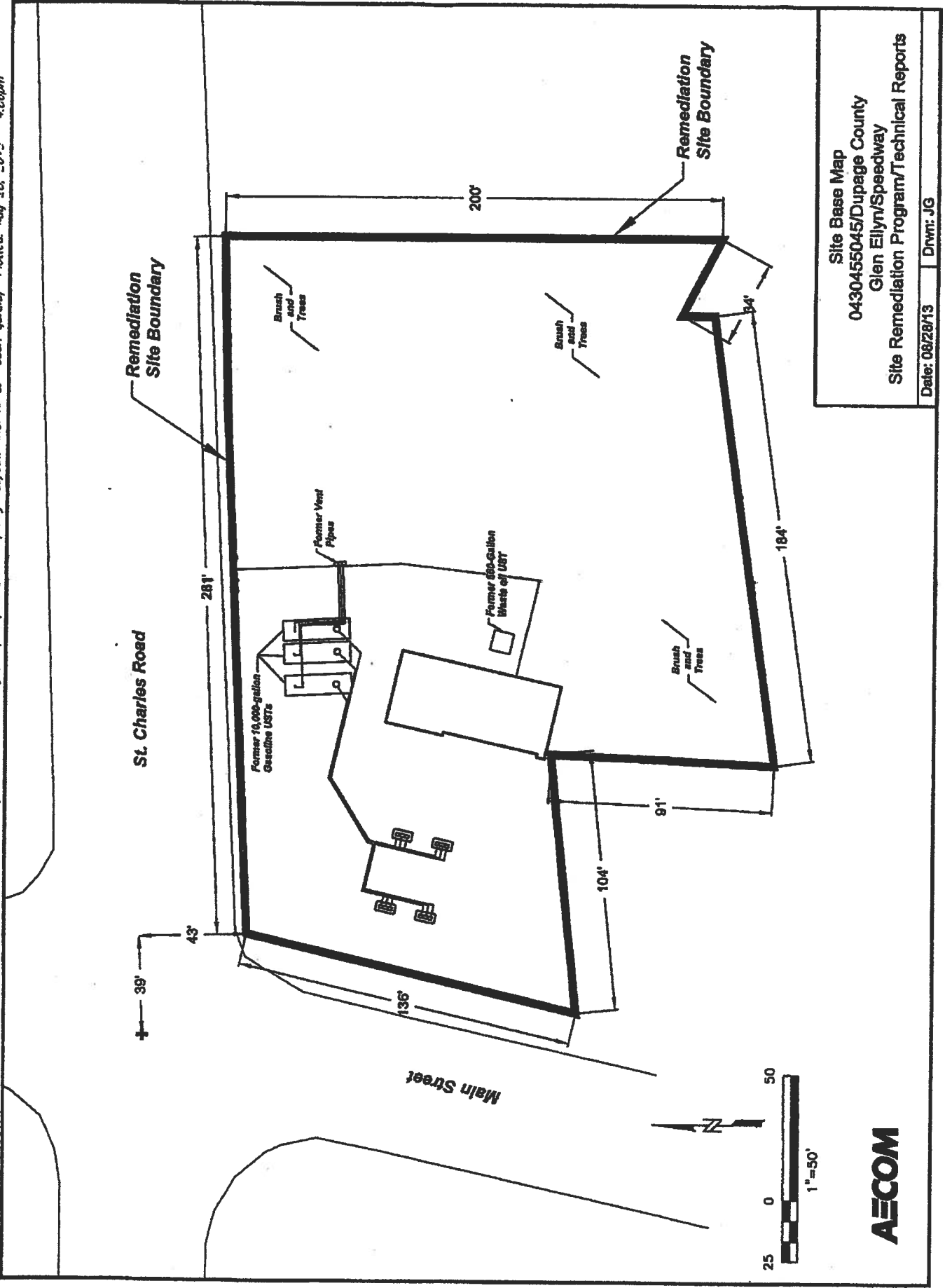


TABLE A: Regulated Substances of Concern

**0430455045 – DuPage County
Glen Ellyn/Speedway
Site Remediation Program**

BTEX and MTBE	
CAS No.	Compound Name
71-43-2	Benzene
100-41-4	Ethylbenzene
108-88-3	Toluene
1330-20-7	Xylene (totals)
1634-04-4	Methyl tert-butyl ether

Polynuclear Aromatic Compounds (PNAs)	
CAS No.	Compound Name
208-96-8	Acenaphthalene
83-32-9	Acenaphthene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
191-24-2	Benzo(g,h,i)perylene
50-32-8	Benzo(a)pyrene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-cd)pyrene
91-20-3	Naphthalene
85-01-8	Phenanthrene
129-00-0	Pyrene

Inorganics	
CAS No.	Compound Name
7440-38-2	Arsenic
7439-92-1	Lead

**PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM**

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: _____	
Title: _____	
Company: _____	
Street Address: _____	
City: _____	State: _____ Zip Code: _____ Phone: _____
Site Information	
Site Name: _____	
Site Address: _____	
City: _____	State: _____ Zip Code: _____ County: _____
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. _____	
I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter. Owner's Signature: _____ Date: _____ SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 20__ _____ Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

Notice to Remediation Applicant

Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

- A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
 - B. Attachments to NFR letter
 - Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
 - Maps of the site
 - Table A: Regulated Substances of Concern (if applicable.)
 - Property Owner Certification
 - C. A copy of the ordinance, if applicable, used to address groundwater contamination
1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.
 2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).
 3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.
 4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement.
 5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-3300 and speak with the "project manager on-call" in the Site Remediation Program.

Five Corners

Target Area 3 consists of Five Corners, a small grouping of commercial, public, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a small neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, which is listed on the National Register of Historic Places.

While Five Corners is fully developed, it is characterized by a few vacant properties, deferred maintenance, traffic circulation concerns, and a less than desirable overall image and appearance. Much could be done to revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Planning Influences

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figures 20 and 21, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

- **Existing Land-Use.** The Five Corners area consists of commercial, residential, public and institutional uses.

Commercial uses are located along the Main Street frontage from Emerson Avenue south to Elm Street. Existing uses include a White Hen Pantry, two dry cleaning establishments, a real estate office, a gas station, two auto repair shops, and other small retail and service uses.

Single-family residential uses border the commercial area on all sides. Residential areas include Glen Ellyn's attractive and well-maintained neighborhoods south of St. Charles/Geneva Road, and unincorporated neighborhoods to the north. There have been several new homes constructed on "in-fill" lots both within and outside the Village.

Five Corners also includes several notable public and institutional uses including Forest Glen Elementary School, the Administrative Center for School District #41, the Montessori Academy, and Stacy Park.

Stacy's Tavern Museum is located on Geneva Road just west of Main Street. The Glen Ellyn Historical Society has prepared a long-range plan to assemble and redevelop adjacent properties as a local "Historical Center" focused around Stacy's Tavern and a reconstructed Yalving House, which was moved from its original location and is now in storage.

- **Building conditions.** While there appear to be few major structural deficiencies, a number of buildings within Five Corners would benefit from minor maintenance and repair. These include several commercial properties along Main Street, several homes in the

unincorporated area, and a few homes along St. Charles/Geneva Road in Glen Ellyn.

- **Zoning.** Current zoning generally reflects the existing land-use pattern.

Commercial properties within the Village are zoned C2: Community Commercial. This district is intended to accommodate limited neighborhood retail, community and neighborhood services, and offices. There are no front yard, side yard or lot coverage requirements within this district. The maximum building height varies from 35 to 45 feet, depending on site conditions.

Residential properties in Glen Ellyn are zoned R2, which is the Village's predominant single-family zoning district.

DuPage County zoning regulates the unincorporated portion of Five Corners. Commercial properties are zoned either B1: Local Business, or B2: General Business, and residential properties are zoned R4: Single-Family.

- **Access and circulation.** The Five Corners area has good accessibility. St. Charles Road, Geneva Road and Main Street north of St. Charles Road are all classified as minor arterial streets. Main Street south of St. Charles Road is classified as a Village arterial. These streets provide convenient connections to other activity areas and highways. Traffic signals exist at the intersection of Main Street, St. Charles Road and Geneva Road, and at the intersection of Main and Elm Streets.

The primary traffic issues within Five Corners relate to the intersection of Main Street, St. Charles Road and Geneva Road.

Several streets carrying relatively heavy traffic converge at this intersection, creating significant capacity problems during peak travel periods. In addition, the "five corners" configuration of the intersection is difficult to signalize because of the number of different crossing movements.

The Village is currently working with the DuPage County Division of Transportation to devise an improvement plan for the Five Corners intersection that would simplify traffic operations and increase traffic capacity.

- **Parking.** Commercial uses within Five Corners are served by small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings, and several have deteriorated or gravel surfaces. Curb parking is not permitted within Five Corners.
- **Appearance and Character.** While the neighborhoods south of St. Charles/Geneva Road are attractive and well maintained, other parts of Five Corners are characterized by a less than desirable image and character.

Most of the commercial buildings have a tired and dated appearance and several are in need of repair. Parking lots are not well screened or landscaped, and some have surfaces in poor condition. A few of the commercial uses have unattractive outdoor storage areas that are highly visible from the street.

There are no distinctive streetscape treatments along the roadways that pass through Five Corners, and several street sur-

faces are in poor condition. Traffic signals and public signage are outdated, overhead utility lines cross the area, and there are few pedestrian amenities. Most streets within the unincorporated neighborhoods do not have curbs, gutters or sidewalks, and the parkways along most of these streets are poorly maintained.

Improvement and Development Guidelines

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way. The southwest quadrant of the intersection of Main Street and St. Charles Road should be improved as a local Historical Center centered on Stacy's Tavern and other historic buildings.

Improvement and development recommendations for Five Corners are described below and highlighted in Figures 22 and 23. Recommendations relate to: a) land-use, b) sites and buildings, c) streets and transportation, d) parking, and e) streetscape and open spaces.

LAND-USE:

- Five Corners should continue to consist of a mix of small retail, service, residential, public and institutional uses.
- The commercial portion of Five Corners should remain small and compact. Commercial uses should be limited to the frontage properties along Main Street from Emerson Avenue south to Elm Street, and the properties that "turn the corner" at the intersection of Main Street and St. Charles Road. The Five Corners commercial area should not undergo expansion into the adjacent neighborhoods.
- The Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and should promote high-quality new development and redevelopment in selected locations.
- Commercial uses should be oriented primarily to the needs of surrounding residents and motorists who pass through the area. Five Corners should not compete with or detract from the commercial prominence of nearby Downtown Glen Ellyn.
- Plans should continue to be refined for reorganizing the southwest quadrant of Five Corners as an Historical Center focused around Stacy's Tavern and the Yalving House, as described in more detail below.

Figure 20

Five Corners: Planning Influences

Five Corners is a small grouping of commercial, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn, as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, a structure with local historic interest.

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figure 15, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.



Character of Five Corners

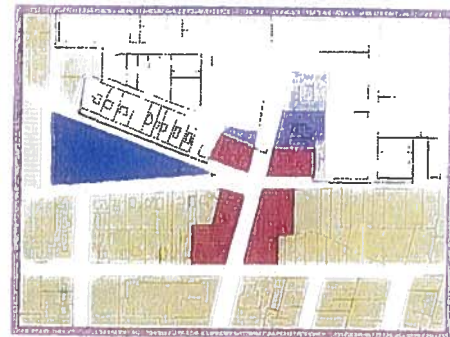


Character of Five Corners...

Five Corners has a traditional "small-town" image and character:

- A** - Five Corners serves as the northern "gateway" to the Village of Glen Ellyn;
- B** - An "Historical Center" has been proposed adjacent to Stacy's Tavern Museum;
- C** - Several arterial routes converge at the Five Corners intersection;
- D** - Most existing commercial buildings need site and building improvements;
- E** - Forest Glen Elementary School is an important neighborhood focal point;
- F** - Older neighborhoods border Five Corners, and many homes have historic interest; and
- G** - Stacy Park is an attractive open space and recreational area.

Current Zoning



Current Zoning: Glen Ellyn

- **C2** - Community Commercial
- **R2** - Single-Family Residential
- **CR** - Conservation/Recreation

Current Zoning: DuPage County

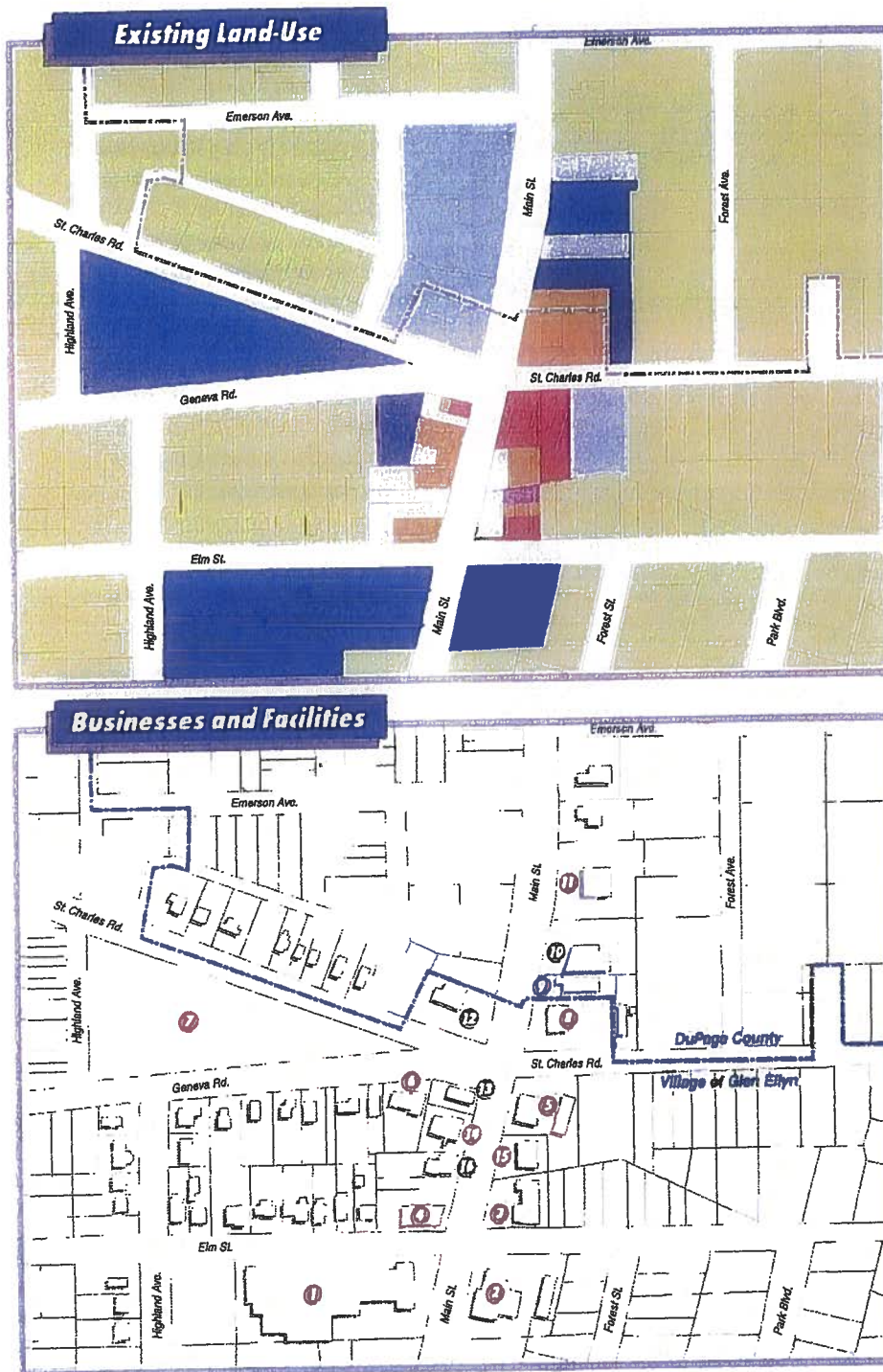
- **B1** - Local Business
- **B2** - General Business
- **R4** - Single-Family Residential

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

Figure 21

Five Corners: Existing Uses and Facilities



Existing Land-Use:

- Retail
- Commercial service
- Restaurant
- Office
- Public
- Educational
- Parking
- Parks and open space
- Single-family residential
- Vacant land or building

Businesses & Facilities:

- 1 - Forest Glen Elementary School
- 2 - Administrative Center for School District #41
- 3 - White Hen Pantry, Barber Shop, Pizzeria
- 4 - Century 21 Real Estate
- 5 - Speed Way Gas
- 6 - Stacy's Tavern Museum
- 7 - Stacy Park
- 8 - Village Garage
- 9 - Larry's Auto Body
- 10 - KCW Environmental Consultants
- 11 - Montessori Academy
- 12 - Vacant Gas Station
- 13 - Five Corners Florist, Photographer
- 14 - Five Corners Cleaners
- 15 - Main Cleaners
- 16 - Chiropractor, Nail Salon

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trikla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001



- New uses that would strengthen, enhance and complement the historical focus and character of Five Corners should be encouraged. For example, small restaurants and gift shops might be developed to serve visitors of the proposed Historical Center.
- Adjacent residential neighborhoods, which contribute to the overall character of Five Corners, should be maintained and protected. Homes in poor condition should be repaired. It should be noted that Churchill Park Subdivision, a new residential development currently being reviewed for the southeast corner of St. Charles and Bloomingdale Roads just west of Five Corners, will further strengthen and enhance the residential quality and character of this portion of Glen Ellyn.
- The Village should consider annexing the unincorporated properties immediately adjacent to Five Corners in order to ensure direct control over the type, quality and character of future improvements and developments in the area. While this is particularly important for the commercial properties, it is also desirable in residential areas as well.

SITES and BUILDINGS:

- Although most existing commercial and residential buildings within Five Corners appear to be structurally sound, several are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.
- Most commercial buildings are characterized by a tired and dated appearance and would benefit from a "facelift." Appearance

improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the Five Corners area as a whole.

- More design consistency and compatibility should be promoted among buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
- Building improvements and new developments should help promote a new traditional scale and character for Five Corners. Buildings should be one- to two-stories in height and should complement the scale and character of adjacent neighborhoods. Traditional exterior building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged. Pitched roofs, which are representative of the traditional character of buildings in Glen Ellyn, should be promoted.
- As commercial improvements and redevelopment take place, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
- In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and can emphasize major

access points to commercial properties.

- The rear portions of commercial properties should be clean, well maintained and clear of trash and debris. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened. Chain-link fencing is not appropriate within Five Corners.
- The Village should work with property owners and developers to address storm water planning within Five Corners on a comprehensive, area-wide basis.

STREETS and TRANSPORTATION:

- The Village should continue to work with DuPage County to implement improvement plans for the intersection of Main Street, St. Charles Road and Geneva Road that will improve traffic flow and traffic safety, and complement and enhance land development plans for the Five Corners area.
- Street surfaces in poor condition should be repaired. While surface conditions do not necessarily affect traffic circulation or safety, they do detract from the overall image and appearance of the Five Corners. The replacement of older traffic signals with more distinctive new fixtures should also be considered.
- Pedestrian crosswalks should be improved within Five Corners. This is important for the safety of children and other residents moving between different parts of the community. Special paving materials might be used to designate crosswalks.

- The Village should work with DuPage County to determine if limited new median treatments might be appropriate as part of the traffic operational improvements near the intersection of Main Street and St. Charles / Geneva Road. A small landscaped median could help improve traffic flow, enhance pedestrian safety, and improve the image and appearance of the intersection.
- The Village should also work with DuPage County to develop a bicycle facility along Main Street extending from the Great Western Trail south to Elm Street to provide improved bicycle access to the area.
- The condition of streets and rights-of-way within currently unincorporated residential neighborhoods should be improved. If these areas are annexed into the Village, neighborhood streets should be equipped with curbs, gutters and sidewalks on at least one side of the street.
- A few existing parking lots within Five Corners are characterized by cracked or gravel surfaces, holes or depressions, poor drainage, and general disrepair. All parking areas should be paved, striped and have surfaces in good condition, unless there are compelling historic reasons for retaining unimproved parking in certain locations.
- To supplement the gateway signs, additional improvements should be undertaken at Main Street and St. Charles Road to emphasize the historic importance of this intersection. Small design treatments would be desirable at each corner of the intersection, perhaps including signage and accent landscaping. Special paving materials or decorative design treatment might also be considered for the street surface at this key intersection.
- Stacy Park is an important recreational and visual amenity for the Five Corners area. The proposed Historical Center will be an important new open space addition. Additional opportunities for small parks, plazas and open space accents should be explored in the future. For example, a new design element might be considered at the east end of Stacy Park as a more prominent focal point for the area.

STREETSCAPE and OPEN SPACES:

PARKING:

- Streetscape improvements should be undertaken to visually unify the Five Corners area and make it more attractive and convenient for visitors and pedestrians. The Village should establish guidelines for street trees, light fixtures, paving materials, signs, and other streetscape features. Streetscape treatments should reflect the traditional and historic qualities of the Five Corners area.
- Public and directional signage should be improved. New signage should better direct motorists and visitors to points of interest within Five Corners, such as the Historical Center, and also to other Glen Ellyn destinations, such as Downtown.
- Pedestrian amenities such as benches, bike racks, trash receptacles and other conveniences should be provided where space permits, particularly in proximity to the proposed Historical Center.
- Even though small "welcome" signs already exist, more extensive gateway design features should be considered where Main Street actually enters the Village. Gateway design features could include a special sign utilizing the Village logo, trees, shrubs,

flowers, and perhaps a sculptural element.

In addition to the recommendations outlined above, it is further suggested that the Village consider renaming Five Corners to "Stacy's Corners," as suggested by the Historical Society, to further promote historical connotations and enhance the distinctive character of this particular area.

Potential Improvement and Development Sites

Even though Five Corners is fully developed and most existing uses are viable, there will be opportunities for development and redevelopment in the future.

Figure 22

Five Corners: Land-Use Plan

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way.

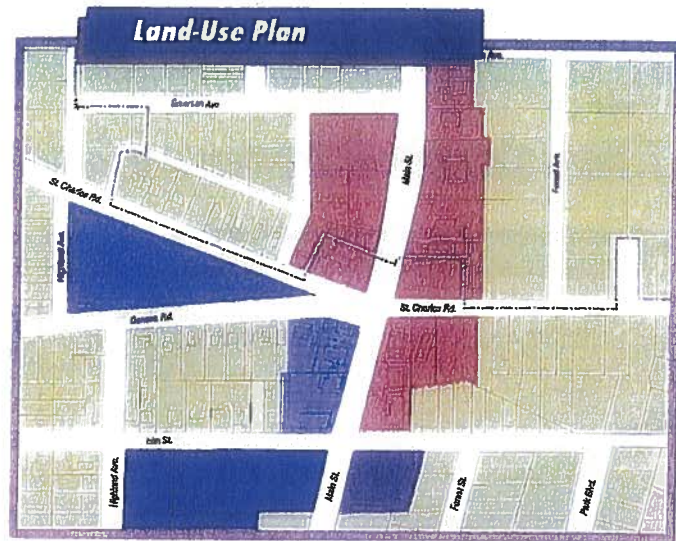
Land-Use Plans:

Neighborhood Commercial	
School	
Public/Semi-Public	
Mixed-Use "Historical Center"	
Multi-family Residential	
Single-Family Residential	
Park/Open Space	



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001



Land-Use Plan:

While the Land-Use Plan for Five Corners is similar to the 1986 Comprehensive Plan, it differs from the previous plan in several ways:

- The southwest quadrant of Five Corners is designated as a mixed-use local "Historical Park" suitable for museum and recreational uses and limited commercial development;
- The frontage along both sides of Main Street between St. Charles Road and Emerson Avenue is designated for commercial use;
- The small vacant parcel along the south side of St. Charles Road just east of Main Street is designated for commercial use; and
- The west side of Highland Avenue between St. Charles and Geneva Roads is maintained for single-family use.

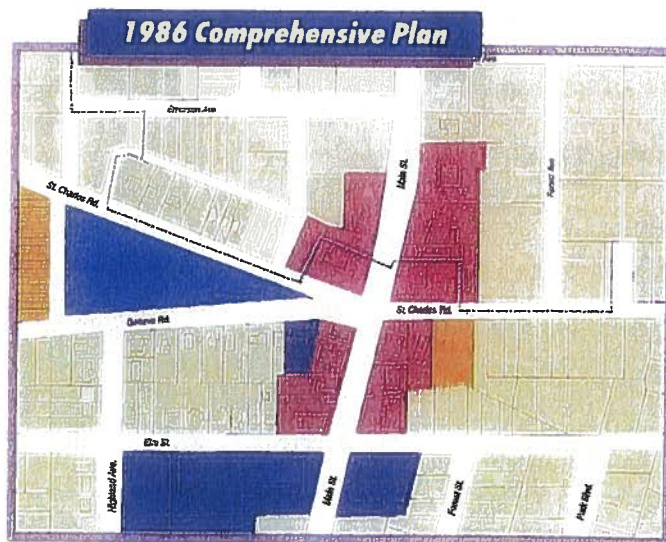
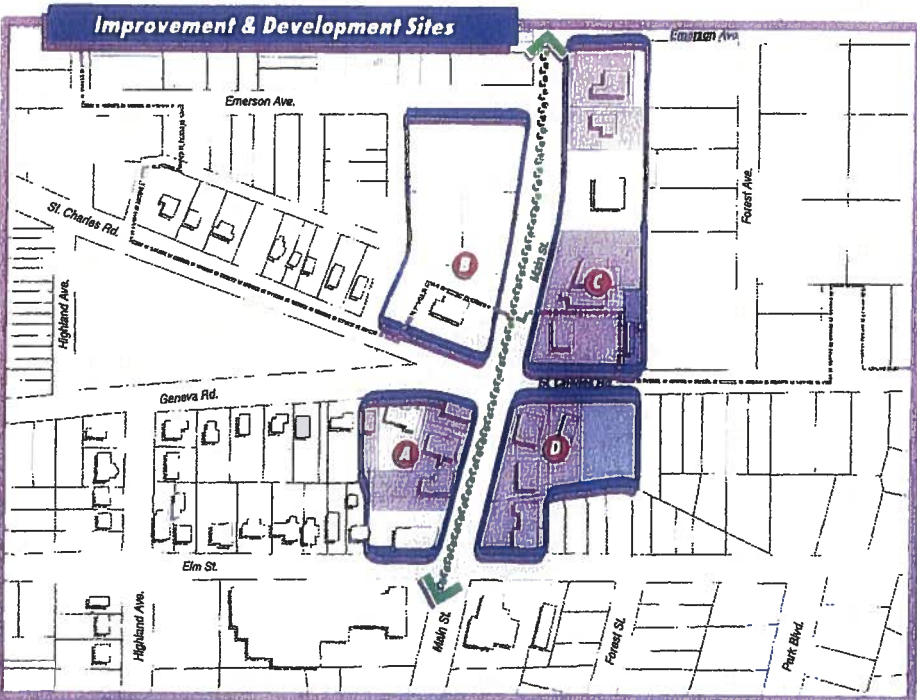
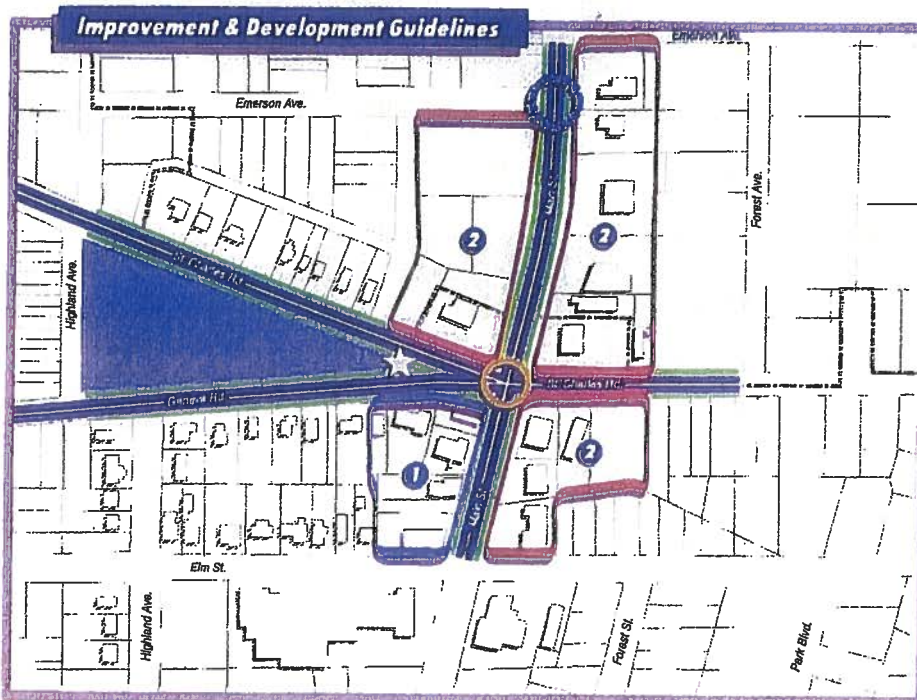


Figure 23

Five Corners: Improvement Guidelines



Improvement Guidelines:

Work with DuPage County to improve traffic flow and safety at the Five Corners intersection.

Undertake streetscape improvements along each of the primary roadways that converge at Five Corners.

1 Work with the Historical Society to refine plans for an Historical Center near Stacy's Tavern Museum.

2 Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service uses; promote improvement of existing businesses and compatible redevelopment.

3 Provide more extensive "gateway" design treatments where Main Street enters the Glen Ellyn community.

4 Undertake additional unifying design enhancements at each corner of the Five Corners intersection.

5 Consider providing a new design element at the east end of Stacy Park.

Maintain, protect and upgrade adjacent neighborhoods. Consider annexing the commercial properties within Five Corners to ensure Village control over future development.

Improvement & Development Sites:

Projects either underway or being discussed (see text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be replaced with new development.

Residential properties that may be subject to redevelopment.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Proposed bicycle facility.

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrow, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

While change could conceivably occur anywhere within Five Corners, there are several properties that appear to be susceptible to change in the future. They include vacant parcels and buildings; marginal and underutilized properties; older and/or obsolete buildings; and properties where reuse or redevelopment is already being discussed.

It should be emphasized that the inclusion of sites in this section does not imply that redevelopment will occur or that redevelopment is necessarily recommended as a part of the Comprehensive Plan. Rather, it suggests that these properties appear "susceptible" to change in the near future, or that they represent opportunities for new development. Because of this, the new Plan specifies the type and character of new development to be promoted, if change does indeed take place.

Potential improvement and development sites within Five Corners, highlighted in Figure 23, include the following:

- **Projects underway or under discussion.** A few projects are either underway or being discussed within Five Corners:

- a) A Walgreen's store, possibly including one or more additional commercial uses, has been proposed for the vacant block bounded by Main, St. Charles, Stacy and Emerson;
- b) The Village and the DuPage County Division of Transportation are currently developing plans for improving traffic circulation at the intersection of Main Street, St.

Charles Road and Geneva Road; and

- c) The Historical Society has prepared preliminary plans for reorganization and redevelopment of the southwest quadrant of the Five Corners intersection as a local Historical Center.

- **Vacant properties.** There are a few vacant buildings and land parcels scattered throughout Five Corners. Vacant properties should be reused or redeveloped for building development, parking or public open space.

- **Marginal or underutilized properties.** While Five Corners has no truly "incompatible" uses, buildings or activities that may represent an underutilization of land in this particular area occupy several properties. These properties should eventually be replaced with new development.

While the redevelopment of marginal and underutilized properties should be encouraged, it should be noted that Five Corners has historically been a location for gas stations, repair shops, dry cleaners and other uses that typically require environmental remediation prior to redevelopment.

- **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.

- **Residential areas in need of improvement.** This category highlights several single-family areas that are characterized by deferred maintenance and other concerns. In general, these properties should be improved, upgraded and enhanced.

OPPORTUNITY SITES:

Figure 23 highlights several clusters of properties within Five Corners that may represent opportunities for small new retail, service, office and public use development during the 10-year "horizon" of the Comprehensive Plan. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

In essence, each site encompasses one quadrant of the Main Street, St. Charles Road, Geneva Road intersection. To the extent possible, it is recommended that each quadrant be planned, improved and upgraded as an overall unit, regardless of whether existing uses are retained or redeveloped.

- **Site A** encompasses the southwest quadrant of the intersection. It currently includes several commercial buildings along Main Street, which house a florist, a dry cleaner, a beauty salon, a chiropractor, and a real estate office, as well as paved and unpaved parking lots. In addition, Stacy's Tavern Museum is located along Geneva Road just west of Main Street.

The Village should work with the Historical Society to refine plans for a local Historical Center in Site A. The Historical Center should be focused around

Stacy's Tavern, the reconstructed Yalving House, and other indoor and outdoor facilities.

While the Historical Society's initial plans called for removal of most of the commercial buildings along Main Street, the possibility of including a small commercial component adjacent to the park should be considered, either within existing buildings or new construction. Commercial buildings should be designed to reflect the historic character of the park. The Village should also ensure that adequate, convenient and attractively designed off-street parking is provided to serve the new Historical Center.

As the Historical Center concept is refined during the next few years, consideration might be given to retaining small sites in the area to accommodate historic structures now located elsewhere in Glen Ellyn that might require relocation for various reasons in the future.

- **Site B** includes the northwest quadrant of the intersection. It currently includes a vacant gas station property and vacant land.

The Village should continue negotiations with Walgreen's for a new pharmacy and related convenience commercial uses at this site. The Walgreen's project should be viewed a major new focal point for Five Corners and it should demonstrate a strong new commitment to improvement and revitalization of this neighborhood service area.

The Village should work with Walgreen's to achieve distinctive, high-quality building construction and site design for this project. In particular, building

and site improvements should reflect the traditional scale and historic character that the Village wishes to promote in the Five Corners area.

- **Site C** encompasses the northeast quadrant of the intersection. It currently includes two auto repair shops, two office uses, the Montessori Academy and two single-family homes that front Main Street just south of Emerson Avenue.

Site C is a suitable location for convenience retail, service or office uses. While the site contains several sound and viable existing uses, it may also have potential for redevelopment in the future. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Good accessibility and visibility, a somewhat larger size, and extended frontage along Main Street should enhance the development potential of this site. However, the presence of several auto-related uses may require clean-up prior to new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small converted residential structure along the north side of

St. Charles Road just east of Main Street should eventually be removed.

In addition, a consolidated stormwater storage facility should be considered in or adjacent to Site C.

- **Site D** encompasses the southeast quadrant of the intersection. It currently includes a gas station, a dry cleaning establishment, and a small convenience center with a White Hen Pantry and two other commercial uses. In addition, a small vacant land parcel is located along the south side of St. Charles Road just east of the gas station.

Site D is a suitable location for convenience retail, service or office uses. While the site contains several viable existing uses, it may also have potential for redevelopment. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger, more attractive site for redevelopment.

RJN GROUP, INC.
CONSULTING ENGINEERS
WHEELING, ILLINOIS



**GARY R. WEBBER
ASSOCIATES, INC.**
LAND PLANNING
LANDSCAPE ARCHITECTURE

324 SOUTH WALTON STREET
WILMINGTON, ILLINOIS
TELEPHONE: 664-6117
FACSIMILE: 664-6121



The design intent for Fifth Corners is to create a unique Glen Ellyn Streetscape which will compliment the future Stuey's Town Museum Complex and adapt to both pedestrian and vehicular circulation.

[illegible]

A historic style gas lamp style street light standard has been proposed. Being different than lights used downtown Glen Ellyn, this selection gives a distinctive quality to Five Corners. The lights are pedestrian scaled utilizing dark sky qualities. Electrical outlets will be provided as well as the ability to attach banner arms and flower baskets.

Partway cross are proposed wherever possible providing separation between pedestrians and vehicular traffic. Street trees are indicated at regular intervals as well as accent cross plantings of flowering shrubs and perennials at street light locations.

NO SCALE

PLANT LIST

Student/Community Name

1

Fraxinus pennsylvanica 'Marshall's Seedless'
MARSHALL'S SEEDLESS ASH
Gleditsia triacanthus inermis 'Skyline'
SKYLINE HONEYLOCUST
Tilia cordata 'Greenspire'
GREENSPIRE LINDEN

...the ...

WEIGELA Florida 'Java'
JAVA RED WEIGELA RED
Spinosa bumalda 'Anthony Waterer'
ANTHONY WATERER SPIREA

01234567891011121314151617181920212223242526272829303132333435363738394041424344454647484950515253545556575859606162636465666768697071727374757677787980818283848586878889909192939495969798991001011021031041051061071081091101111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633643653663673683693703713723733743753763773783793803813823833843853863873883893903913923933943953963973983994004014024034044054064074084094104114124134144154164174184194204214224234244254264274284294304314324334344354364374384394404414424434444454464474484494504514524534544554564574584594604614624634644654664674684694704714724734744754764774784794804814824834844854864874884894904914924934944954964974984995005015025035045055065075085095105115125135145155165175185195205215225235245255265275285295305315325335345355365375385395405415425435445455465475485495505515525535545555565575585595605615625635645655665675685695705715725735745755765775785795805815825835845855865875885895905915925935945955965975985996006016026036046056066076086096106116126136146156166176186196206216226236246256266276286296306316326336346356366376386396406416426436446456466476486496506516526536546556566576586596606616626636646656666676686696706716726736746756766776786796806816826836846856866876886896906916926936946956966976986997007017027037047057067077087097107117127137147157167177187197207217227237247257267277287297307317327337347357367377387397407417427437447457467477487497507517527537547557567577587597607617627637647657667677687697707717727737747757767777787797807817827837847857867877887897907917927937947957967977987998008018028038048058068078088098108118128138148158168178188198208218228238248258268278288298308318328338348358368378388398408418428438448458468478488498508518528538548558568578588598608618628638648658668678688698708718728738748758768778788798808818828838848858868878888898908918928938948958968978988999009019029039049059069079089099109119129139149159169179189199209219229239249259269279289299309319329339349359369379389399409419429439449459469479489499509519529539549559569579589599609619629639649659669679689699709719729739749759769779789799809819829839849859869879889899909919929939949959969979989991000100110021003100410051006100710081009101010111012101310141015101610171018101910201021102210231024102510261027102810291030103110321033103410351036103710381039104010411042104310441045104610471048104910501051105210531054105510561057105810591060106110621063106410651066106710681069107010711072107310741075107610771078107910801081108210831084108510861087108810891090109110921093109410951096109710981099110011011102110311041105110611071108110911101111111211131114111511161117111811191120112111221123112411251126112711281129113011311132113311341135113611371138113911401141114211431144114511461147114811491150115111521153115411551156115711581159116011611162116311641165116611671168116911701171117211731174117511761177117811791180118111821183118411851186118711881189119011911192119311941195119611971198119912001201120212031204120512061207120812091210121112121213121412151216121712181219122012211222122312241225122612271228122912301231123212331234123512361237123812391240124112421243124412451246124712481249125012511252125312541255125612571258125912601261126212631264126512661267126812691270127112721273127412751276127712781279128012811282128312841285128612871288128912901291129212931294129512961297129812991300

Gaillardia aristata
BLANKET FLOWER
Chrysanthemum maximum
SHASTA DAISY
Lavandula angustifolia 'Hunstead'
HUNSTEAD LAVENDER
Aster frikartii
NEW ENGLAND ASTER



Age Group	Percentage of Total Sample
0-28	100
28-50	100
50-100	100
100+	180

SCALE: 1% = 50

FIVE CORNERS
STREETSCAPE PLAN

5/12/02

Village Of Glen Ellyn

Ordinance No. 6384

**An Ordinance Authorizing the Village to Enter a Contract
for the Sale of 825 N. Main Street, Glen Ellyn**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 22nd Day Of February, 2014.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 23rd
day of February, 2014.

Ordinance No. 6384

**An Ordinance Authorizing the Village to Enter a Contract
for the Sale of 825 N. Main Street, Glen Ellyn**

WHEREAS, the Village of Glen Ellyn (“Seller”), and True North Energy, LLC. (“Buyer”) seek to enter into a Property Sale and Purchase Agreement, a copy attached hereto and made a part hereof as “Exhibit A”, wherein the Village will sell certain property commonly known as 825 N. Main Street, in DuPage County, Illinois (“Subject Property”), for the purpose of redevelopment as a gas station and convenience store, said property depicted in “Exhibit B” attached hereto; and

WHEREAS, on September 27, 2010, the Village Board approved Resolution 10-21, a resolution authorizing the purchase of 825 N. Main St., for the purpose of reselling to a buyer which would renovate the property on which the existing closed and dilapidated gas station, which had been placed in bankruptcy proceedings, with a new project; and

WHEREAS, on February 23, 2015, the Village Board duly passed Ordinance No. 6302, an Ordinance regarding the sale of municipal property for redevelopment; and

WHEREAS, the Board of Trustees of the Village of Glen Ellyn find it necessary and convenient for the Village to sell the Subject Property to True North Energy, LLC., pursuant to redevelopment plans to convert the vacant property at 825 N. Main St., for the purpose of constructing a gas station and convenience store which will place the property back on the property tax rolls and which will generate sales and motor fuel taxes; and

WHEREAS, the Buyer will purchase from the Seller in accordance with the attached Agreement, or as mutually agreed by the parties; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule authority, as follows:

Section 1: That the Village President and Clerk of the Village of Glen Ellyn are authorized

to execute and attest to any and all legal documents necessary to finalize the conveyance of the Subject Property to True North Energy, LLC.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 22ND day of February, 2016.

AYES: Trustees Clare Elliott, Kenwood, Ladner, O'Shea and Senak

NAYS: ϕ

ABSENT: ϕ

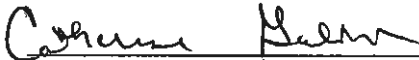
APPROVED this 22ND day of February, 2016.

VILLAGE OF GLEN ELLYN



Alexander Demos, President

Attest:



Catherine Galvin, Clerk

CERTIFICATION

I, Catherine Galvin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6384, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 22ND day of February 2014, and that the same was signed and approved by the President of said Village on the 22ND day of February 2014.

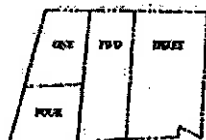
I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 22ND day of February, 2014.

Catherine Galvin
Village Clerk

CORPORATE SEAL

EXHIBIT A
Depiction of Property



AREA (SQ. FT.)
ONE = 41,125.00
TWO = 41,125.00
THREE = 41,125.00
TOTAL PROPERTY AREA = 123,375.00

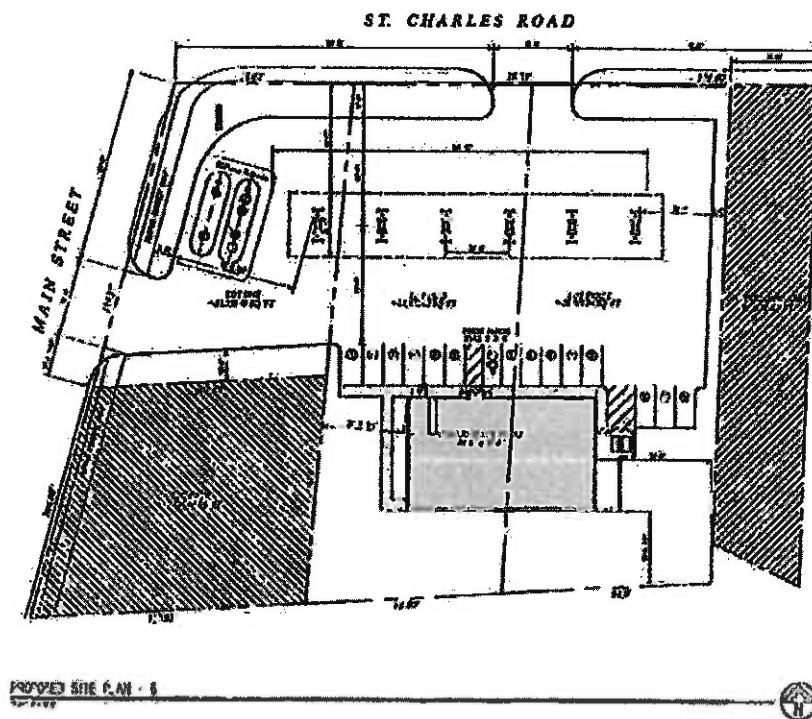


Exhibit B

PROPERTY SALE AND PURCHASE AGREEMENT

This Property Sale and Purchase Agreement ("Agreement") is made by and between:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
("Seller")

and

True North Energy, LLC,
a Delaware limited liability company
1401 S. Reynolds Road
Toledo, Ohio 43615
("Buyer")

Seller and Buyer are sometimes referred to individually as "Party" or together as "Parties".

RECITALS:

- A. Seller is the owner of certain real property (approximately 58,893 square feet), being property index numbers 0502419001, 0502419006 and 0502419007 located in Glen Ellyn, Illinois and shown on Exhibit A attached hereto ("Property").
- B. Seller and Buyer desire to enter into this Agreement for the purchase of the Property by Buyer from Seller and the sale of the Property by Seller to Buyer, together with all appurtenances, hereditaments, rights, privileges, benefits and easements belonging to or in any way appertaining to the Property, and Buyer shall construct a gas station and convenience store on the Property.
- C. This Agreement shall be enforceable on the terms and conditions set forth herein commencing upon the date of the last of the Parties to execute this Agreement ("Effective Date").

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. **Sale and Purchase of Property.**

Seller shall sell to Buyer and Buyer shall purchase from Seller the Property upon the terms and conditions herein set forth.

2. **Purchase Price.**

Buyer shall pay the sum of \$630,000.00 to Seller as the purchase price for the Property ("Purchase Price"). Upon the full execution of this Agreement, Purchaser will post \$15,000.00 as earnest money ("Earnest Money Deposit"), to be held in escrow by the Escrow Agent as defined below, for the benefit of the Parties.

In addition, Purchaser will place an additional One Hundred Thousand Dollars (\$100,000.00) in a separate escrow account with the Escrow Agent ("Performance Escrow Deposit") under the following contingencies:

- A. Twenty-five Thousand Dollars (\$25,000.00) will be released to Purchaser upon securing all necessary building permits ("Permits") and zoning and related approvals ("Zoning Approvals") required for the construction of a gas station and convenience store ("Project") within two hundred and forty (240) days after closing, which approvals under the control of Seller shall not be unreasonably withheld or delayed.
- B. Seventy-five Thousand Dollars (\$75,000.00) will be released to Purchaser upon the Project being open for business and operating for a period of seven (7) days.
- C. In the event that the Purchaser is unable to obtain the Permits, through no delay or fault of the Purchaser, within the 240 day period, the Performance Escrow Deposit shall be returned to Purchaser.
- D. In the event that the Purchaser fails to construct and open for business its Project within twelve months following the issuance of the Permits, the Performance Deposit shall be paid to Seller.

3. **Escrow.**

First American Title Insurance Company (the "Title Company") shall serve as Escrow Agent for the Earnest Money Deposit and the Performance Escrow Deposit (collectively referred to herein as the "Deposits"), subject to joint order escrow agreements containing its standard conditions of acceptance provided, however, that if there is any conflict between such conditions and this Agreement, the conditions and terms hereof shall govern.

4. **Title Commitment.**

- A. Buyer shall order a current title commitment ("Title Commitment") to be issued by the Title Company setting forth the state of the title of the Property and all exceptions, including easements, restrictions, rights-of-way, covenants, reservations, and other conditions, if any, affecting the Property which would appear in an owner's policy of title insurance ("Title Policy"), if issued by the Title Company.
- B. Buyer shall have a period of thirty (30) days after receipt of the Commitment and any Survey in which to review and be satisfied with the Title Commitment ("Title Review Period"). The Title Commitment shall be deemed satisfactory if Buyer does not give written notice to Seller prior to the end of the Title Review Period of any objectionable matter pertaining specifically to the Property in the Title Commitment and any Survey other than Liens, as defined below. Any other exceptions disclosed by the Title Commitment and not objected to by Buyer shall herein be deemed "Permitted Exceptions"
 - i. If an objectionable title matter shall be asserted by Buyer by written notice to Seller prior to the expiration of the Title Review Period, Seller may take action to cure such defect or other matter by causing it to be remedied, removed, insured over or bonded to Buyer's reasonable satisfaction. The other exceptions disclosed by the Title Commitment to which Buyer has no objection shall be deemed to be Permitted Exceptions. Nothing contained in this Paragraph shall require Seller to cure any such title defect or other matter or to incur any expense to do so, except that Seller shall

cure matters which are of record as a result of acts or liabilities of Seller that may be remedied upon the payment of liquidated sums in amounts less than the Purchase Price, e.g. mortgages ("Liens").

- ii. In the event Buyer gives notice as required by this Paragraph stating the objectionable matters pertaining to Title Commitment prior to the end of the Title Review Period and Seller does not elect to remedy same as set forth above, Buyer may either (i) elect to terminate this transaction, whereupon both Seller and Buyer shall be released from all liabilities and obligations under this Agreement and the Deposits shall be returned to Buyer, or (ii) elect to accept such title as Seller is able to convey and proceed to closing without an adjustment in the Purchase Price.

5. **Buyer's Contingencies.**

Buyer and Seller agree that the matters set forth below shall be contingencies to Buyer's obligations under this Agreement. In the event that any contingencies are not met or waived, Buyer may terminate this Agreement in writing within one hundred twenty (120) days following the Effective Date (the "Contingency Period"). Buyer may have access at all reasonable times to the Property, provided that Buyer shall indemnify, defend and hold harmless Seller from and against any and all damages, injuries, claims, actions, liabilities, liens, costs, expenses or losses, including reasonable attorneys' fees, incurred by Seller (or its agents, consultants or affiliates) arising out of or related to any activities upon the Property or Seller's Property by Buyer, its agents, contractors and employees. In the event closing does not occur, and if Seller so requests, Buyer shall promptly furnish copies of the results of its due diligence investigation to Seller. Seller will deliver all title, survey, environmental or other relevant documents in its possession regarding the Property to Buyer promptly after the Effective Date.

- A. **Environmental Matters.** Within the Contingency Period, Buyer, at its sole expense, may conduct such environmental investigation of the Property as it deems appropriate, however, it shall not conduct any invasive testing on the Property without prior notice to Seller. Buyer acknowledges that it has reviewed and is familiar with the environmental conditions addressed and the terms and limitations set forth in the No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency dated, October 15, 2013, and attached hereto. Buyer expressly agrees that it will not terminate this Agreement based on any environmental condition of the property identified before the NFR letter was issued. If after investigation, a new and discreet environmental condition is identified, and Buyer is not satisfied with the environmental condition of the Property, Buyer shall notify Seller and Buyer and Seller shall make reasonable efforts to resolve the condition within the Contingency Period. If Buyer and Seller cannot agree on a resolution, Buyer may terminate this Agreement within the Contingency Period.
- B **Survey.** Within the Contingency Period, Buyer, at its sole expense, may obtain a survey of the Property prepared by a land surveying company registered to do business in Illinois. Such survey shall be promptly forwarded to the Title

Company upon receipt. If any survey is unacceptable to Buyer, Buyer may terminate this Agreement within the Contingency Period.

- C. **Due Diligence.** Within the Contingency Period, Buyer, at its sole expense, may conduct such other due diligence as to the Property as it desires, including (1) inspection and review of the condition of the Property and feasibility of Purchaser's intended use of the Property, including without limitation, engineering, soil, environmental, access, easements, and utilities; and (2) obtain all necessary permits and governmental/zoning approvals, including without limitation, zoning, special use, subdivision, lot split, lot tie or replat approvals from DuPage County and/or the Village of Glen Ellyn ("Governmental Approvals"). If Buyer is not satisfied with the results its due diligence, Buyer may terminate this Agreement within the Contingency Period, subject to the terms of Section 5. A., above.
- D. **Title.** The Title Company shall issue at Closing a proforma title policy or a marked title commitment to be followed by a title insurance policy showing Buyer to be the owner of the Property in fee simple subject only to Permitted Exceptions and with standard exceptions deleted. Seller will execute a standard Owner's Affidavit sufficient to allow the Title Company to delete the standard exceptions.
- E. **Liquor Permits.** Buyer's obligations under this Agreement are contingent on its ability to obtain a permit to sell beer and wine at the Property ("Liquor Permits.").

Prior to expiration of the Contingency Period, Purchaser will notify Seller in its sole discretion that it will:

- i. Proceed with the terms of the Contract, at which point the Earnest Money Deposit shall become non-refundable unless Purchaser cannot obtain Zoning Approvals or Liquor Permits, and is applicable to the Purchase Price; or
- ii. Not proceed with the terms of the Agreement for any reason, subject to the terms above, at which point this Agreement shall be terminated and the Deposits shall be returned to the Purchaser.

6. **Representations.**

- A. **Seller's Representations.** Seller represents and warrants to Buyer that:
 - i. The execution and delivery of this Agreement and the documents described herein and the performance by Seller of Seller's obligations hereunder have been duly authorized and create binding obligations on the part of Seller;
 - ii. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code; and

- iii. Except for DK Mallon, Seller has not engaged or dealt with any broker or finder in connection with the sale contemplated by this Agreement. Seller hereby agrees to indemnify and hold harmless Buyer from any claims, costs, damages or liabilities (including attorneys' fees) arising from any breach of this representation and Seller shall be responsible for commissions owed to the Brokers pursuant to a separate agreement(s).
- iv. Seller is the sole owner of, and has good and marketable fee simple title to, the Property free and clear of all liens, encumbrances, claims, demands, easements, covenants, conditions, restrictions and encroachments of any kind or nature other than Permitted Exceptions. Seller has not entered into any agreement to lease, sell, mortgage or otherwise encumber or dispose of its interest in the Property or any part thereof, except for this Agreement.

B. Buyer's Representations. Buyer represents and warrants to Seller that:

- i. Buyer has the full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Buyer pursuant hereto, and all required actions and approvals therefor have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Buyer are and shall be duly authorized to sign the same on Buyer's behalf and to bind Buyer thereto;
- ii. This Agreement and all documents to be executed pursuant hereto by Buyer are and shall be binding upon and enforceable against Buyer in accordance with their respective terms;
- iii. Buyer is not a "foreign person" as contemplated by Section 1445 of the Internal Revenue Code; and
- iv. Buyer has not engaged or dealt with any broker or finder in connection with the sale contemplated by this Agreement except Terraco and DK Mallon. Buyer hereby agrees to indemnify and hold Seller harmless from any claims, costs, damages or liabilities (including attorneys' fees) asserted by any broker or arising from any breach of the representation contained in this paragraph or if such claims, etc. shall be based on any statement, representation or agreement by Buyer with respect to the payment of any brokerage commissions or finders fees.

7. Closing Arrangements.

- A. Seller's Closing Obligations.** At such time as the matters disclosed by the Title Commitment and Buyer's conditions to closing are satisfied or waived by Buyer as herein provided, this Agreement shall be fully binding on Buyer and this transaction shall be closed at the office of the Escrow Agent no later than thirty days after Zoning Approvals are awarded or such earlier closing date as Seller and Buyer shall mutually agree ("Closing Date") and Seller shall:
- i. cause to be delivered to Buyer the Title Policy in the full amount of the Purchase Price issued in accordance with the form of Title Commitment

approved by Buyer during the Title Review Period without any intervening liens, encumbrances or exceptions,

- ii. deliver to Buyer a Warranty Deed ("Deed"), conveying fee simple title to the Property, and
- iii. deliver to Buyer any other documents reasonably required to close this transaction.

B. Buyer's Closing Obligations. Buyer shall, on or before the Closing Date through escrow, deliver to Seller the Purchase Price and any other documents reasonably required to close this transaction,.

C. Escrow Agent's Closing Obligations. On the Closing Date, after causing the filing of the Deed, Escrow Agent shall close this transaction as follows:

- i. Credit Seller and charge Buyer with the Purchase Price deposited in escrow.
- ii. Charge Buyer with and pay to the payee entitled thereto:
 - a. the cost of recording the Deed;

- b. 50% of Escrow Agent's fee; and
 - c. the cost of any title endorsements and loan policy required by Buyer or Buyer's lender, if any.
 - iii. Charge Seller with and pay to the payee entitled thereto:
 - a. 100% of the cost of the title examination, title commitment and Title Policy, except as set forth in Section 7(C)(ii)(c) above;
 - b. 50% of Escrow Agent's fee; and
 - c. 100% of the transfer taxes and/or conveyance fees.
 - iv. Credit Buyer and charge Seller with a prorated amount of real estate taxes and assessments, if any, based upon the customary method of proration in DuPage County, provided that Seller shall pay all past due taxes and assessments, if any.
 - v. Immediately following the Closing Date, Escrow Agent shall deliver the funds and documents as follows:
 - a. to Seller, the funds and to Seller's attorney, the documents due Seller together with duplicate copies of the escrow statement, and
 - b. to Buyer (or Buyer's attorney, if Buyer is represented by legal counsel), the documents due Buyer together with duplicate copies of the escrow statement.
- 8. **Possession.** Buyer shall have possession of the Property at closing.
- 9. **Indemnity.**
 - A. **By Purchaser.** Purchaser shall indemnify, defend and hold Seller harmless from and against: i) any and all losses, liabilities, claims, costs and expenses, including reasonable attorneys' fees, arising out of or in any way related to any activities upon the Property on or after the Closing Date.
 - B. **By Seller.** Seller shall hold harmless, indemnify and defend Purchaser from and against: (i) any and all third party claims, debts and liabilities affecting or related to the Property or the ownership or operation thereof and arising during or applicable to the period prior to the Closing Date; (ii) any and all obligations, claims, debts, liabilities and damages resulting from any inaccuracy in or breach of representation or warranty of Seller or non-fulfillment of any covenant to be performed or complied with by Seller under this Agreement, (iii) any and all third-party claims debts, liabilities and damages applicable to the period prior to the Closing date, and (iv) all costs and expenses, including reasonable attorneys' fees, incurred by the Purchaser as a result of such claims.
 - C. **Generally.** Each indemnification under this Agreement shall be subject to the following provisions: The indemnitee shall notify indemnitor of any such claim

against indemnitee within thirty (30) days after it has written notice of such claim, but failure to notify indemnitor shall in no case prejudice the rights of indemnitee under this Agreement unless indemnitor shall be prejudiced by such failure and then only to the extent of such prejudice. Should indemnitor fail to discharge or undertake to defend indemnitee against such liability within fifteen (15) business days after the indemnitee gives the indemnitor written notice of the same, then indemnitee may settle such liability, and indemnitor's liability to indemnitee shall be conclusively established by such settlement, the amount of such liability to include both the settlement consideration and the reasonable costs and expenses, including attorneys' fees, incurred by indemnitee in effecting such settlement. The obligations set forth in this Section 9 shall survive the Closing for a period of one year or earlier termination of this Agreement until December 31, 2016.

10. General Provisions.

A. Notices.

- i. All notices, elections, consents, demands and communications shall be in writing and delivered personally or by registered or certified mail, return receipt requested, postage prepaid or by any nationally recognized overnight courier service addressed to the other Party at their address first stated in this Agreement. Copies of notices shall be sent to the Attorneys for the respective Parties, if identified on the signature page. Either Party may, by written notice to the other, change the address to which notices are to be sent.
- ii. Unless otherwise provided herein, all notices shall be deemed given when personal delivery is effected or when deposited in any branch, station or depository maintained by the U.S. Postal Service or the overnight courier service within the United States of America, except that a notice of a change of address shall be deemed given when actually received. Seller's affidavit of the date and time of deposit in a mailbox or with the overnight courier service or the postmark, whichever is earlier shall constitute evidence of the effective date when the notice has been given.

B. Entire Agreement. This Agreement, together with the attached Exhibits, contains all of the terms and conditions of the Agreement between the Parties, and any and all prior and contemporaneous oral and written agreements are merged herein. The Exhibits attached to this Agreement are hereby incorporated by reference in their entirety with the same force and effect as if they were set forth at length in this Agreement.

C. Modifications and Waivers. This Agreement cannot be changed nor can any provision of this Agreement, or any right or remedy of any Party, be waived orally. Changes and waivers can only be made in writing and the change or waiver must be signed by the Party against whom the change or waiver is sought to be enforced. Any waiver of any provision of this Agreement, or any right or remedy, given on any one or more occasions shall not be deemed a waiver with respect to any other occasion.

D. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois.

- E. Interpretation. Seller and Buyer acknowledge each to the other that both they and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement or any amendments or Exhibits hereto.
- F. Benefit of Property. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective successors and assigns.
- G. Survival. The warranties, representations and covenants made herein shall survive the closing and delivery of the Deed.
- H. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.
- I. Condemnation. If before the closing, any of the Property is condemned under the power of eminent domain, is the subject of a threatened condemnation, or is conveyed to a condemning authority in lieu of condemnation, Seller shall notify Buyer in writing of the threat, condemnation or conveyance within five (5) business days of its occurrence. Buyer shall within five (5) business days of the notice have the option of (a) proceeding with the closing (without any reduction in the Purchase Price) and receiving the award or condemnation payment (or an assignment thereof, if the same is not received by closing), or (b) canceling this Agreement, and the parties shall have no further obligations hereunder except those provisions that expressly survive.
- J. Assignment. Buyer shall not have the right to assign this Agreement without the prior written consent of Seller. Notwithstanding the foregoing, if this Agreement is assigned by Buyer hereunder, Buyer shall remain jointly and severally liable, along with the assignee, for Buyer's obligations under this Agreement. This Section 9(J) shall survive the closing or termination of this Agreement.
- K. Like Kind Exchange. The parties acknowledge that both Purchaser and Seller may desire that this transaction constitute a tax deferred exchange within the meaning of Section 1031 of the Internal Revenue Code. Provided there is no cost, expense or liability imposed upon the non-requesting party, and the non-requesting party is not required to take title to any other property, then each party agrees to execute any and all additional documentation that may be reasonably necessary to assist the requesting party in concluding this transaction as part of a tax deferred exchange. In no event shall any such tax deferred exchange result in any delay in the Closing.

IN WITNESS WHEREOF, Seller and Buyer have hereunto set their hands at the place and date set forth beneath their respective signatures.

Seller:

Village of Glen Ellyn

By: 

February 22, 2016

Seller's Attorney:

Escrow Agent/Title Company:

First American Title Insurance Company
30 N. LaSalle Street, Suite 2220
Chicago, IL 60602
Telephone: 312-750-6780
Fax: 866-425-8271
Email: escrow.chicago.il@firstam.com

Buyer:

True North Energy, LLC

By: True North Holdings, Inc., its Member

By: 

W. G. Lyden, III, CEO

MARK E. LYDEN, PRESIDENT

February 24, 2016

Buyer's Attorney:

Patricia G. Lyden, Esq.
Lyden, Chappell & Dewhirst, Ltd.
5565 Airport Highway, Suite 101
Toledo, OH 43615
Telephone: 419/867-8900
Fax: 419/867-8909
Email: pgl@lydenlaw.com

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016

Call to Order

Village President Demos called the meeting to order at 7:03 p.m.

Roll Call:

Upon roll call by Village Clerk Galvin, Village President Demos and Trustee Clark, Elliott, Kenwood, O'Shea and Senak answered "Present". Trustee Ladesic arrived at 7:03 p.m.

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Manager Stonitsch, Village Attorney Mathews, Assistant Finance Director Thomas, Zoning Official Witt, Police Chief Norton and Professional Engineer Minix.

Pledge of Allegiance:

President Demos asked Sam Brodner to lead the Pledge of Allegiance.

Village Recognition:

1. A second grade class from St. Petronille Catholic School personally delivered a Valentine Tree to the Police Department, to show their appreciation for all of the Officers.
2. The Village Board and Management Team congratulate the following employees who have celebrated an anniversary as a Village employee:

David Scuito	Police Department	20 Years
Craig Holstead	Police Department	10 Years

Audience Participation

President Demos congratulated Coach Hetlet and the Glenbard West Football Team for their State Championship Victory and a Proclamation in recognition of the 2015 Glenbard West High School Football Team State Champions was presented.

Ms. Eleanor Saliamonas, 626 Newton addressed the Board to voice her concerns about teardowns. A resident since 1969, Ms. Saliamonas spoke of the good schools and open space in Glen Ellyn. In the 1990's the changes were rapid however, with teardowns. She would prefer higher taxes. Many spoke against sidewalks on Linden and Oak yet they were built anyway. There needs to be restrictions on teardowns. Wholesale teardowns are unpleasant and cause problems for neighbors. Much of the flooding issues are the result of construction and this is making Glen Ellyn less charming. The Village Board

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
Page 2

represents builders and not the community. Their needs to be a wait time for teardowns and incentives granted for building additions instead.

Agenda Item F. - Consent Agenda:

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

1. January 25, 2016 Regular Village Board Meeting Minutes.
2. February 8, 2016 Regular Village Board Meeting Minutes.
3. Total Expenditures (Payroll and Vouchers) - \$1,561,514.85. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
4. Approve change of route of the annual event, B.R. Ryall YMCA 5K YRun: For a Better You, to take place on May 21, 2016.
5. Approve a Fire Prevention Award Request in the amount of \$3,750 to property owner Joseph Costello for improvements proposed to 476 N. Main Street.
6. Ordinance No. 6386, An Ordinance Authorizing the Village to Enter a Contract for the Sale of 825 N. Main Street.
7. Resolution No. 16-02, A Resolution Authorizing the Execution of an Agreement Between the Village of Glen Ellyn and the County of DuPage Governing the Receipt by the Village of Community Development Block Grant - Disaster Recovery Funds in the Original Amount of \$245,000 for the Lake Ellyn Outlet Control Structure Replacement Project.
8. Waive local competitive bidding for a cooperative purchase through the Suburban Purchasing Cooperative, which is an authorized exception in the purchasing policy, to award a contract to Superior Road Striping, of Melrose Park, Illinois, for the contemplated pavement marking work for FY16, Parking Lot Maintenance/Street Painting, in the not-to-exceed amount of \$60,000, to be expensed to the General and Parking Funds.
9. Approve award of a contract to Bracing Systems, Inc., of Hanover Park, Illinois, for the purchase of detectable warning panels, at a unit price of \$125 per panel, in a not to-exceed amount of \$31,250, to be expensed to the Capital Projects Fund.
10. Ordinance No. 6387-VC, An Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited at All Times) of the Village Code Regarding Parking on Duane Street East of Park Boulevard.
11. Accept the Village Strategic Plan for 2016-2017.

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
Page 3

President Demos removed Item 9 from the Consent Agenda for future review. Item 11 was pulled for a separate discussion.

Regarding Item 5, Trustee Senak asked how many businesses received awards that went out of business. Manager Franz responded 7 businesses are gone; 12% of the award recipients. The awards were to make permanent improvements to a structure so the next owner/tenant would also benefit.

Regarding Item 10, Trustee Ladesic asked about the footage to the north and south. Chief Norton responded this is with regards to the driveway and that everything was measured.

A motion was made by Trustee Senak and seconded by Trustee Clark to approve Consent Agenda items 1-8 and 10, including Payroll and Vouchers totaling \$1,561,514.85.

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

Consent Agenda Item 11 - Accept the Village Strategic Plan for 2016-2017 (Amended)

President Demos stated that deferring the date for combining the Plan Commission and the Architectural Review Commission to July 1, 2017 would be more appropriate.

Ms. Cam Page 206 Hill Ave., Glen Ellyn addressed the Board with regards to combining the Architectural Review Commission (ARC) and the Plan Commission. There are three big developments planned in the foreseeable future. One of these proposed developments is clueless on architecture. The Plan Commission is difficult, intense and hard.

Mr. Andrew Van Gorp, a member of Citizen's for Glen Ellyn Preservation, 89 Newton Ave., Glen Ellyn addressed the Board to voice his concerns about combining ARC and the Plan Commission. He is struck by how dissimilar the two Commissions are and their missions.

Ms. Chris Wilson, 537 Phillips Ave., and a member of the Glen Ellyn Park District Board of Commissioners addressed the Board to thank them for removing the joining of the two commissions from the Strategic Plan. Citizens need more time to provide input and to be made aware of the issues. The Glenbard West addition happened too quickly. The ARC looks at architecture and the Plan Commission is more developer friendly but character and our historic nature bring people here. We want quality of design and material.

Kathy Cornell, 678 Forest, Glen Ellyn and a member of the Glen Ellyn Park District Board of Commissioners addressed the Board to thank them for their decision. Some of the Plan Commission meetings are very long as there are a lot of considerations. Maybe the ARC could meet on the same evenings but being efficient does not mean being effective. The missions of the two commissions are different.

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
Page 4

Trustee Ladesic suggested combining meetings; the conceptual design and the initial review might work.

A motion was made by Trustee Senak and seconded by Trustee O'Shea to accept the Village Strategic Plan for 2016-2017 but amended to reflect the date of July 1, 2017 for combining Plan Commission and Architectural Review Commission to be extended to July 1, 2017.

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

Agenda Item G. - 608 Newton Avenue Zoning Variation: (Presented by Zoning Official Witt)

The property owners are requesting variations from the Glen Ellyn Zoning Code requirements regarding the combination of two adjacent lots under common ownership and to construct an accessory structure on a zoning lot without the presence of a principal structure on the same zoning lot.

Zoning Official Witt explained that the property owners would like to keep the 2 properties adjacent and not combined and they would like to erect a garage on the 2nd property without there being a principal structure present.

Ms. Eleanor Saliamonas, 626 Newton is a neighbor and she is supportive of this proposal.

Attorney Mathews suggested approving the three variances and limiting the size of the garage to 600 sq. ft.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to approve Ordinance No. 6388, An Ordinance Approving Variations from the Zoning Code Requirements to Combine Two Adjacent Lots under Common Ownership at 608 and 612 Newton Avenue but with the amendment that the garage be no larger than 600 sq. ft.

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

Agenda Item H. - Amendments to Budget for Fiscal Year Ending December 31, 2016: (Presented by Assistant Finance Director Thomas)

Trustee Ladesic asked if a separate report could be generated to track the numbers. Manager Franz responded they are rolled into the amended budget and tracked.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to approve Ordinance No. 6389, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2016 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements.

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
Page 5

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

Agenda Item I. - Taylor Avenue Pedestrian Underpass Project Phase II Engineering Services: (Professional Engineer Minix)

It is recommended that Alfred Benesch and Company be retained to provide Phase II design services for the Taylor Avenue Pedestrian Underpass Project with a Total Fixed Price contract amount of \$187,500. Funding for this expense should be taken from the CY15 Capital Projects Fund.

Engineer Minix stated that with regards to a Taylor/Prairie Path connection; DuPage County as the owner and maintainer of the Prairie Path, declined an offer to contribute to this project. The Prairie Path connection has been removed and the proposal revised. President Demos asked Engineer Minix to keep this project moving and to provide the Board with monthly updates.

A motion was made by Trustee Kenwood and seconded by Trustee O'Shea to approve an engineering agreement with Alfred Benesch & Company, of Chicago, Illinois, for Phase II (detailed design) services for the Taylor Avenue Pedestrian Underpass Project, for a revised total fixed price of \$136,560, to be expensed to the Capital Projects Fund.

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

Reminders

1. A Village Board Special Workshop is scheduled for Monday, February 29, 2016 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, March 14, 2016 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center. K. Other Business

Adjournment

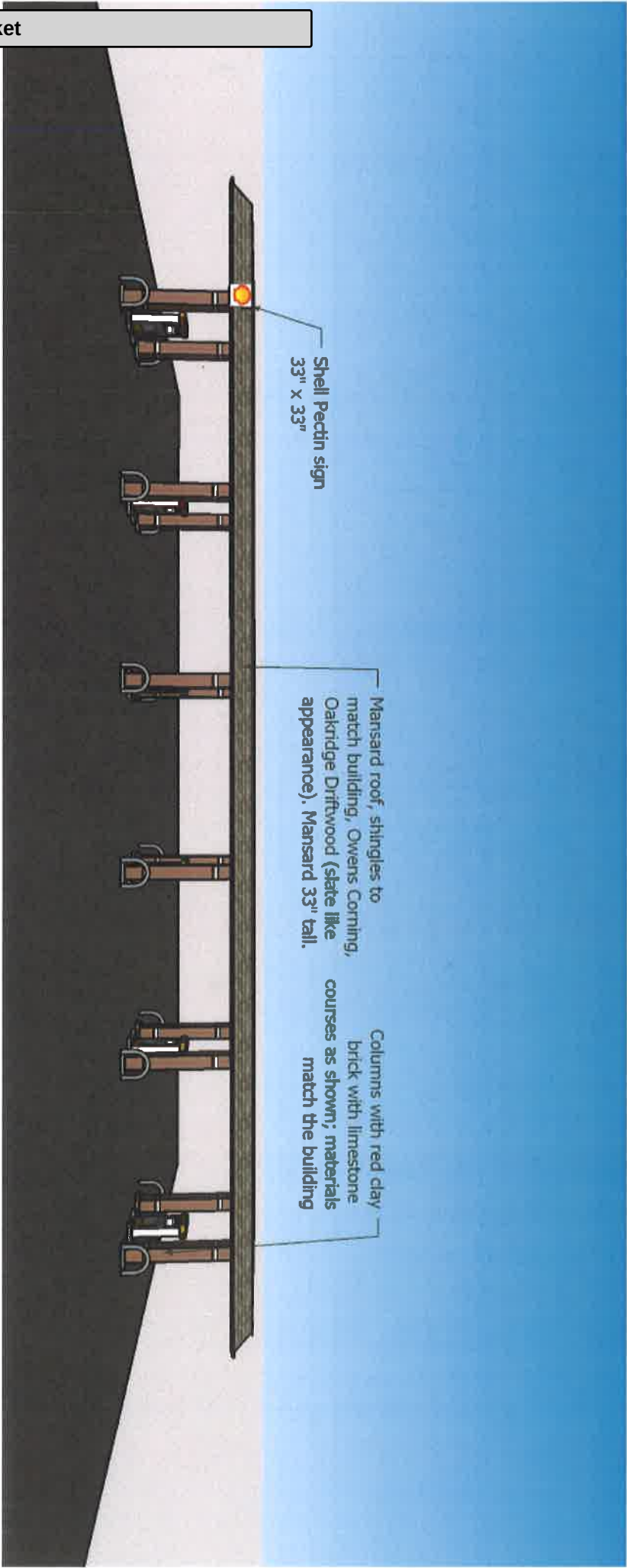
At 8:08 p.m. a motion was made by Trustee Clark and seconded by Trustee Kenwood to adjourn to Executive Session for the purposes of discussing collective negotiating matters between public employers and their employees or representatives, and reviewing and approving executive session minutes, without returning to open session thereafter.

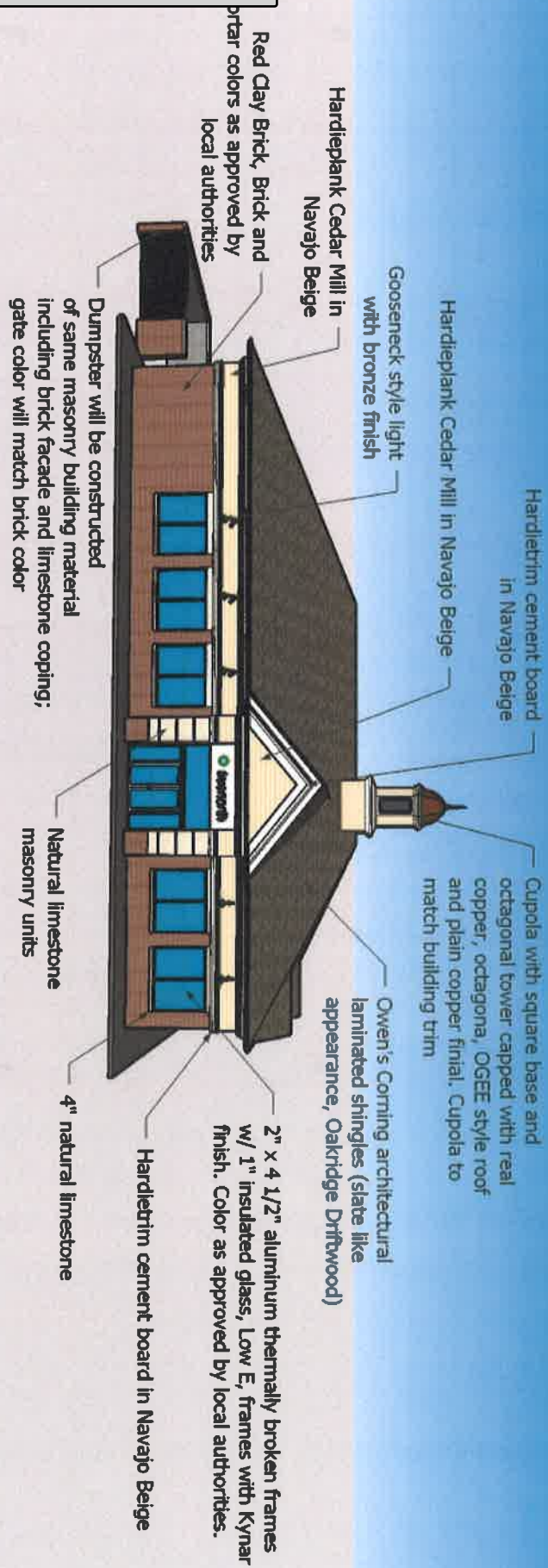
Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Respectfully submitted,

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
Page 6

Catherine Galvin,
Village Clerk





Packet Pg. 349

Front Entrance:

[illegible]

Roof

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

Fascia

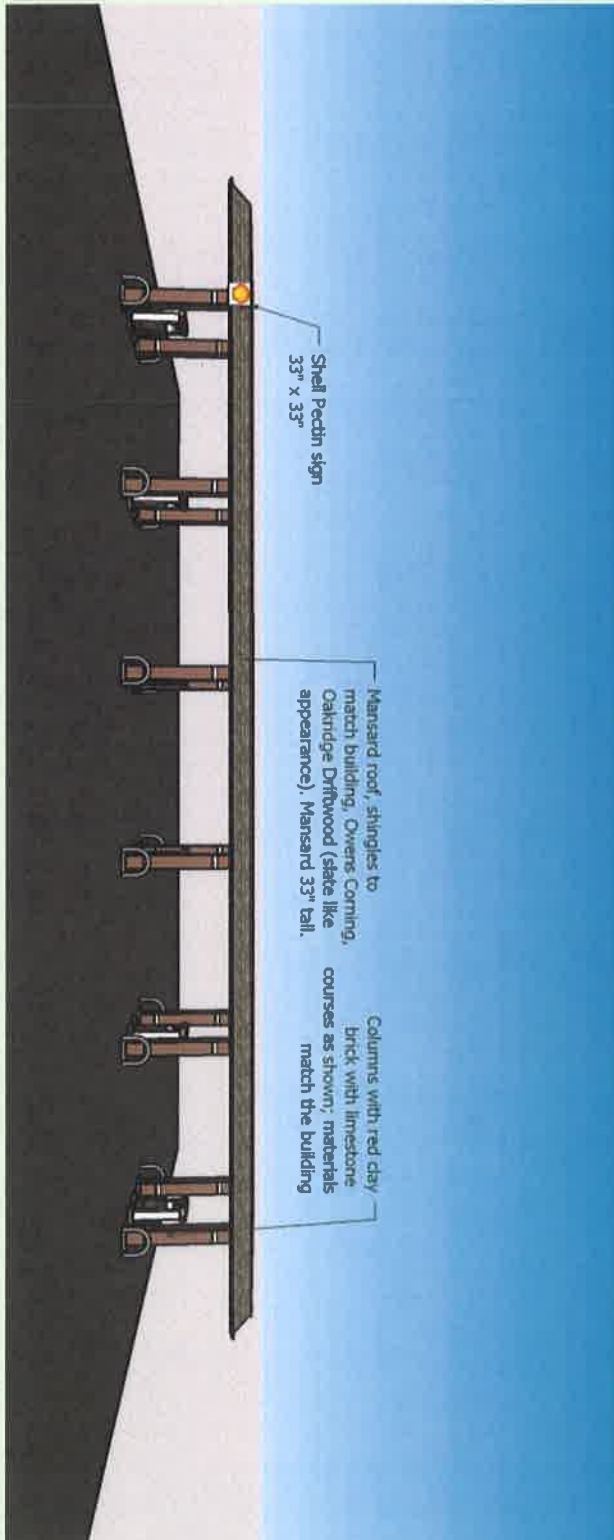
Hardieplank Cedar Mill in Navajo Beige
Hardietrim board in Navajo Beige

Lighting

are base and octagonal tower capped with real copper, octagona, OGEE style roof and plain copper al. Cupola fascia and trim to match building trim wajo beige.

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

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 city guidelines also state 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.



The city 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 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.



In trying to be sensitive to 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 **TrueNorth** 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.



John Sterrett

From: Staci Hulseberg
Sent: Wednesday, April 19, 2017 9:41 AM
To: John Sterrett
Subject: FW: 5 Corners Gas Station

For Village Board packet.

Staci

From: Meredith Hannah
Sent: Wednesday, April 19, 2017 8:24 AM
To: Mark Franz; Staci Hulseberg
Subject: FW: 5 Corners Gas Station

FYI

From: Jeremy Samatas [mailto:[jeremy.samatas@cityofglenellyn.com](#)]
Sent: Tuesday, April 18, 2017 2:53 PM
To: Meredith Hannah
Cc:
Subject: 5 Corners Gas Station

Meredith,

I am not sure if you are the one to respond to this email or not. If not, please make sure it gets to the right members that will be deciding if this project moves forward.

I am in complete opposition to the new proposed gas station at 5 Corners. I currently live at 670 N Park Blvd in Glen Ellyn and have lived in this community since 2007. We have 3 small kids and I can't for the life of me figure out how this benefits any of us residing in Glen Ellyn. I am a local business owner with 2 restaurants in the area and remain completely perplexed. We have all kinds of vacancy in our downtown, yet we want to propose that this is a good way to grow? The village says they are pro-business, but any proposed space that tries to come into the downtown is met with opposition. Opus was going to develop the Giesche shoe space and much of the concern was these units being rental and the premise that it brings in the "wrong clientele"?????

How does a gas station that operates 24 hours a day not bring in the same wrong clientele? Who really needs to get gas at 3am on a Monday night? What is the thinking by the village??? I seriously would like to know who is making these recommendations and cost benefit analysis for the village. Please have someone share the benefits of this and then also share the negatives. I can't fathom that the positives would outweigh the negatives. Here is my list of things that get severely negatively impacted by this project.

- impact on property values for surrounding neighborhoods
- impact on the northern gateway to our Village, directly across the street from the historic Stacy's Tavern
- environmental impact
- traffic impact
- safety concerns for the children at Forest Glen Elementary School, which is right across the street (traffic, air pollution, etc.)

- lost revenue from property tax and lost revenue from sales tax as neighboring homes and businesses are impacted (and would probably offset any proposed gains in revenue from the proposed station)
- concerns about increased crime that accompanies gas stations and convenience stores

I hope the village will look to find better ways to grow then putting another ridiculous one like this. Has anyone stopped at the Shell gas Station on Park and Roosevelt after 11pm at night?? If they have, what does that say about the clientele that lingers there? Is that now what we want on both sides of our town now???????

We are all better than this and I hope the village will see the light and stop this tremendously unproductive effort to develop this parcel. It will be a complete loss for everyone that lives in this town in every way!

Sincerely,

Jeremy Samatas

John Sterrett

From: Staci Hulseberg
Sent: Friday, April 14, 2017 10:26 AM
To: John Sterrett
Subject: FW: Request for drawings and opportunity to understand drainage and landscaping and fencing at retention pond.

FYI

Staci

From: Diana Martinez [mailto:ademos@glenellynvb.org]
Sent: Friday, April 14, 2017 1:11 AM
To: ademos@glenellynvb.org; toshea@glenellynvb.org; Mark Senak; Diane McGinley; pladesek@glenellynvb.org; John Kenwood; dclark@glenellynvb.org; Mark Franz; Staci Hulseberg
Subject: Request for drawings and opportunity to understand drainage and landscaping and fencing at retention pond.

Dear Board Members,

How can we pass this through committees when we can't see renderings of landscaping and fencing from behind? I have requested several times to see what this looks like from the back so we can understand how the retention pond and landscaping works - not one elevation has been offered in 6 meetings. I urge you to consider two things. Staci was the only person who could describe what it was like last night for the first time but there was a lot of confusion on how it works. It's not at all what we envisioned. It has an open end at the foot four lots which feels like it will expose us to gas run off captured? We get a lot of water back there and having an open end at the lowest point of the site does not make any sense or feel safe. Can we please get a drawing or diagram explaining this sent to us with any landscaping plans so we can ask the proper questions and have a better understanding?

1. The water treatment plan will not work if TrueNorth is not a good steward of maintaining their equipment. If the basins are not clean and are clogged the plan fails and we end up with gas in our back yard, We know they have a bad track record based on their violations record this year alone. How can you add some sort of condition to the first pump so that it will not have an impact on gas run off being driven out onto Main where it runs into the area behind our homes? We shown you how it goes straight down the drive right into our back yards. Can we please consider something to not have run off onto main or eliminate the first pump by Main St.?

2. With 66,000 sq. ft of concrete to work with...how can anyone justify reducing a parking spot? It's over designed and too big. It can be fixed if you take out the last pump on the east and make it a parking spot which will also take care of a lot of glare into the homes behind it to the side of it and down Forest. Then you can reduce the canopy and it will solve a lot of problems with complaints of light and noise because it will be shielded by the building.

Thank you for your consideration.

Diana Martinez
 594 Elm Street
 Glen Ellyn, IL

FYI The house across the street from me has been up for sale since Feb. 9 and is dropping in price every week, from \$485 down to 450K.

Mark Simon 2 doors down has a for sale by owner sign up - and the Gillespi's next door just had a moving company come to get the house ready for sale. This decision has already had a horrible impact on the neighborhood, maybe you are hoping it

clears us all out and you can continue to expand- but wouldn't it have been easier to just tell us this up front? It's really heartbreaking to see our neighborhood torn apart by this..

John Sterrett

From: Staci Hulseberg
Sent: Thursday, April 06, 2017 8:44 AM
To: John Sterrett
Subject: FW: Thank you and Final Document
Attachments: March 31 meeting with the village FINAL Version April 5 (1).pdf

For packets.

Staci

From: d On Behalf Of Diana Martinez
Sent: Thursday, April 06, 2017 12:15 AM
To: Staci Hulseberg; ademos@glenellynvb.org
Subject: Thank you and Final Document

Hi Stacey and Alex,

Alex,
Thank you so much for introducing me to Staci, and facilitating a meeting with Joe and me, last week. Staci has been very professional, kind and helpful. I hope that we can continue to collaborate on ideas. I am attaching the document we reviewed. I cleaned it up and had it proofed! Thank you for offering to include it in the next meeting packets.

I wanted to also share something I posted on facebook:

In thinking about ideas alternate ideas for development... I was on the board for the Chicago Conv. and tourism bureau when they did the Bike Park at Millenium park. <http://bikeandpark.com/city/chicago>

When I first heard about it, I thought it was a crazy idea, but it was a real magnet for big funding, because it was "green," and healthy, bike friendly, encouraging exercise, tourism etc. and it's been very successful for them on so many levels and has really branded them as a progressive "Bike-friendly city."

If by any chance, this gas station falls through, I honestly think this could be the perfect site for something like this and we could tie it into history center, tourism, and offer routes of historic Glen Ellyn to Lake Ellyn to the Prairie Path or the Forest preserves. If we could spin the gas station into this we'd all be heroes! I know it's a big wish, but I thought I'd throw it out there!

All the best,
Respectfully,
Diana

March 31, 2017 summary concerns

Notes from meeting with the Village Planner Staci Hulseberg

TO: Village Planner Staci Hulseberg, Village Board and Village Manager, Village Planning Commission, Architectural Review Commission

From:

Diana Martinez	594 Elm Street, Glen Ellyn
Joe Abel	606 Elm Street, Glen Ellyn
Jason Fuller	584 Elm Street, Glen Ellyn
Karen Franken	590 Elm Street, Glen Ellyn
Diana Martinez	594 Elm Street, Glen Ellyn
Mark Simon	604 Elm Street, Glen Ellyn
Ann Able	606 Elm Street, Glen Ellyn
The Gillespie Family	600 Elm Street, Glen Ellyn
Leland & Andy Livingston	789 Forest Avenue, Glen Ellyn
Megan & Peter Clifford	793 Forest Avenue, Glen Ellyn

- The families above as well as the hundreds of Glen Ellyn residents who have signed the petition opposing the proposed gas station at 825 Main Street feel the proposed development;
 - Does not conform to the Village plan for 5-Corners
 - Will adversely impact surrounding residential property values by 10-15% or more based on information from a respected Glen Ellyn real estate appraiser.
 - Will adversely impact surrounding existing convenient stores.
 - Will result in an increase in undue noise at all hours, particularly weekends and overnight of doors slamming and cars starting in the middle of the night.
 - Given the scale of the proposed lighted canopy, it will result in an increase in excessive and obtrusive lighting particularly at evening hours which will impose on the adjacent properties all night long.
 - Produce excessive fumes from gas, diesel, refueling of underground tanks, cars idling.
 - Increase crime in our neighborhood 8.3% of crimes occur at 24/7 stations and convenient stores according to Center for problem Oriented Policing crimes The main dangers are that almost all convenience stores only have one person working night shift, most of the transactions are in cash, and easily resold merchandise, such as liquor, lottery tickets, and cigarettes are on site.
 - Due to the high crime statistics involving gas stations, many states require gas stations and convenience stores which remain open late at night to implement special security measures. Limited traffic and lighting in the area will make it more attractive to criminals compared with the closest comparable stations on North Ave. and Roosevelt Rd. have police in closer proximity, more ambient light and other factors that act as deterrents to crime. The site at 825 Main St. has none of these conditions present.

Other crimes include:

- Armed robbery and burglary
- check and card fraud,
- gasoline drive-offs,

- gun violence,
 - robbery at automated teller machines,
 - shoplifting,
 - street muggings,
 - theft by employees.
- Will pose increased health risk from Benzene which is proven to cause cancer, particularly amongst children in the surrounding area, including the students at nearby Forest Glen Elementary School
- Will result in the inability of some residents in nearby properties to secure FHA insured mortgages. This would apply to new purchases as well as refinanced properties. According to
- 'If the subject property line is within 300 feet of an above ground or subsurface stationary storage tank with the capacity of 1,000 gallons or more of flammable or explosive material, then the property is ineligible for FHA insurance. The appraiser must notify the Mortgagee of the deficiency of Minimum Property Requirements (MPR) or Minimum Property Standards (MPS), so the Mortgagee can determine the eligibility.' This includes domestic and commercial uses as well as automotive service station tanks.

For additional information see Handbook 4000.1 II.D.3.c. iii.(C)(7)
 at https://portal.hud.gov/hudportal/HUD?src=/program_offices/administrati on/hudclips/handbooks/hsggh

We request that the Village Board:

- **Deny the request to TrueNorth for the 24/7 operating variance that they state is required for viability of the project for the following reasons;**
- Unanimous Denial by planning Commission for the following reasons:
 "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

- The 24/7 operating time were not listed on the original application for special use at the Planning Commission meeting and this was not described or included in the notice to residents. No liquor sales were described in the application or hearing notices.
- The board packet of 2016 which describes the project as "825 N. Main the site of an original dilapidated gas station." The original station was 11,752 sq. feet. There is no mention of the other 2 lots that equal 46,975 which combined it is a total of 58,757 SQ and 5X larger than the original station.
- There is no need for a gas station and convenient store
 - There is a gas station and convenient store 1 mile west and two are located 1.4 miles north
 - There are 13 gas stations in a 4.4-mile radius
 - There are convenient stores with more inventory than a shell gas station next door at 7-11 and across the street at Walgreens. Liquor and tobacco and drinks are available for sale at 3 current locations on the same corner, Discount Liquors, 7-11 and Walgreens.
 - A station almost identical to this proposed project is used as an example for highway use in the guidelines of the Glen Ellyn Architectural Review guidelines. This is too big and inappropriate next to a residential area.
- Opposition from Historical Society documented in a letter to the board which states it is:
 - "Contrary to joint efforts of beautifying and creating a historic district"
 - "Sightlines will diminish the use and enjoyability and value of homes in area"
 - "Village plan targets this use as retail"
 - "Feel it ignores every recommendation of the land use plan adopted by the village."
 - Electronic messaging boards are prohibited, how can you grant a variance
- Data Does Not Support that 24/7 is necessary.

According to DuPage county traffic statistics, only about 3% of the traffic at this intersection occurs between 12 – 6 AM, (about 600 cars in turn eligible direction). As a point of comparison, North Avenue at Glen Ellyn Rd has over 9x this traffic overnight. If this is the margin that True North needs to make the store economically viable, we should be concerned on the longevity of the station.

- By granting a 24/7 operating variance to TrueNorth, it can reasonably be expected that other businesses, adjacent and otherwise will request that similar operating exceptions be granted to them, compounding the problem. Such as...?
- In granting the 24/7 operations without setting any type of bar for applicants, the Village has set a dangerous precedent. What is stopping Walgreens from requesting an amendment to their special use permit saying it is necessary to keep the store viable. Does the Village have any basis to demand more from Walgreens than True North?

- **Deny the Variances for Main Street and Geneva Road Entrance.**
 - The most recent traffic study of the intersection was conducted years ago and during the summer when the adjacent elementary school was not in session and made no mention of potential specific hazards that both drivers and pedestrians experience at the already dangerous intersection.
 - The Federal Highway Authority studies show the vehicle incident rate increases with the number of driveways. Main Street is already very congested with 5 driveways in a short stretch of Main Street.
- **Deny the Sidewalk and Parking Spot Variances**
 - Zoning code 10-1-3: PROVISIONS DECLARED TO BE MINIMUM REQUIREMENTS In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this Code are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances or resolutions, the most restrictive, or that imposing the higher standards, shall govern.
 - The reason they need these variances is the building is oversized for the lot. A smaller store with less parking spaces would not require this variance. True North knew what they were buying, the Village shouldn't bail them out.
 - Without proper parking, traffic could back up on the Geneva or Main Street creating unnecessary hazards
- **Sound Considerations;**
 - Residents of adjacent properties request adequate brick attenuation fencing as proposed by the drawings submitted by Joe Able for sound and sightlines.
 - No vehicle vacuuming or inflating stations shall be present
 - No broadcasting / television capabilities located at the pump or in any area considered outside.
 - No video or gambling licenses to be granted in the future.
 - No Car wash in the future.
- Deny the plan in its current form given the enormous size of the station and property constraints relative to the site as mentioned several times in the Special Use application
- We respectfully request:
 - Opportunity to cross examination or review storm water plan and the impact on homes by a certified engineer.
 - No assurances have been given that storm runoff will be mitigated properly. Storm water currently flows into adjacent residents' back yards, not into sewers (<https://www.youtube.com/watch?v=zSEwo96KNLg>). It is reasonable to assume that post-development runoff from 825 Main Street, will carry gasoline and other hazardous chemicals into these yards and the surrounding wetlands creating a health and environmental hazard for residents, pets and children of the adjacent property owners.

- There is a potable water well in use directly north of the service station across the street that could be adversely impacted.
- All due consideration is given to the additional statutory and regulatory requirements of the NFA from the IEPA related to the 4-open leaking underground storage tank incidents
- Conduct an Economic Impact Study and property impact study
 - Detail on the impact to surrounding residential and commercial property values and any available compensation for depreciation that the Village or DuPage County could provide. Informal feedback from professional appraisers put this depreciation in the area of 10-15% of the gross value of the home.
 - Detail on how the Village arrived at the projected revenue for the development. Note, no projection was available to the public prior to the Village Board meeting on March 13.
- Request an Environmental Impact Study:
 - No gasoline station shall commence operations unless it has first provided an environmental impact statement (EIS) from a qualified expert in the related field that the use will not negatively affect ground water resources, contaminate the soil, or increase carcinogenic risk from greater levels of benzene in air.
- As cited by Village Ordinance 5963, we request a tree count by an objective 3rd party or environmental commission review as well as a Tree Preservation Plan, reviewed by a Forestry Consultant, to be developed for construction projects involving an area of 300 square feet or more, enlargement of an existing structure by 20 percent or more, or grading of 1500 square feet or greater.
- Adequate landscaping and beautification
 - Existing trees along the south of property line shall be maintained as a buffer for the life of the station and maintained after construction to provide a buffer and block visibility from adjacent properties
 - We request that substantial (12' +) trees and ground cover **be added** in the buffer between the residential properties and the station to mitigate erosion and help with drainage and view. Here are suggested fast growing varieties of trees
 - **1. Nuttall Oak:** This fast-growing shade tree, also called red oak or pin oak, can provide not only a leafy canopy.
 - **2. Northern Catalpa:** The large showy flowers of the catalpa, also known as the cigar tree or the catawba, are an added attraction but the real magic comes from its thick canopy of large leaves.
 - **3. Red Maple:** Along with casting shade, the red maple also adds a burst of color in the fall, with the leaves turning a vibrant red before dropping. The growth rate of the red maple is about 3 to 5 feet per year, topping out at about 40' high, it can rapidly create privacy and shade for your home or yard.
 - **4. Paper Birch:** The paper birch, aside from being a fast-growing shade tree, also features a white bark that can add to the look of any yard, especially in winter when the leaves have dropped.
 - **5. American Sycamore:** This fast-growing tree, sometimes referred to as the American plane tree, also has a whitish mottled bark, and can grow to be quite large. While sycamores are often found near rivers and

ponds, they can also be grown in an urban yard, and may grow as much as 6 feet per year and reach heights of 70 feet or more.

- Request additional landscaping to obstruct as much of the view as possible and soften the fencing and back of building in our yard for the following homes
 - 584 Elm- Jason
 - 590 – Karen Franken
 - 594 – Diana Martinez
 - 600 – Pete Gillespie – FENCE
 - 604 – Elm – Mark Simon
 - 606 - Elm Ann Abel
- Other requests
 - Any non-compliance of this permit's conditions will lead to a stop order and discontinuation of the special use permit.
 - No expansion of the gas station's services or operations on the site or to any adjacent lot. Examples are given, but not limited to a carwash, mechanic or other drive through and video gambling.
- More detailed drawings are requested.
 - Drawings of the back the back of the building relative to the land showing neighbors view
 - Drawings of the back of the retention pond relative to the land showing neighbors view
-

PROCEEDS QUESTIONS RE: INFORMATION ON MEETINGS

- How will the Village hold TrueNorth accountable to the extra promises?
- When do we address the following issues?
- Since the Board decided to pass on approving the Use "without conditions" What leverage do they have to impose any special conditions now? Isn't this procedurally much more difficult? Why would the board give up leverage to protect itself, the village and the residents?

Ways this project DOES NOT CONFORM:

It creates great confusion when the Village Attorney Greg Mathews omits these points when describing how a Gas Station in a residential area complies with special use:

Special Use Requirement Conflicts:

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

DOES NOT MEET - This is in direct opposition for the 5 Corners Comprehensive plan which states: "The Commercial portion of Five corners should remain small and compact. Commercial uses should be limited to the Frontage properties along Main street from Emerson Ave south to Elm Street, and the properties that turn the corner at the intersection of Main St. and St. Charles Road. The Five Corners commercial area should NOT undergo expansion into the adjacent neighborhoods." This expand into two lots that have been wooded buffers and ravine for over 100 years.

- #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;

DOES NOT MEET – The proposed canopy at 130' long with accompanying 24-hour lighting and signage adjacent to 5 homes while visible to dozens more in a residential area is not harmonious to the general vicinity.

- #3 Will not be hazardous or disturbing to existing or future neighborhood uses;

DOES NOT MEET - This project will take two wooded lots that have historically been residential for hundreds of years and destroy their future use into perpetuity by putting hazardous chemicals into the ground. Village remediation costs for similar, failed projects in the past have exceeded ninety thousand dollars.

- #6. Will not involve uses, activities, processes, materials, equipment 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;

DOES NOT MEET – Adjacent properties can expect to be subject to violations of virtually every count above. The station can be reasonably expected to increase traffic, noise, harmful fumes, glare from towering light standards that will be on twenty-four hours a day, odors from pumping gas and idling cars and potentially smoke in the likely event of accident, all of which are detrimental to persons, property and the general welfare of residents of the surrounding area.

- #7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;

DOES NOT MEET – Again, in the absence of a relevant traffic study, it is impossible to determine the impact that the proposed development will have, though given the current configuration in the absence of a station, it seems far from safe to add approaches and entry points at the intersection that already has obstructed views.

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

DOES NOT MEET - Cutting down over 150 trees and covering 3 lots with concrete will have a tremendous impact on the land and surrounding residents already challenged by drainage issues. Although the plan states it will improve the situation, it only addresses the land on top lot, the issues are behind the convenient store.

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

DOES NOT MEET – The plan calls for 150 trees (width > 10") and hundreds more, smaller trees to be removed.

Standard legal requirements for Special Use also include these:

- The use will not negatively impact the environment or be unsightly.

DOES NOT MEET – See above

- The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

DOES NOT MEET IT IS NOT NECESSARY OR DESIRABLE according to 840 residents.

- The use will be detrimental to area residents and is inconvenient to the homes nearby. It will impact property values.

DOES NOT MEET - There were many residents in opposition; over 90 people attended and 35 residents spoke at the last Village Board meeting, several have written letters and over 840 have signed a petition stating they oppose it. There were very few letters of support of the project from residents. Most letters written in support of the project were written after the vote of the board meeting, and many were from a board members wife and the engaged builder of the project. Almost all were written on the on the date of a FOIA request for such letters.

- **The plan is not compliant with Village Zoning Codes for special use which:**
- “Encourage developers to provide enhanced views, such as scale models or computer generated graphics, which depict proposed buildings or changes in the context of surrounding properties.”
- No detail was presented that showed the back of the building, the retention area or the proposed fencing nor were any drawings provided that are relative to the topography and significant grade changes of this property. In past discussions, the developer has indicated that they were unaware that there were homes in the immediate area. At the planning commission meeting, there was only three elevations provided of the front of the building, and canopy, no landscaping, no fencing, no plan for how retention area looks.

Non-conformance of Comprehensive Plan and Vision Statement of 2010

The Plan, created by several members of the community, provides important focus and direction for the new Comprehensive Plan and contains an entire chapter on Five Corners.

<http://glenellyn.org/Planning/Documents/825NMain/Comprehensive%20Plan%20Excerpt.pdf>

- "This district is intended to accommodate limited neighborhood retail, community and neighborhood services, and offices."
- "Five corners should continue to consist of small retail, service, residential, public and institutional uses."
- "The Commercial portion of Five corners should remain small and compact. Commercial uses should be limited to the Frontage properties along Main street from Emerson Ave south to Elm Street, and the properties that turn the corner at the intersection of Main St. and St. Charles Road. The Five Corners commercial area should NOT undergo expansion into the adjacent neighborhoods."
- "Commercial uses should be oriented primarily to the needs of the surrounding residents."
- "Plans should continue to be refined for reorganizing the southwest quadrant of Five Corners as an Historic Center focused around Stacy's Tavern."
- "Five Corners serves as the Northern "Gateway" to the Village of Glen Ellyn."
- "New uses that would strengthen, enhance and complement the historical focus and character of Five Corners should be encouraged. "For example, small restaurants and gift shops might be developed to serve visitors of the proposed Historical Center."
- "The village should also work with DuPage County to develop a bicycle facility along main street extending from the Great East Trail south to Elm Street to provide improved bicycle access to the area."
- "Establish guidelines for street trees, light fixtures, signs and other streetscape" features should reflect the tradition and historic qualities of the Five Corners area.
- "To supplement the gateway signs, additional improvements should be undertaken at Main St and St Charles Road to emphasize the historic Importance of this intersection"
- "Small design treatments would be desirable at each corner of the intersection, perhaps including signage and accent landscaping."
- "Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community"
- "The small vacant parcel along the south side of St. Charles Road just east of Main Street is designated for commercial use". There is not mention of converting the 2 adjacent, residential lots to commercial use.
- "Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service use to promote improvement of existing businesses and compatible redevelopment."
- "Protect and upgrade adjacent neighborhoods Consider annexing the commercial properties within Five Corners to ensure Village control over future development."
- Vacant properties should be reused or redeveloped for building development, parking or public open space.

Glen Ellyn Zoning Code Non-conformance

1. (I) To isolate or control the location of unavoidable nuisance-producing uses.
 1. We find a 24/7 neon lit up canopy 14' tall on a lot that is 10' higher than the residents behind it, with fumes from a 24/7 gas station a major nuisance that is avoidable.
2. (J) To facilitate the preservation of sites, areas and structures of historical, architectural and aesthetic importance.
 1. This plan does not support the historical gate way STACY'S CORNER concept outlined in the Strategic plan.

CHAPTER 1 - Title, Purpose and Interpretation Zoning Code)

11. (K) To establish reasonable standards to which buildings and structures shall conform, and to encourage reasonable flexibility of development design through appropriate innovation.
- Does not conform to the Glen Ellyn Village Appearance Standards outlined specifically for 5-corners on the GE website and adopted in 2006
 - There is NOTHING innovative, creative, historic, or appealing about a convenient store 12 pump Gas station
12. (P) To implement the objectives of the Village Comprehensive Plan, as well as protect all appropriate existing structures and uses.

Does not conform to the historic gateway concept of the Village comprehensive plan

10-1-3: PROVISIONS DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this Code are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

Variances requested for TrueNorth signs and lighting are 20-200% greater than code and in some cases lighting and digital signs are simply not allowed.

Section 10- 4-4: (B) SPECIAL USES Within this district, a primary consideration in the approval of Special Uses shall be public safety and the impact on adjacent properties. No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

Does not conform with the Glen Ellyn Environmental commission "Aggressive tree preservation ordinance"

- As a dedicated group of volunteers, the Environmental Commissioners consider the diverse issues facing our planet, our country, and our village in order to protect and improve today's environment for the future. These efforts include educating Glen Ellyn's government, residents, and businesses on environmental issues and opportunities. The Commission encourages conservation practices through hands-on activities within the community, and adopting new tools and services. The Commission also reviews Village ordinances and contracts where they have an environmental impact, in order to suggest areas of improvement. Recommended to the Village Board to preserve, rather than commercially develop, Stacy's Woods.

Does not conform, or fit the RFP proposals Ordinance 817 used to sell the lot

- The NFR letter is attached as Exhibit "D". The Comprehensive Plan recommends that the area "should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community." and that the site is a "suitable location for

convenience retail, service or office uses." A copy of the Comprehensive Plan recommendations for the area is attached as Exhibit "E".

This Gas Station Project sets a bad precedent in Glen Ellyn

- Number of 12 pump 24/7 stations that are stand-alone sites in Glen Ellyn that are not a part of a larger commercial center or adjacent to a large commercial center - 0
- Number of Gas stations across the street from a historic building or district in Glen Ellyn - 0
- Number of Gas stations that are directly adjacent to 5 residential homes - 0
- Number of Gas stations within 1.6 miles of wetlands and DuPage River? - 0
- Number of Gas stations unanimously rejected by the planning commission - 0
- Number of Gas stations in Glen Ellyn that have 840 resident's signatures opposing the station - 0
- Number of 130 x 30' x 17' tall lighted Canopy allowed within 300 feet of many homes - 0
- Number of stations in Glen Ellyn within 1 block of a school - 0

We are not anti-development here are commercial businesses we would support

- | | |
|--|--|
| <ul style="list-style-type: none"> • Bike shop - bike rental could tie into tourism and bike city concept - could offer a historic ride from Stacey's Corners to Lake Ellyn to Prairie Path • Bank • Bakery, restaurant • Retail | <ul style="list-style-type: none"> • Office space – realtor, insurance, etc. • Dentist office, Medical office • Antique shop • Garden store • Cell phone store • Coffee shop • Salons |
|--|--|

The Commission and Village Planner quoted: Daily Herald article 11/21/2011

The commission did generally agree, however, that any new development should be sensitive to the area's historic character, she said.

On Monday, village trustees indicated a preference toward the site having a retail use, in order to generate sales tax revenue -- in addition to property taxes.

Hulseberg said the village could later place a deed restriction on the property at the time of sale that prohibits certain "undesirable" uses.

The village board will likely discuss the 825 N. Main St. site again in the future because of remaining questions on site uses and other guidelines, Hulseberg said.

The commission did generally agree, however, that any new development should be sensitive to the area's historic character, she said.

On Monday, village trustees indicated a preference toward the site having a retail use, in order to generate sales tax revenue -- in addition to property taxes.

February 23, 2017

Planning & Development Department
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: 825 North Main Street, Glen Ellyn, IL
Special Use Permits and Zoning Variations
Applicant: True North Energy, LLC
Use Requested: Automobile Service Station
Area: 1.35 acres

To Whom it May Concern:

Our family resides at 787 Forest Avenue in Glen Ellyn, less than 400 feet from the proposed automobile service station being proposed by True North Energy, LLC for the site located at 825 North Main Street. I am providing this letter as notice of our objection to the Applicant's proposed use and request for special use permits and zoning variations.

As described by the Village, Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, "small-town" atmosphere, historic downtown, and variety of public and institutional amenities. 825 North Main Street is located at the northern gateway to the Village in the heart of the historic Stacy's Corners intersection. The Comprehensive Plan set by the Village recommends that the area "should be revitalized as a neighborhood service area, a showcase of local history, and an attractive gateway to the Glen Ellyn community".

The proposed use will have an immediate and substantial negative impact on the area, Forest Glen Elementary School, and most importantly the residents and families in the nearby neighborhoods. The proposed use and aesthetics is ill-conceived and not a fit for the historic Stacy's Corner intersection and is not in line with the original vision set by the Village. Nowhere in Glen Ellyn is there a service station within such a close proximity to single family homes and a school. Similar to other families in the immediate area, we are very concerned about the impact on the health, safety and security of residents and businesses, as this use is a known nuisance and historically has had significant long term impacts on the health of the local population, including children, the value of the surrounding real estate and businesses, as well as the impact on the integrity of this community to support the long term needs for a business, while promoting the local historic significant of the intersection.

The specific reasons for our objection include:

- The proximity of the planned service station to single family homes and an elementary school. Several notable emissions and bi-products of service stations are problematic and of concern. The proven causal relationship between benzene and cancer is well documented and service stations are classified by the Environmental Protection Agency as a point source for benzene. There are also studies that link childhood leukemia within a close proximity to service stations.
- The diminution in value of single family homes located near the planned service station likely outweighs the sales and tax revenues that will be generated by the Village for this use in the long run. The desirability and quality of life in the

surrounding neighborhood will be greatly impacted and is not consistent with the image or reputation the Village strives to achieve.

- The large-scale service station calls for the removal and near complete elimination of a natural tree buffer that has existed on the southern and eastern portions of the site for many years. This natural tree buffer has shielded the residential neighborhoods to the south and east from the well-lit commercial uses presently located at the intersection of Main Street, St. Charles Road, and Geneva Road. The lighting levels alone that are required by services stations are not suitable near large concentrations of single family homes, and when you consider a service station that is proposed to be open 24 hours a day, in conjunction with the removal of this natural tree buffer, the visual and lighting impact on the neighborhood and residents will be intolerable. The requested zoning variations by the Applicant call for enhanced signage and lighting which are frankly not acceptable under any circumstances, and should remain in conformance with the existing zoning.
- Service stations are a known nuisance that will not only increase the strained and already convoluted traffic flow within the immediate area but also pose a safety risk to children commuting to school and enhances the risk of crime in the area.
- The proposed use in no way showcases local history nor does it provide for an attractive gateway to the community. Despite attempts to marginally enhance the aesthetics of the service station, it remains a brightly lit, heavily marketed service station that will be an eye sore well into the future. It is not a fit for the site nor does it complement the historic significant of the intersection or the area.

By approving this use, the community opens itself up to lawsuits which will deplete the municipal coffers, and will create liabilities for the Village, county and the approving jurisdictions to pay for the defense of these lawsuits as well.

As a resident within the immediate area, we have a vested interest in the long term plan and the goals of the Village for the area. We want the redevelopment of this site to be successful more than anyone, and something we can be proud of as a community, however we object to True North Energy, LLC's plan for 825 North Main Street and request that the Village deny the requested variations to the current C2 Community Commercial zoning. We further request that the Village have patience in locating a more suitable use that closely aligns with the interests of the residents, the vision set by the Village and the Comprehensive Plan, and the historic Stacy's Corner intersection serving as the northern gateway to the Glen Ellyn community.

Should you wish to speak with me further about this matter, please feel free to contact me at
r

Thank you for the consideration.

Regards,



Rick Massa

John Sterrett

From: Ken Kloss < >
Sent: Friday, March 31, 2017 4:26 PM
To: John Sterrett; Mark N. Senak; Peter Ladesic; Staci Hulseberg
Cc: JUDY MARKS; Jamie Simoneit; Alan Lanning
Subject: Fw: TRUE NORTH GAS STATION

John:

Thank you for your reply on March 24, 2017.

My replies/ comments are listed below:

Item 2: The fence in back of the Convenient Store should be allowed to be 8 feet high, in order to hide the basement elevation of the Convenient Store from the view of neighbors.

Item 3: Increased foot candles should not be allowed. Canopy lighting should be all that is needed. Increased lighting would detract from the North Gateway to Glen Ellyn and Stacy Tavern's Park Site and Structure.

Item 4: Additional light poles should not be necessary. If the light poles are not like Glen Ellyn's standards, they will be distracting to what now exists at the North Gateway to Glen Ellyn.

Item 5: The driveway approach should be allowed to be situated more to the West, so that it is on "flat ground". Allowing the entrance/ exit to be where shown on Site Plan would be very **HAZARDOUS / DANGEROUS**. Traffic on St. Charles Road travels at 40 MPH. The entrance/exit to the Gas Station is now shown to be located at the low side of the hill, where fast moving traffic would not see or be aware of vehicles trying to leave the gas station. (One only needs to stand near St. Charles Road and Main Street to witness the potential hazards of fast moving traffic along St. Charles Road. The Traffic Study should have identified this **HAZARD**.)

Additionally, the egress provision on St. Charles Road should be designed so that vehicles leaving the GAS STATION can accelerate (as quickly as possible) before getting unto the busy 40 MPH St. Charles Road.

Thank you for your information. I hope that my points of concern will be acknowledged,i.e. not ignored.

Ken Kloss
350 RIDGEWOOD AVENUE
Glen Ellyn, Illinois

Ken,

The Plan Commission voted to recommend denial on the request from True North Energy LLC for a special use permit to operate a gas station/convenience store at the property. The petitioner had also

requested approval for variations from the Zoning Code. Those initially requested variations included the following:

1. 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.
2. A variation from Section 10-5-5(B)4 of the Zoning Code to allow a fence 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.
3. A variation from Section 10-5-13(M)2 of the Zoning Code 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 3.0 foot candles at both property lines.
4. A variation from the light poles spacing requirements in Section 10-5-13(M)2(c)1 of the Zoning Code to allow the proposed light poles to be located closer than the minimum required separation distance of 68' with a distance of as little as 56' between two of the poles.
5. 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'.
6. 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.
7. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 6" in lieu of the required 6.9'.

The Plan Commission, however, did not take action on the request for approval of variations from the Zoning Code and therefore the Village Board was only able to vote on the Special Use Permit and not the zoning variation requests. The requests for variations from the Zoning Code will be discussed by the Plan Commission at a public hearing on April 13, 2017. Variations #3 and #4 have been eliminated and variation #7 has been lessened to be 5' from the property line in lieu of 6.9'.

We can include your comments below to the Architectural Review Commission and the Plan Commission.

John H. Sterrett | Planner | Planning and Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
js Sterrett@glenellyn.org | p 630.547.5249 | f 630.547.5370

From: Ken Kloss [mailto:ken.kloss@true-north.com]
Sent: Thursday, March 23, 2017 5:01 PM
To: John Sterrett
Cc: Mark N. Senak; JUDY MARKS; Jamie Simoneit
Subject: Fw: TRUE NORTH GAS STATION

John:

The Plan Commission rejected the six special use permit items requested by **True North** by a vote of 6-0.

What were the six special use permit items requested?

Subsequently, Village Board voted 4-0 to approve what the Plan Commission had rejected.

Mark Senak discussed this last Thursday, 3/16/17. at Historical Commission Meeting. There (apparently) is a disconnect between the Plan Commission and Village Board.

Mark Senak wanted to table the vote so that additional information could be pursued, but no one would second his motion.

Last Sunday morning, I toured the site. **77% of the site is wooded with deep ravines.**

True North will have to spend allot of money clearing the trees, debris, and importing landfill in order to make the site level.

The neighbors to the South will be looking at the Basement of the Convenient Store; neighbors to the East will be looking at a high retaining wall.

I believe that the neighbors have legitimate concerns. Also, I cannot believe that the overall Village Plan is being ignored. **Stacy's Tavern** is an important part of Glen Ellyn's culture.

Ken Kloss

Megan Clifford
793 Forest Avenue
Glen Ellyn, IL 60137

February 23, 2017

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

Dear Members of the Glen Ellyn Village Plan Commission and Village Board:

I am a resident of Glen Ellyn, and I am writing to express my concern about the request for a Special Use Permit, Zoning Variations, and Sign Code Variations to accommodate a gas station and convenience store at 825 North Main Street. I strongly oppose this request due to the health and safety of our community, particularly our children.

Forest Glen Elementary School is located in close proximity to 825 North Main Street. The increase in expected traffic due to the gas station will present an **increased safety hazard** for children walking to and from school. Pedestrian deaths are on the rise in Illinois, according to the Illinois Department of Transportation. Two of the most common factors in pedestrian deaths are vehicle speeding and failure to stop for people walking. In 2012, over 22 percent of children ages 5 to 15 killed in traffic crashes were pedestrians. There is not adequate buffers or planting strips in the Five Corners area to separate pedestrians on sidewalks from moving vehicles. According to the National Highway Safety Administration, marked crosswalks are not enough and do not ensure a safe crossing.¹ A gas station located approximately one block from Forest Glen Elementary School will further complicate the community's ability to ensure that students arrive to and depart from school safely.

A gas station will also pose a safety risk due to fire and explosive hazards. Stationary storage tanks containing flammable or explosive material pose potential fire hazards to housing. Between 2004 and 2008, one in every 13 gas stations, on average, experienced a fire. These fires caused an annual average of two deaths, 48 injuries, and \$20 million in property damage.² Because of this risk, the U.S. Department of Housing and Urban Development (HUD) notes "if the property line is within 300 feet of a subsurface stationary storage tank with the capacity of 1,000 gallons or more of flammable or explosive material, then the property is ineligible for Federal Housing Administration (FHA) insurance."³

Even more alarming is that a gas station poses a **significant health risk**, especially to children. The U.S. Environmental Protection Agency (EPA) has issued School Siting Guidelines to stress the importance of evaluating impacts of nearby sources of air pollution that are known to cause cancer or other serious health

¹ https://safety.fhwa.dot.gov/ped_bike/ped_cmnty/ped_walkguide/sec6.cfm#res5

² <http://www.nfpa.org/public-education/by-topic/property-type-and-vehicles/vehicles/service-station-safety>

³ www.hud.gov

Glen Ellyn Village Plan Commission and Village Board

February 23, 2017

Page 2

effects. EPA cites research that roadways generally adversely affect air quality within about 500-600 feet from the vicinity of heavily traveled roadways.⁴

The Children's Health Study (CHS) has shown that long-term exposure of children to elevated levels of outdoor air pollution has adverse effects on the development of their lung function and increased symptoms of airway disease.⁵

Last month, the Health Effects Institute published findings from a 20-year study that found decreases in community pollutants were associated with increased growth of children's lung function. Furthermore, pollution decreases were also associated with decreases in the prevalence of bronchiatic symptoms, particularly in children with asthma.⁶

The dangers of a gas station do not end with worsening lung function in children. A study carried out in France in 2003 to 2004 suggests that living next to a gas station may be associated with acute childhood leukemia.⁷

A more recent study from 2011 in the American Journal of Public Health examined the risk of childhood cancer in relation to residential proximity to other sources of contaminants, including gas stations. "Increased risk of childhood leukemia was found with residential addresses near gas stations, repair garages, and nuclear power plants."⁸ Parcels of Forest Glen Elementary School are located in close proximity (starting at approximately 350 feet) to the proposed gas station location, thereby exposing children and faculty to an increased health risk.

In the Journal of Environmental Science and Health, results from a review of outdoor air pollution "support a link between ambient exposure to traffic pollution and childhood leukemia risk, particularly due to benzene."⁹ Study results in an Occupational Environmental Medicine publication highlight "an association between acute childhood leukemia and dwellings neighboring auto repair garages and petrol stations, which are benzene emitting sources."¹⁰

What is benzene? Benzene is a colorless, flammable liquid. It is a natural part of gasoline and therefore, motor vehicle exhaust. Benzene, including benzene from gasoline, is included in the National Toxicology Program's list of hazardous air pollutants. The main way people are exposed is by breathing in air containing benzene from gasoline fumes and automobile exhaust. According to the American Cancer Society, "areas of heavy traffic, gas stations, and areas near industrial sources may have higher air levels" of benzene.¹¹ The most important fact to know about Benzene is that **benzene causes cancer**.

⁴ https://www.epa.gov/sites/production/files/2015-06/documents/school_siting_guidelines-2.pdf

⁵ <https://www.ncbi.nlm.nih.gov/pubmed/25694817>

⁶ <https://www.healtheffects.org/system/files/GillilandRR190.pdf>

⁷ Occup Environ Med. 2009 Sep;66(9):598-606. doi: 10.1136/oem.2008.042432. Epub 2009 Feb 12.

⁸ Am J Public Health. 2011 December; 101(Suppl 1): S37-S52.

⁹ J Environ Sci Health C Environ Carcinog Ecotoxicol Rev. 2015; 33(1): 36-66.

¹⁰ Occup Environ Med. 2004 Sep;61(9):773-8.

¹¹ <https://www.cancer.org/cancer/cancer-causes/benzene.html>

Glen Ellyn Village Plan Commission and Village Board
February 23, 2017
Page 3

The World Health Organization (WHO), U.S. Department of Health and Human Services (HHS), U.S. Food and Drug Administration (FDA), and Centers for Disease Control and Prevention (CDC) classify benzene as a "carcinogenic to humans." Benzene is listed as a human carcinogen based on sufficient evidence from studies in both people and lab animals. The link between benzene and cancer has largely focused on leukemia and other cancers of blood cells. In addition, short-term exposure to benzene by breathing affects the central nervous system and can cause paralysis.

Are we willing to tradeoff the health and safety of those living in our community, especially children, for additional tax revenue? Choosing revenue over the community's health and safety is not the Glen Ellyn that I know and love.

Thank you for prioritizing and protecting the health and safety of our community. I am looking forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Megan Clifford". The signature is written in a cursive, flowing style.

Megan Clifford

Cc: Dr. Paul Gordon, Superintendent, District 41
Mary Hornecek, Principal, Forest Glen Elementary School

Glen Ellyn Village Plan Commission and Village Board

February 23, 2017

Page 4

Addendum: Additional Published Research

1. Buffler PA, Kwan ML, Reynolds P, Urayama KY. Environmental and genetic risk factors for childhood leukemia: appraising the evidence. *Cancer Invest.* 2005;23:60–75. [\[PubMed\]](#)
2. Linet MS. Etiology of childhood leukemia: environment, genes, controversies, and conundrums. *Cancer Invest.* 2005;23:99. [\[PubMed\]](#)
3. Boothe VL, Boehmer TK, Wendel AM, Yip FY. Residential traffic exposure and childhood leukemia: a systematic review and meta-analysis. *Am J Prev Med.* 2014;46:413–422. [\[PubMed\]](#)
4. Sun XX, Zhang SS, Ma XL. No association between traffic density and risk of childhood leukemia: a meta-analysis. *Asian Pac J Cancer Prev.* 2014;15:5229–5232. [\[PubMed\]](#)
5. Pope CA, 3rd, Thun MJ, Namboodiri MM, Dockery DW, Evans JS, Spelzer FE, Heath CW., Jr Particulate air pollution as a predictor of mortality in a prospective study of U.S. adults. *Am J Respir Crit Care Med.* 1995;151:669–674. [\[PubMed\]](#)
6. Schildcrout JS, Sheppard L, Lumley T, Slaughter JC, Koenig JQ, Shapiro GG. Ambient air pollution and asthma exacerbations in children: an eight-city analysis. *Am J Epidemiol.* 2006;164:505–517. [\[PubMed\]](#)
7. Brauer M, Lencar C, Tamburic L, Koehoorn M, Demers P, Karr C. A cohort study of traffic-related air pollution impacts on birth outcomes. *Environ Health Perspect.* 2008;116:680–686. [\[PMC free article\]](#)[\[PubMed\]](#)
8. Wells GA, Shea B, O'Connell D, Peterson J, Welch V, Losos M, Tugwell P. The Newcastle-Ottawa Scale (NOS) for assessing the quality of nonrandomised studies in meta-analyses. http://www.ohri.ca/programs/clinical_epidemiology/oxford.asp.
9. Reungoat P, Chiron M, Momas I. Assessment of exposure to traffic pollution in epidemiological studies: a review. *Rev Epidemiol Sante Publique.* 2004;52:271–296. [\[PubMed\]](#)
10. Alexander FE, Leon DA, Cartwright RA. Isolation, car ownership, and small area variation in incidence of acute lymphoblastic leukaemia in children. *Paediatr Perinat Epidemiol.* 1996;10:411–417. [\[PubMed\]](#)
11. Nordlinder R, Jarvholm B. Environmental exposure to gasoline and leukemia in children and young adults - an ecology study. *Int Arch Occup Environ Health.* 1997;70:57–60. [\[PubMed\]](#)
12. Reynolds P, Von Behren J, Gunier RB, Goldberg DE, Hertz A, Smith D. Traffic patterns and childhood cancer incidence rates in California, United States. *Cancer Causes Control.* 2002;13:665–673. [\[PubMed\]](#)
13. Reynolds P, Von Behren J, Gunier RB, Goldberg DE, Hertz A, Smith DF. Childhood cancer incidence rates and hazardous air pollutants in California: an exploratory analysis. *Environ Health Perspect.* 2003;111:663–668. [\[PMC free article\]](#) [\[PubMed\]](#)

Glen Ellyn Village Plan Commission and Village Board
February 23, 2017
Page 5

14. Whitworth KW, Symanski E, Coker AL. Childhood lymphohematopoietic cancer incidence and hazardous air pollutants in southeast Texas, 1995-2004. *Environ Health Perspect.* 2008;116:1576–1580.[\[PMC free article\]](#) [\[PubMed\]](#)
15. Savitz DA, Feingold L. Association of childhood cancer with residential traffic density. *Scand J Work Environ Health.* 1989;15:360–363. [\[PubMed\]](#)
16. Feychting M, Svensson D, Ahlbom A. Exposure to motor vehicle exhaust and childhood cancer. *Scand J Work Environ Health.* 1998;24:8–11.[\[PubMed\]](#)
17. Harrison RM, Leung PL, Somervaille L, Smith R, Gilman E. Analysis of incidence of childhood cancer in the West Midlands of the United Kingdom in relation to proximity to main roads and petrol stations. *Occup Environ Med.* 1999;56:774–780. [\[PMC free article\]](#)[\[PubMed\]](#)
18. Pearson RL, Wachtel H, Ebi KL. Distance-weighted traffic density in proximity to a home is a risk factor for leukemia and other childhood cancers. *J Air Waste Manag Assoc.* 2000;50:175–180. [\[PubMed\]](#)
19. Raaschou-Nielsen O, Hertel O, Thomsen BL, Olsen JH. Air pollution from traffic at the residence of children with cancer. *Am J Epidemiol.* 2001;153:433–443. [\[PubMed\]](#)
20. Crosignani P, Tittarelli A, Borgini A, Codazzi T, Rovelli A, Porro E, Contiero P, Bianchi N, Tagliabue G, Fissi R, Rossitto F, Berrino F. Childhood leukemia and road traffic: A population-based case-control study. *Int J Cancer.* 2004;108:596–599. [\[PubMed\]](#)
21. Steffen C, Auclerc MF, Auvrignon A, Baruchel A, Kebaili K, Lambilliotte A, Leverger G, Sommelet D, Vilmer E, Hemon D, Clavel J. Acute childhood leukaemia and environmental exposure to potential sources of benzene and other hydrocarbons; a case-control study. *Occup Environ Med.* 2004;61:773–778. [\[PMC free article\]](#)[\[PubMed\]](#)
22. Von Behren J, Reynolds P, Gunier RB, Rull RP, Hertz A, Urayama KY, Kronish D, Buffler PA. Residential traffic density and childhood leukemia risk. *Cancer Epidemiol Biomarkers Prev.* 2008;17:2298–2301.[\[PMC free article\]](#) [\[PubMed\]](#)
23. Weng HH, Tsai SS, Chen CC, Chiu HF, Wu TN, Yang CY. Childhood leukemia development and correlation with traffic air pollution in Taiwan using nitrogen dioxide as an air pollutant marker. *J Toxicol Environ Health A.* 2008;71:434–438. [\[PubMed\]](#)
24. Brosselin P, Rudant J, Orsi L, Leverger G, Baruchel A, Bertrand Y, Nelken B, Robert A, Michel G, Margueritte G, Perel Y, Mechinaud F, Bordigoni P, Hemon D, Clavel J. Acute childhood leukaemia and residence next to petrol stations and automotive repair garages: the ESCALE study (SFCE) *Occup Environ Med.* 2009;66:598–606. [\[PubMed\]](#)
25. Weng HH, Tsai SS, Chiu HF, Wu TN, Yang CY. Childhood leukemia and traffic air pollution in Taiwan: petrol station density as an indicator. *J Toxicol Environ Health A.* 2009;72:83–87. [\[PubMed\]](#)

Glen Ellyn Village Plan Commission and Village Board

February 23, 2017

Page 6

26. Amigou A, Sermage-Faure C, Orsi L, Leverger G, Baruchel A, Bertrand Y, Nelken B, Robert A, Michel G, Margueritte G, Perel Y, Mechinaud F, Bordigoni P, Hemon D, Clavel J. Road traffic and childhood leukemia: the ESCALE study (SFCE) *Environ Health Perspect.* 2011;119:566–572. [\[PMC free article\]](#) [\[PubMed\]](#)
27. Vinceti M, Rothman KJ, Crespi CM, Sterni A, Cherubini A, Guerra L, Maffeis G, Ferretti E, Fabbì S, Teggi S, Consonni D, De Girolamo G, Meggiato A, Palazzi G, Paolucci P, Malagoli C. Leukemia risk in children exposed to benzene and PM10 from vehicular traffic: a case-control study in an Italian population. *Eur J Epidemiol.* 2012;27:781–790. [\[PMC free article\]](#) [\[PubMed\]](#)
28. Langholz B, Ebi KL, Thomas DC, Peters JM, London SJ. Traffic density and the risk of childhood leukemia in a Los Angeles case-control study. *Ann Epidemiol.* 2002;12:482–487. [\[PubMed\]](#)
29. Badaloni C, Ranucci A, Cesaroni G, Zanini G, Vienneau D, Al-Aidrous F, De Hoogh K, Magnani C, Forastiere F, Group SS Air pollution and childhood leukaemia: a nationwide case-control study in Italy. *Occup Environ Med.* 2013;70:876–883. [\[PubMed\]](#)
30. Reynolds P, Elkin E, Scalf R, Von Behren J, Neutra RR. A case-control pilot study of traffic exposures and early childhood leukemia using a geographic information system. *Bioelectromagnetics.* 2001;(Suppl 5):S58–68. [\[PubMed\]](#)
31. Reynolds P, Von Behren J, Gunier RB, Goldberg DE, Hertz A. Residential exposure to traffic in California and childhood cancer. *Epidemiology.* 2004;15:6–12. [\[PubMed\]](#)
32. Ghosh JK, Heck JE, Cockburn M, Su J, Jerrett M, Ritz B. Prenatal exposure to traffic-related air pollution and risk of early childhood cancers. *Am J Epidemiol.* 2013;178:1233–1239. [\[PMC free article\]](#) [\[PubMed\]](#)
33. Heck JE, Wu J, Lombardi C, Qiu J, Meyers TJ, Wilhelm M, Cockburn M, Ritz B. Childhood cancer and traffic-related air pollution exposure in pregnancy and early life. *Environ Health Perspect.* 2013;121:1385–1391. [\[PMC free article\]](#) [\[PubMed\]](#)
34. Heck JE, Park AS, Qiu J, Cockburn M, Ritz B. Risk of leukemia in relation to exposure to ambient air toxics in pregnancy and early childhood. *Int J Hyg Environ Health.* 2014;217:662–668. [\[PMC free article\]](#) [\[PubMed\]](#)
35. Savitz DA, Andrews KW. Review of epidemiologic evidence on benzene and lymphatic and hematopoietic cancers. *Am J Ind Med.* 1997;31:287–295. [\[PubMed\]](#)
36. DeMarini DM. Genotoxicity biomarkers associated with exposure to traffic and near-road atmospheres: a review. *Mutagenesis.* 2013;28:485–505. [\[PubMed\]](#)
37. IARC . IARC Monographs on the Evaluation of Carcinogenic Risks to Humans. Vol. 109. Lyon, France: 2014. Outdoor air pollution. in press.
38. Loomis D, Grosse Y, Lauby-Secretan B, El Ghissassi F, Bouvard V, Benbrahim-Tallaa L, Guha N, Baan R, Mattock H, Straif K, International Agency for Research on Cancer Monograph Working Group I The carcinogenicity of outdoor air pollution. *Lancet Oncol.* 2013;14:1262–1263. [\[PubMed\]](#)

Glen Ellyn Village Plan Commission and Village Board
February 23, 2017
Page 7

39. Pyatt D, Hays S. A review of the potential association between childhood leukemia and benzene. *Chem Biol Interact.* 2010;184:151–164. [\[PubMed\]](#)
40. D'Andrea MA, Reddy GK. Health effects of benzene exposure among children following a flaring incident at the British Petroleum Refinery in Texas City. *Pediatr Hematol Oncol.* 2014;31:1–10. [\[PubMed\]](#)
41. Whysner J, Reddy MV, Ross PM, Mohan M, Lax EA. Genotoxicity of benzene and its metabolites. *Mutat Res.* 2004;566:99–130. [\[PubMed\]](#)
42. Smith MT. Advances in understanding benzene health effects and susceptibility. *Annu Rev Public Health.* 2010;31:133–148. 132 p following 148. [\[PMC free article\]](#)[\[PubMed\]](#)
43. Neri M, Ugolini D, Bonassi S, Fucic A, Holland N, Knudsen LE, Sram RJ, Ceppi M, Bocchini V, Merlo DF. Children's exposure to environmental pollutants and biomarkers of genetic damage. II. Results of a comprehensive literature search and meta-analysis. *Mutat Res.* 2006;612:14–39. [\[PubMed\]](#)
44. Snyder R. Recent developments in the understanding of benzene toxicity and leukemogenesis. *Drug Chem Toxicol.* 2000;23:13–25. [\[PubMed\]](#)
45. Tung EW, Philbrook NA, Macdonald KD, Winn LM. DNA double-strand breaks and DNA recombination in benzene metabolite-induced genotoxicity. *Toxicol Sci.* 2012;126:569–577. [\[PubMed\]](#)
46. Badham HJ, LeBrun DP, Rutter A, Winn LM. Transplacental benzene exposure increases tumor incidence in mouse offspring: possible role of fetal benzene metabolism. *Carcinogenesis.* 2010;31:1142–1148. [\[PubMed\]](#)
47. Kampa M, Castanas E. Human health effects of air pollution. *Environ Pollut.* 2008;151:362–367. [\[PubMed\]](#)
48. Belpomme D, Irigaray P, Hardell L, Clapp R, Montagnier L, Epstein S, Saso AJ. The multitude and diversity of environmental carcinogens. *Environ Res.* 2007;105:414–429. [\[PubMed\]](#)
49. Bermudez E, Ferng SF, Castro CE, Mustafa MG. DNA strand breaks caused by exposure to ozone and nitrogen dioxide. *Environ Res.* 1999;81:72–80. [\[PubMed\]](#)
50. Snyder R. Leukemia and benzene. *Int J Environ Res Public Health.* 2012;9:2875–2893. [\[PMC free article\]](#)[\[PubMed\]](#)
51. Irons RD, Kerzic PJ. Cytogenetics in benzene-associated myelodysplastic syndromes and acute myeloid leukemia: new insights into a disease continuum. *Ann N Y Acad Sci.* 2014;1310:84–88. [\[PubMed\]](#)
52. Greaves MF, Wiemels J. Origins of chromosome translocations in childhood leukaemia. *Nat Rev Cancer.* 2003;3:639–649. [\[PubMed\]](#)
53. Wiemels JL, Cazzaniga G, Daniotti M, Eden OB, Addison GM, Masera G, Saha V, Biondi A, Greaves MF. Prenatal origin of acute lymphoblastic leukaemia in children. *Lancet.* 1999;354:1499–1503. [\[PubMed\]](#)

Glen Ellyn Village Plan Commission and Village Board
February 23, 2017
Page 8

54. Smith MT. Benzene, NQO1, and genetic susceptibility to cancer. *Proc Natl Acad Sci U S A*. 1999;96:7624–7626. [[PMC free article](#)] [[PubMed](#)]

55. Li C, Liu Y, Wei S, Zhou Y. A meta-analysis of the association between NQO1 C609T variation and acute myeloid leukemia risk. *Pediatr Blood Cancer*. 2014;61:771–777. [[PubMed](#)]

56. Li C, Zhou Y. Association between NQO1 C609T polymorphism and acute lymphoblastic leukemia risk: evidence from an updated meta-analysis based on 17 case-control studies. *J Cancer Res Clin Oncol*. 2014;140:873–881. [[PubMed](#)]

57. Wu J, Wilhelm M, Chung J, Ritz B. Comparing exposure assessment methods for traffic-related air pollution in an adverse pregnancy outcome study. *Environ Res*. 2011;111:685–692. [[PMC free article](#)] [[PubMed](#)]

2/23/17

Dear Chairman Loch,

- one final point I neglected to add is the large amount of trash + broken glass on the sidewalk on St. Charles Road from S corners down to the cemetery. I used to walk my kids to the Montessori school by S corners (starting from Lenox). I stopped because I didn't want to push a stroller over broken glass. I can only imagine that more trash will find itself on St. Charles road which is unfair to the Glen Ellyn residents living on St. Charles.

I think 7-11 will run this gas station out of business.

Please ensure my thoughts on this.

I'm also terrified of potential crime to homes on ELM behind the station. And from a view perspective there is no way to block a large ugly commercial structure from the yards on ELM

Sincerely,

MARK SIMON

604 ELM

Glen Ellyn, IL

John Sterrett

From: Mark Simon <[REDACTED]>
Sent: Thursday, March 30, 2017 9:53 AM
To: John Sterrett; Brendon Mendoza; ademos@glenellynvb.org; Diane McGinley; John Kenwood; Pete Ladesic; toshea@glenellynvb.org; Mark Senak; dclark@glenellynvb.org
Cc: Rick Massa; Diana Martinez; Megan Clifford; mike semprevivo; Christopher Greco
Subject: Five Corners Impact on Residential Home Values
Attachments: Speedwaygas.jpg

3/30/17

Greetings Elected Officials of our Beloved Village,
 I felt it was critical to seek professional insight from well-established real estate pros regarding the financial impact on the homes abutting the proposed station. Please read below to understand Bob Headrick's assessment.

Naturally, a financial impact on home values has a domino effect. And it takes a lovely street in our coveted LAKE ELLYN neighborhood converting it into a lower valued, less desired section. I think it is critical we commission a full economic impact study on the other homes and businesses in the area caused by this mega station.

How will the residents be compensated for their reduced home values not to mention the challenge of future salability? And what if chemicals trickle down the back yards between St. Charles and ELM?

Also – I know that Mark Senak took the time to visit the back yards on ELM to look at the visual impact and grade challenges (which aren't visible on an aerial shot).

Hope others will visit the abutting properties.

When the residential lots at FIVE CORNERS were converted to commercial former president Mark P. promised me that before any plans were made in the future a commission would take a close look at the parcels on ELM and the impact of development on these residential properties.

Finally, on Sunday morning I fueled up at the BRAND NEW Speedway at North and Swift. I was disgusted to see gas flowing on the ground toward the street. I don't want this type of runoff anywhere near our homes, street drains, backyards, wells, or our children at Forest Glen. We can and should do better.

With *respect & tremendous gratitude* for your commitment to our remarkable village,
 Mark Simon

This email and any attachments are confidential and intended solely for the use of the sender's intended recipient. If you received this email in error, please notify the sender immediately.

From: Bob Headrick
Sent: Tuesday, March 28, 2017 3:13 PM
To: Amy Bendigkeit
Subject: RE: Can I please ask your opinion?

Yuck!

External obsolescence at its finest. This is going to be a 10-15%~ consideration. I.e. a \$500K home-around \$75000; a \$1,000K home about \$150,000. Likely compounding that adjustment will be extended marketing times to find the buyer

willing to accept that site influence for this home; a larger discount "might" overcome the extended market time to some degree subject to what this market does as rates move up.

Hope this helps.

Best regards,

Bob

Robert E. Headrick, SRA, SCRP
President

Robert E. Headrick & Associates, Inc.

Real Estate Consultants & Valuation Experts

Specializing in Relocation, Litigation, Private & Lending Appraisals Serving the Chicagoland Metro Area since 1977

www.headrickappraisal.com

From: Amy Bendigkeit

Sent: Tuesday, March 28, 2017 2:48 PM

To: Bob Headrick

Subject: Re: Can I please ask your opinion?

here it is- you can see it is sizable

Amy Bendigkeit

The Bendigkeit Bunch

Direct: #(630) 649-8998 ~ E-Fax: #(630) 580-7442

Your #1 Real Estate Team

Top 1/2% Nationally - Chicago Agent Magazine Top 20 Suburban Agents

Trulia Top Ranked Realtors in Illinois for Client Satisfaction

Diamond Elite Premier Service Award

Berkshire Hathaway Home Services Chairman's Circle

KoenigRubloff Realty Group

Connect With Us!

[Facebook](#) ~ [Twitter](#) ~ [Pinterest](#) ~ [LinkedIn](#) ~ [Blog](#) ~ [YouTube](#)

www.BendigkeitBunch.com

I'm never too busy for your ***Referrals!***

From: Bob Headrick

Sent: Tuesday, March 28, 2017 2:43 PM

To: Amy Bendigkeit

Subject: RE: Can I please ask your opinion?

Hi Amy,

Please send me a photo.

Best regards,

Bob

Robert E. Headrick, SRA, SCRP
President

Robert E. Headrick & Associates, Inc.

Real Estate Consultants & Valuation Experts

Specializing in Relocation, Litigation, Private & Lending Appraisals Serving the Chicagoland Metro Area since 1977

From: Amy Bendigkeit

Sent: Tuesday, March 28, 2017 1:59 PM

To: Bob Headrick

Subject: Can I please ask your opinion?

Hi Bob!

Hope you are doing well and you are someplace warm for spring break!

Could use some off the cuff advice for two clients whose homes back up to the proposed HUGE 24 hour gas station on the corner of St Charles/Geneva and Main St.

These clients are asking how it will affect their resale value, which it of course WILL to be backing to this gas super station. I wondered if you could give me what percentage you would adjust for a property on elm street that now would back to this gas station?

Any help would be appreciated. I have a photo I can send you as well!

Thanks,

Amy Bendigkeit , BHHS KoenigRubloff

Amy Bendigkeit

The Bendigkeit Bunch

Direct: #(630) 649-8998 ~ E-Fax: #(630) 580-7442

Your #1 Real Estate Team

Top 1/2% Nationally - Chicago Agent Magazine Top 20 Suburban Agents

Trulia Top Ranked Realtors in Illinois for Client Satisfaction

Diamond Elite Premier Service Award

Berkshire Hathaway Home Services Chairman's Circle

KoenigRubloff Realty Group

Connect With Us!

[Facebook](#) ~ [Twitter](#) ~ [Pinterest](#) ~ [Linkedin](#) ~ [Blog](#) ~ [YouTube](#)

www.BendigkeitBunch.com



For the FOIA.

Regards,
Diane McGinley

From: Timothy Armstrong <[REDACTED]>
Sent: Monday, March 13, 2017 2:41 PM
To: dmcginley@glenellynvb.org
Subject: FW: Five Corners Gas Station

Diane:

Please see email below. I am forwarding this because one of your village email addresses is incorrect.

Thank you

Tim

Timothy A. Armstrong
[REDACTED]

From: Timothy Armstrong <[REDACTED]>
Sent: Monday, March 13, 2017 2:16 PM
To: kmcginley@glenellynvb.org
Subject: Five Corners Gas Station

Diane:

I just wanted to let you know that I am in favor of a 24 hour gas station at five corners. As a 27+ year resident of Glen Ellyn, I remember when there were two gas stations (one at the Walgreens location and one at the proposed site). Additionally, as a resident who has lived north of the tracks for almost 10 years, having a gas station nearby without having to go to either Roosevelt Road or North Avenue would be incredibly beneficial.

Thank you.

Tim

Timothy A. Armstrong



For the FOIA

Regards,
Diane McGinley

From: Mark Franz <mfranz@glenellyn.org>
Sent: Monday, March 13, 2017 2:26 PM
To: Village Board
Subject: FW: Letter In Favor of Shell

Good afternoon: The Q/A on 825 main that was shared with the Village Board over the weekend was in response to some of the concerns raised in the community. We also wanted to share with you the attached letter in support of the gas station. Just and FYI, but please keep the name on the letter confidential. This person wants to remained nameless and not lose future customers over this issue. See you all tonight.

Thanks.

Mark



From: Staci Hulseberg
Sent: Monday, March 13, 2017 12:14 PM
To: Mark Franz; Caroline Conlon
Subject: Letter In Favor of Shell

Can we share this with the Village Board? Please mention that this business owner is concerned about the Board mentioning this letter in public.

To who this may concern,

My name is [REDACTED] and I am third generation owner of [REDACTED] I would like to express my favorable opinion of the Intended Shell station to be built at Five Corners. I believe it would be a great benefit, not only the town of Glen Ellyn but also to the business located at Five Corners. Five Corners has always been a highly traveled intersection and also considered the gateway to Glen Ellyn, therefore making it a highly demanded location for commercial business. I believe it would drive business to the current businesses located there and would be a great convenience to the people entering and leaving Glen Ellyn. Also with its stylish looks and modern technology would also beautify the corner. I have no concern of pollution as I realize the regulations of the EPA will be strict and the engineer design team will take proper precautionary measures. Over the past 58 years we have had to deal with pollution regulations and we have always complied and have never had any issues with EPA regulations. I believe the shell station will propose no threat to Forest Glen School as it is in a safe proximity to whatever potential hazard could occur. The vacant lot that sits empty on the corner where the gas station is intended should be most definitely occupied with a commercial business and what better than a gas station. I think it has much potential for the economic gain and convenience for the people of Glen Ellyn.

[REDACTED]

For the FOIA

Regards,
Diane McGinley

From: Lori Ladesic <[REDACTED]>
Sent: Monday, March 13, 2017 2:53 PM
To: dmcginley@glenellynvb.org
Subject: FW: Shell Gas Station

Good Afternoon Trustee McGinley,

I am sending this email to express my support of the Special Use Permit to allow a gas station to be built at the five corners intersection.

Lori Ladesic
[REDACTED]

Angela Andrianopoulos

From: dclark@glenellynvb.org
Sent: Wednesday, March 22, 2017 5:14 PM
To: Greg Mathews
Subject: Fw: True North

Greg -

I misread request to be from anti-development residents. Attached is the first of two or three that I have received.

Dean

From: ademos@glenellynvb.org <ademos@glenellynvb.org>
Sent: Saturday, March 18, 2017 11:01 PM
To: mfranz@glenellyn.org; Village Board; gmathews@glenellyn.org
Subject: Fwd: True North

This sender failed our fraud detection checks and may not be who they appear to be. Learn about [spoofing](#)

[Feedback](#)

Begin forwarded message:

From: Rob Elliot [REDACTED]
Date: March 17, 2017 at 11:05:31 AM CDT
To: <ademos@glenellynvb.org>
Subject: True North
Reply-To: Rob Elliot [REDACTED]

Mr President,

As a lifelong member of the Glen Ellyn community, I would like to commend you and the Trustees for your favorable approval of the Improvement to our village North gate.

This corner ("five corners") has been in need of this type of development.

We, [REDACTED] have performed our services on several True North projects and can highly recommend them for their design, performance and construction. Most other oil companies would also include a car wash which would take up more of the site and likely cause the removal of the trees. Glen Ellyn needs a gas station in that location, as the only others are on Roosevelt Road.

Thank you for your service to our Village,
Rob

Rob Elliot



Angela Andrianopoulos

From: dclark@glenellynvb.org
Sent: Wednesday, March 22, 2017 5:15 PM
To: Greg Mathews
Subject: Fw: Five Corners Gas Station

Second forwarded e-mail from pro-development residents.

Dean

From: Timothy Armstrong <[REDACTED]>
Sent: Tuesday, March 14, 2017 9:05 AM
To: dclark@glenellynvb.org
Subject: RE: Five Corners Gas Station

Dean:

Thanks for your update as well as your vote. I really appreciate you getting back to me.

Take care.

Tim

Timothy A. Armstrong



From: dclark@glenellynvb.org [mailto:dclark@glenellynvb.org]
Sent: Tuesday, March 14, 2017 8:28 AM
To: Timothy Armstrong
Subject: Re: Five Corners Gas Station

Tim

I appreciate and value your comments regarding the Shell station at 5 Corners. I didn't have a chance to get back to you yesterday, but did want to update you this morning. Because the Issue was denied at the Plan Commission, we needed 4 Trustee votes to pass the override. Trustee Kenwood was stranded on the East Coast and chose not to participate by phone, for whatever reason. There were a tremendous number of residents who chose to speak to the Board. My guess was somewhere between 20 and 30, all with essentially the same message. The short version of a long story is that the Board voted 4-0 with Trustee Senak abstaining to grant the Special Use, and returning the Issue to the Plan Commission for further action. We hope to have

it back before the Board is reconstituted. It was an ugly evening, with the crowd threatening lawsuits and more, so it probably still isn't over, but I firmly believe that the Board made the right choice.

Thanks again for you input, Tim.

Dean

From: Timothy Armstrong <[REDACTED]>
Sent: Monday, March 13, 2017 2:12:43 PM
To: dclark@glenellynvb.org
Subject: Five Corners Gas Station

Dean:

I just wanted to let you know that I am in favor of a 24 hour gas station at five corners. As a 27+ year resident of Glen Ellyn, I remember when there were two gas stations (one at the Walgreens location and one at the proposed site). Additionally, as a resident who has lived north of the tracks for almost 10 years, having a gas station nearby without having to go to either Roosevelt Road or North Avenue would be incredibly beneficial.

Thank you.

Tim

Timothy A. Armstrong
[REDACTED]

Second forwarded e-mail from pro-development residents.

Dean

From: Timothy Armstrong <[REDACTED]>
Sent: Tuesday, March 14, 2017 9:05 AM
To: dclark@glenellynvb.org
Subject: RE: Five Corners Gas Station

Dean:

Thanks for your update as well as your vote. I really appreciate you getting back to me.

Take care.

Tim

Timothy A. Armstrong
[REDACTED]

From: dclark@glenellynvb.org [mailto:dclark@glenellynvb.org]
Sent: Tuesday, March 14, 2017 8:28 AM
To: Timothy Armstrong
Subject: Re: Five Corners Gas Station

Tim

I appreciate and value your comments regarding the Shell station at 5 Corners. I didn't have a chance to get back to you yesterday, but did want to update you this morning. Because the issue was denied at the Plan Commission, we needed 4 Trustee votes to pass the override. Trustee Kenwood was stranded on the East Coast and chose not to participate by phone, for whatever reason. There were a tremendous number of residents who chose to speak to the Board. My guess was somewhere between 20 and 30, all with essentially the same message. The short version of a long story is that the Board voted 4-0 with Trustee Senak abstaining to grant the Special Use, and returning the issue to the Plan Commission for further action. We hope to have

it back before the Board is reconstituted. It was an ugly evening, with the crowd threatening lawsuits and more, so it probably still isn't over, but I firmly believe that the Board made the right choice.

Thanks again for your input, Tim.

Dean

From: Timothy Armstrong <
Sent: Monday, March 13, 2017 2:12:43 PM
To: dclark@glenellynvb.org
Subject: Five Corners Gas Station

Dean:

I just wanted to let you know that I am in favor of a 24 hour gas station at five corners. As a 27+ year resident of Glen Ellyn, I remember when there were two gas stations (one at the Walgreens location and one at the proposed site). Additionally, as a resident who has lived north of the tracks for almost 10 years, having a gas station nearby without having to go to either Roosevelt Road or North Avenue would be incredibly beneficial.

Thank you.

Tim

Timothy A. Armstrong


FYI

Below is another "vote" for the gas station :)

----- Forwarded message -----

From: **Ian Rahal**

Date: Mon, Mar 13, 2017 at 3:38 PM

Subject: Proposed new petrol station at the empty lot at 5 corners

To: "pladesic@glenellynyvb.org" <pladesic@glenellynyvb.org>

Dear Pete: would be really great and beneficial to the village of Glen Ellyn to have a gas station at the 5 corners empty lot for the various reasons noted below:

1. As you well know, a gas station did exist on that property for decades so there is precedent.
2. Would be nice to have a gas station in GE proper like we used to have at Scotty's Shell, Majors Union 76, etc, without having to go to Glendale Heights, North Ave, or Roosevelt Road
3. GE needs more tax revenue, not less. Let's be business friendly
4. The design and safety of fuel storage tanks is far greater than what it was yesteryear.
5. There are multiple business' in the vicinity of the vacant lot so quite frankly there would be minimal if any disruption to the residents near to the proposed gas station site.

I vote a resounding YES for a new gas station like we used to have at 5 corners!

Best Regards,

From: Kevin Goyak >
Sent: Monday, March 13, 2017 1:24 PM
To: pladesic@glenellynvb.org
Subject: 5 corners

Pete
Hope all is well and I would like to see the gas station at 5 corners thanks

Kevin Goyak


----- Forwarded message -----

From: **Timothy Armstrong**
Date: Mon, Mar 13, 2017 at 2:16 PM
Subject: Five Corners Gas Station
To: pladesic@glenellynvb.org

Pete:

I just wanted to let you know that I am in favor of a 24 hour gas station at five corners. As a 27+ year resident of Glen Ellyn, I remember when there were two gas stations (one at the Walgreens location and one at the proposed site). Additionally, as a resident who has lived north of the tracks for almost 10 years, having a gas station nearby without having to go to either Roosevelt Road or North Avenue would be incredibly beneficial.

Thank you.

Tim

Timothy A. Armstrong

From: Pete Ladesic Personal
Sent: Monday, March 13, 2017 2:47 PM
To: Mark Franz; Staci Hulseberg; Alex Demos
Subject: Re: FW: Letter in Favor of Shell

Mark and Staci,
I personally spoke with The owner of the Village Garage and he supports the gas station as well.
Pete

On Mon, Mar 13, 2017 at 2:26 PM, Mark Franz <mfranz@glenellyn.org> wrote:

Good afternoon: The Q/A on 825 main that was shared with the Village Board over the weekend was in response to some of the concerns raised in the community. We also wanted to share with you the attached letter in support of the gas station. Just and FYI, but please keep the name on the letter confidential. This person wants to remained nameless and not lose future customers over this issue. See you all tonight.

Thanks,

Mark



From: Staci Hulseberg
Sent: Monday, March 13, 2017 12:14 PM
To: Mark Franz; Caroline Conlon
Subject: Letter in Favor of Shell

Can we share this with the Village Board? Please mention that this business owner is concerned about the Board mentioning this letter in public.

From: Diane McGinley [REDACTED]
Sent: Monday, March 20, 2017 2:28 PM
To: Greg Mathews
Subject: Re: FOIA request for 825 N. Main St.

I have nothing outside my village email. There is support online on Facebook, in forums, etc, but nothing sent directly to me.

Diane McGinley

On Mar 20, 2017 2:02 PM, "Greg Mathews" <gmathews@glenellyn.org> wrote:

All, we received a FOIA request related to emails/letters/petitions received in support of the True North project to construct a convenience store/gas station at 825 Main St. As part of our response we ask each of the Board members to review any emails they have received and forward them to me for appropriate redactions and distribution via our response. I request that you either forward emails or provide paper copies by Wednesday, March 22, if possible. If that is a problem, let me know. The request is found below. Thank you.

Form Name : FOIA Request Form

Date Submitted : 03/15/2017 15:10:31 PM ~~~~~

Date of Request:

March 13, 2017

This is a request under the Freedom of Information Act for any and all correspondence including emails and letters, or signed petitions from residents of Glen Ellyn to any and all Village of Glen Ellyn Board Trustees showing support for a Gas station to be built at 825 N. Main Street, Glen Ellyn, IL 60137.

Please send me the records as an electronic PDF if that is not possible, in the electronic format in which you keep the records. If the records are only in paper format, please scan them into PDFs. Please email me the records, or if that is not possible, mail them to me on a CD. If you are unable to send the records in one of the formats I requested, please contact me to discuss alternatives. Please contact me for my authorization of any charge in excess of \$10. I am not making this request for a commercial purpose.

Thank you,

Gregory S. Mathews | Village Attorney | Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137 | Direct: 630-547-5294 |
Email: gmathews@glenellyn.org

The information contained in this communication is confidential, may be attorney-client privileged, may constitute privileged information, and is intended only for the use of the addressee. It is the property of the Village of Glen Ellyn. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please do not read it and notify us immediately by return e-mail at gmathews@glenellyn.org. We may ask you to destroy this communication and all copies thereof, including all attachments.

Begin forwarded message:

From: Mark Franz <mfranz@glenellyn.org>
Date: March 13, 2017 at 2:26:32 PM CDT
To: Village Board <VillageBoard@glenellyn.org>
Subject: FW: Letter in Favor of Shell

Good afternoon: The Q/A on 825 main that was shared with the Village Board over the weekend was in response to some of the concerns raised in the community. We also wanted to share with you the attached letter in support of the gas station. Just and FYI, but please keep the name on the letter confidential. This person wants to remained nameless and not lose future customers over this issue. See you all tonight.

Thanks.

Mark

To who this may concern,

My name is _____ and I am third generation owner of _____. I would like to express my favorable opinion of the intended Shell station to be built at Five Corners. I believe it would be a great benefit, not only the town of Glen Ellyn but also to the business located at Five Corners. Five Corners has always been a highly traveled intersection and also considered the gateway to Glen Ellyn, therefore making it a highly demanded location for commercial business. I believe it would drive business to the current businesses located there and would be a great convenience to the people entering and leaving Glen Ellyn. Also with its stylish looks and modern technology would also beautify the corner. I have no concern of pollution as I realize the regulations of the EPA will be strict and the engineer design team will take proper precautionary measures. Over the past 58 years we have had to deal with pollution regulations and we have always complied and have never had any issues with EPA regulations. I believe the shell station will propose no threat to Forest Glen School as it is in a safe proximity to whatever potential hazard could occur. The vacant lot that sits empty on the corner where the gas station is intended should be most definitely occupied with a commercial business and what better than a gas station. I think it has much potential for the economic gain and convenience for the people of Glen Ellyn.

Begin forwarded message:

From: Peter Ladesic <[REDACTED]>
Date: March 13, 2017 at 3:51:59 PM CDT
To: Mark Franz <mfranz@glenellyn.org>, Staci Hulseberg <shulseberg@glenellyn.org>, Caroline Conlon <cconlon@glenellyn.org>
Cc: AlexVB Demos <ademosVB@glenellyninfo.org>
Subject: Fwd: Proposed new petrol station at the empty lot at 5 corners

FYI

Below is another "vote" for the gas station :)

----- Forwarded message -----

From: Ian Rahal <[REDACTED]>
Date: Mon, Mar 13, 2017 at 3:38 PM
Subject: Proposed new petrol station at the empty lot at 5 corners
To: "pladesic@glenellynvb.org" <pladesic@glenellynvb.org>

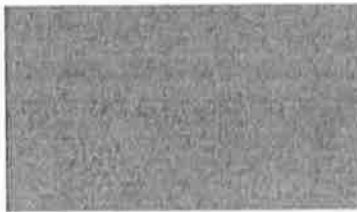
Dear Pete: would be really great and beneficial to the village of Glen Ellyn to have a gas station at the 5 corners empty lot for the various reasons noted below:

1. As you well know, a gas station did exist on that property for decades so there is precedent.
2. Would be nice to have a gas station in GE proper like we used to have at Scotty's Shell, Majors Union 76, etc, without having to go to Glendale Heights, North Ave, or Roosevelt Road
3. GE needs more tax revenue, not less. Let's be business friendly
4. The design and safety of fuel storage tanks is far greater than what it was yesteryear.
5. There are multiple business' in the vicinity of the vacant lot so quite frankly there would be minimal if any disruption to the residents near to the proposed gas station site.

I vote a resounding YES for a new gas station like we used to have at 5 corners!

Best Regards,

Ian Rahal



This message and any attachments may contain confidential information and are only for the viewing and use of the intended recipients. If you are not an intended recipient of this message, please notify the sender by return e-mail, and delete all copies of this message and any attachments from your system. Any unauthorized use, disclosure, distribution, or reproduction of this message or any attachments is prohibited and may be unlawful.

Begin forwarded message:

From: Peter Ladesic <[REDACTED]>
Date: March 13, 2017 at 5:28:48 PM CDT
To: Caroline Conlon <cconlon@glenellyn.org>, Mark Franz <mfranz@glenellyn.org>, Staci Hulseberg <shulseberg@glenellyn.org>, AlexVB Demos <ademosVB@glenellyninfo.org>
Subject: Fwd: Five Corners Gas Station

----- Forwarded message -----

From: Timothy Armstrong <[REDACTED]>
Date: Mon, Mar 13, 2017 at 2:16 PM
Subject: Five Corners Gas Station
To: pladesic@glenellynva.org

Pete:

I just wanted to let you know that I am in favor of a 24 hour gas station at five corners. As a 27+ year resident of Glen Ellyn, I remember when there were two gas stations (one at the Walgreens location and one at the proposed site). Additionally, as a resident who has lived north of the tracks for almost 10 years, having a gas station nearby without having to go to either Roosevelt Road or North Avenue would be incredibly beneficial.

Thank you.

Tim

Timothy A. Armstrong



Begin forwarded message:

From: Peter Ladesic <[REDACTED]>
Date: March 13, 2017 at 5:21:36 PM CDT
To: Staci Hulseberg <shulseberg@glenellyn.org>, Mark Franz <mfranz@glenellyn.org>
Cc: AlexVB Demos <ademosVB@glenellyninfo.org>
Subject: Fwd: Fw: 5 corners

From: Kevin Goyak <[REDACTED]>
Sent: Monday, March 13, 2017 1:24 PM
To: pladesic@glenellynvb.org
Subject: 5 corners

Pete

Hope all is well and I would like to see the gas station at 5 corners thanks

Kevin Goyak
[REDACTED]

Begin forwarded message:

From: Rob Elliot [REDACTED]
Date: March 17, 2017 at 11:05:31 AM CDT
To: <ademos@glenellynvb.org>
Subject: True North
Reply-To: Rob Elliot [REDACTED]

Mr President,

As a lifelong member of the Glen Ellyn community, I would like to commend you and the Trustees for your favorable approval of the Improvement to our village North gate.

This corner ("five corners") has been in need of this type of development. We, Elliot Construction, have performed our services on several True North projects and can highly recommend them for their design, performance and construction. Most other oil companies would also include a car wash which would take up more of the site and likely cause the removal of the trees. Glen Ellyn needs a gas station in that location, as the only others are on Roosevelt Road.

Thank you for your service to our Village,
Rob

Rob Elliot

[REDACTED]

Angela Andrianopoulos

From: Peter Ladesic <[REDACTED]>
Sent: Monday, March 27, 2017 12:34 PM
To: Angela Andrianopoulos
Subject: Fwd: Shell gas station

Email 2

----- Forwarded message -----

From: Lori Ladesic <[REDACTED]>
Date: Mon, Mar 13, 2017 at 2:05 PM
Subject: Shell gas station
To: "pladesic@glenellynvb.org" <pladesic@glenellynvb.org>

Please vote yes on the Special Use permit for the gas station. We need a gas station at 5 corners.

Angela Andrianopoulos

From: pladesic@glenellynvb.org
Sent: Tuesday, March 28, 2017 9:04 AM
To: Angela Andrianopoulos
Subject: Fw: Five Corners Gas Station.

From: Suzanne Armstrong <
Sent: Monday, March 13, 2017 1:26 PM
To: pladesic@glenellynvb.org
Subject: Five Corners Gas Station.

Pete:

I am in favor of a 24 hour gas station at five corners.

Jim

Sent from my iPhone

Angela Andrianopoulos

From: Diane McGinley
Sent: Tuesday, March 21, 2017 2:47 PM
To: Greg Mathews
Subject: Fw: Shell Gas Station

For the FOIA

Regards,
Diane McGinley

From: Lori Ladesic <
Sent: Monday, March 13, 2017 2:53 PM
To: dmcginley@glenellynvb.org
Subject: FW: Shell Gas Station

Good Afternoon Trustee McGinley,

I am sending this email to express my support of the Special Use Permit to allow a gas station to be built at the five corners intersection.

Lori Ladesic

Angela Andrianopoulos

From: pladesic@glenellynvb.org
Sent: Tuesday, March 28, 2017 9:04 AM
To: Angela Andrianopoulos
Subject: Fw: Five Corners Gas Station.

From: Suzanne Armstrong
Sent: Monday, March 13, 2017 1:26 PM
To: pladesic@glenellynvb.org
Subject: Five Corners Gas Station.

Pete:

I am in favor of a 24 hour gas station at five corners.

Tim

Sent from my iPhone

MEMORANDUM TO: Ron Ambrose
Ambrose Design Group, LLC

FROM: Brendan S. May
Consultant

Luay R. Aboona, PE
Principal

DATE: May 2, 2016

SUBJECT: Traffic Impact Study
True North Gas Station
Glen Ellyn, Illinois

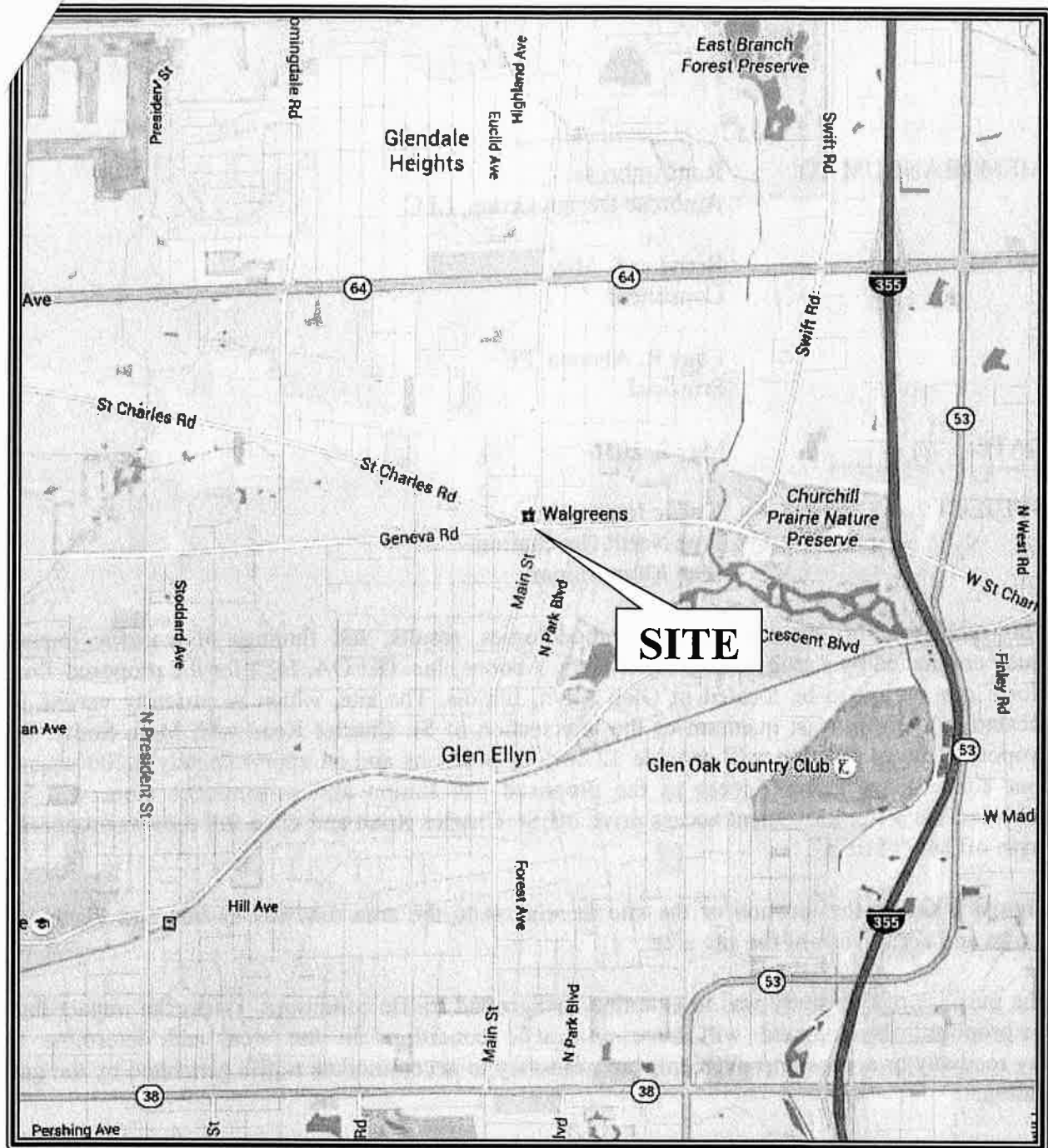
This memorandum summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed True North gas station to be located in Glen Ellyn, Illinois. The site, which is currently vacant, is located in the southeast quadrant of the intersection of St. Charles Road with Main Street. As proposed, the gas station will provide 12 fueling positions and an approximately 4,200 square foot convenience store. Access to the proposed gas station and convenience store will be provided via a full movement access drive off St. Charles Road and via a full movement access drive off Main Street.

Figure 1 shows the location of the site in relation to the area roadway system and **Figure 2** shows an aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the gas station.

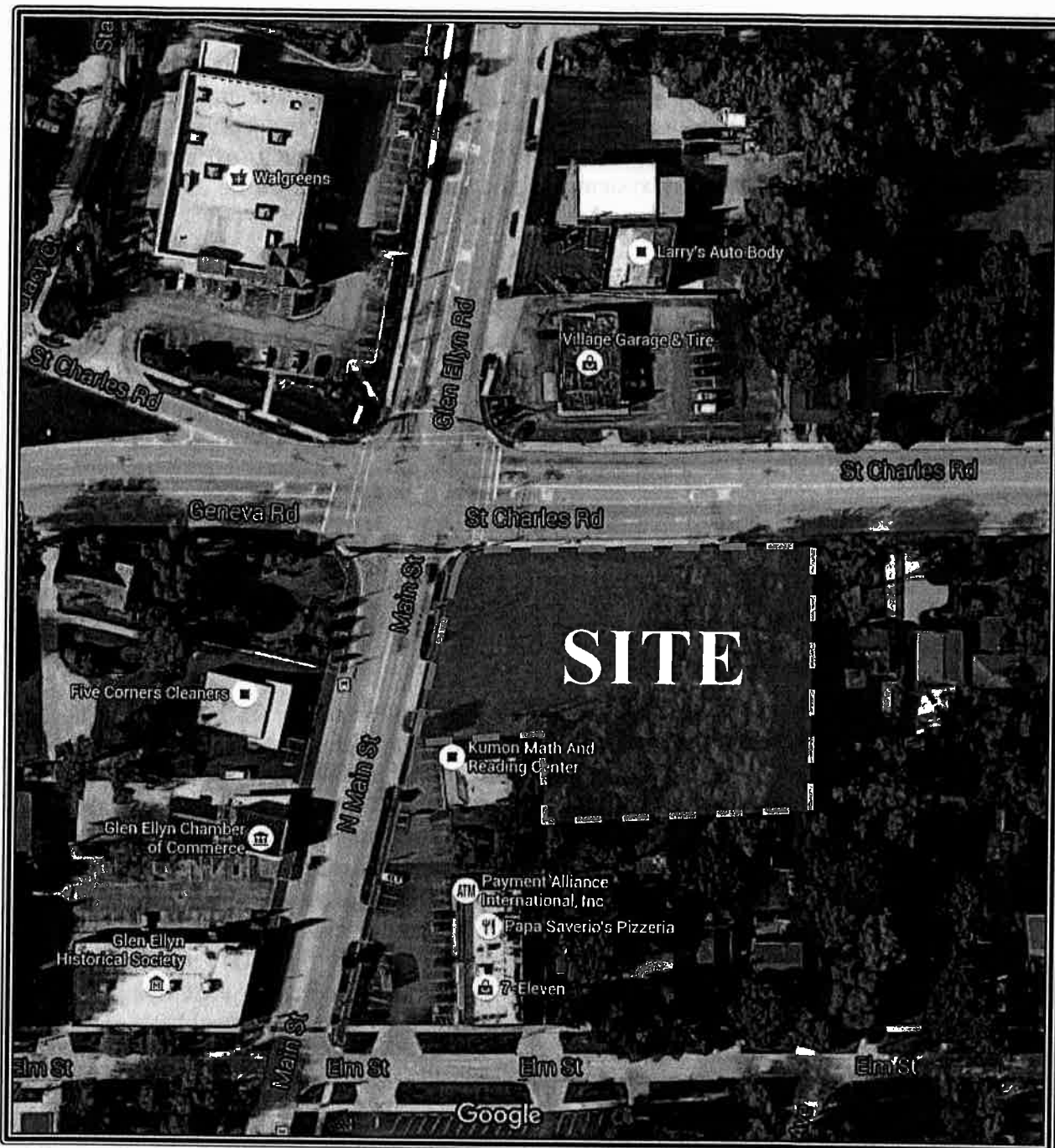
The sections of this report present the following.

- Existing roadway conditions
- A description of the proposed gas station
- Vehicle trip generation for the proposed development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system, adjacent roadway network, and internal circulation



Site Location

Figure 1



Aerial View of Site Location

Figure 2

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

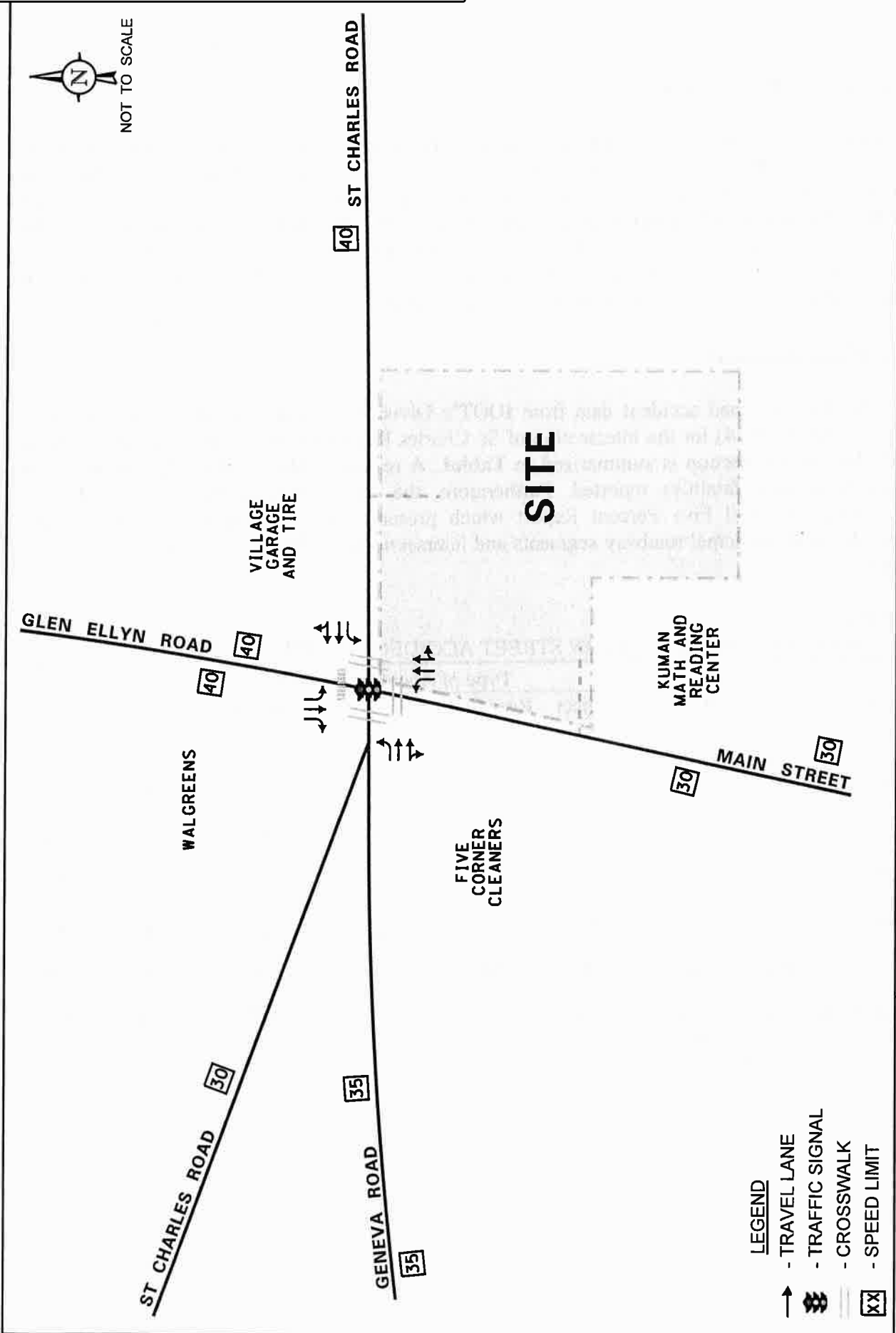
The site is located in the southeast quadrant of the intersection of St. Charles Road with Main Street. Land uses in the vicinity of the site are primarily residential in all directions with Village Garage and Tire and Larry's Auto Body to the north, Walgreens to the northwest, Five Corners Cleaners, Glen Ellyn Chamber of Commerce Glen Ellyn Historical Society to the southwest and Kumon Math and Reading Center, Main Cleaners, Papa Saverio's Pizzeria and 7-Eleven to the south.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the site are described below and shown in **Figure 3**.

St. Charles Road is an east-west arterial roadway that in the vicinity in the site provides two lanes in each direction east of Main Street and one lane in each direction west of Main Street. At its signalized intersection with Main Street, St. Charles Road provides an exclusive left-turn lane, a through lane, a shared through/right-turn lane and a standard style crosswalk. West of the intersection, St. Charles Road continues northwest via a slip lane that is provided off the west leg of the intersection. The west leg of this intersection is designated as Geneva Road which provides an exclusive left-turn lane, a through lane, a shared through/right-turn lane and a standard style crosswalk. St. Charles Road is under the jurisdiction of the DuPage County Division of Transportation (DuDOT), carries an average daily traffic (ADT) volume of 25,200 vehicles and has a posted speed limit of 40 miles per hour. Geneva Road is under the jurisdiction of DuDOT, carries an ADT volume of 24,200 vehicles and has a posted speed limit of 35 miles per hour.

Main Street is a north-south arterial roadway that in the vicinity of the site generally provides one lane in each direction. At its signalized intersection with St. Charles Road, Main Street widens to provide an exclusive left-turn lane, a through lane, a shared through/right-turn lane and a standard style crosswalk on the northbound approach. The north leg of this intersection is designated as Glen Ellyn Road which provides an exclusive left-turn lane, an exclusive through lane, an exclusive right-turn lane and a high visibility crosswalk. Main Street is under the jurisdiction of DuDOT, carries an ADT volume of 12,200 vehicles and has a posted speed limit of 30 miles per hour. Glen Ellyn Road is under the jurisdiction of DuDOT, carries an ADT volume of 13,700 vehicles and has a posted speed limit of 40 miles per hour.



KLOA Job No: 16-076	Figure: 3
PROJECT: True North Gas Station Glen Ellyn, Illinois	TITLE: Existing Roadway Characteristics

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts at the intersection of St. Charles Road with Main Street. The traffic counts were conducted on Tuesday, January 26, 2016 during the weekday morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.

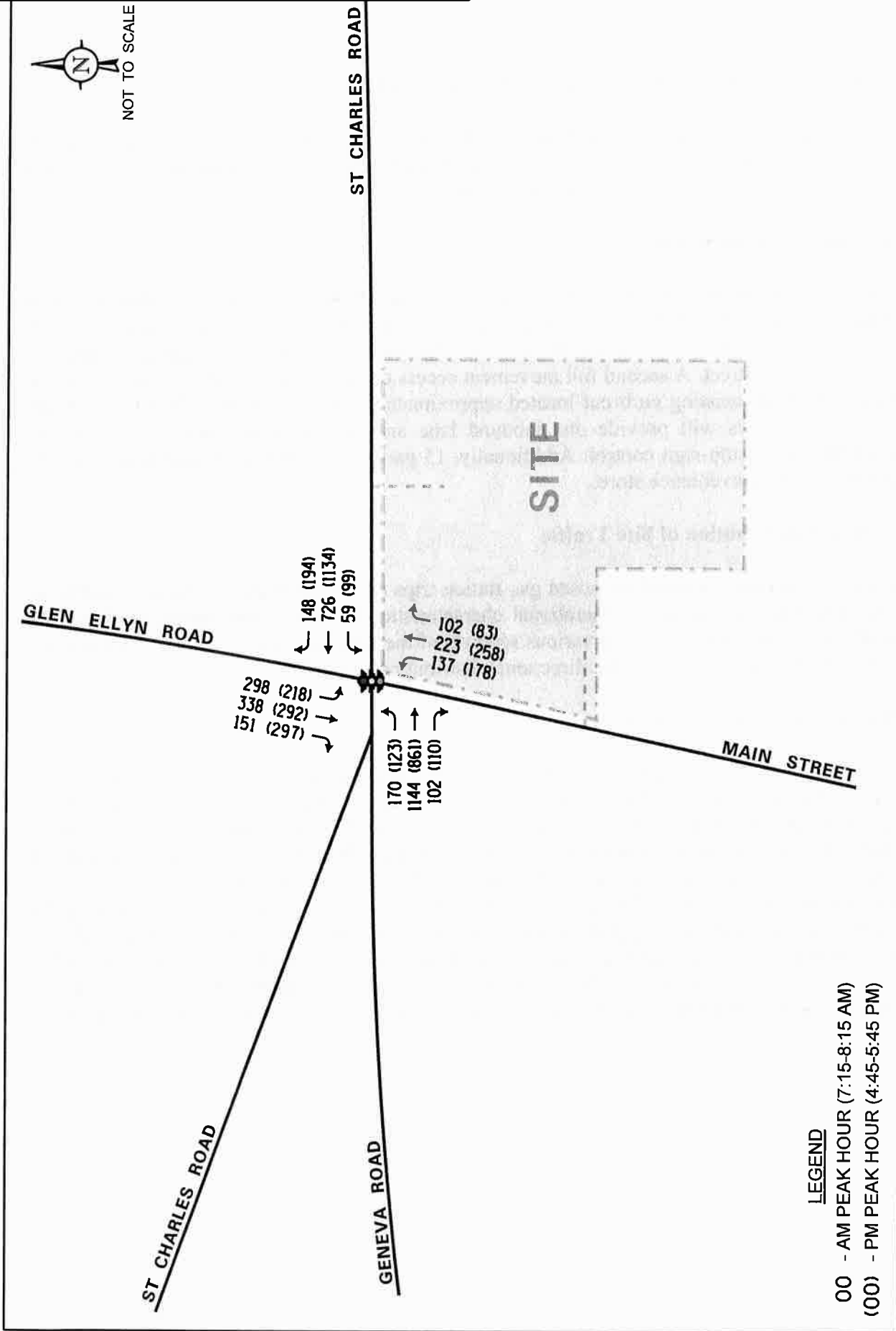
Accident Analysis

KLOA, Inc. obtained accident data from IDOT's Division of Traffic Safety for the past five years (2010 to 2014) for the intersection of St. Charles Road with Main Street and the accident data for the intersection is summarized in **Table 1**. A review of the accident data showed that there were zero fatalities reported. Furthermore, the intersection is not listed in IDOT's Statewide or Local Five Percent Report which presents the five percent of state, county, township and municipal roadway segments and intersections exhibiting the most pressing safety needs.

Table 1

ST. CHARLES ROAD WITH MAIN STREET ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	1	2	6	0	10	1	20
2011	0	0	6	0	8	0	14
2012	1	1	4	0	9	1	16
2013	1	0	7	1	2	0	11
2014	<u>3</u>	<u>0</u>	<u>7</u>	<u>1</u>	<u>7</u>	<u>0</u>	<u>18</u>
Total	6	3	30	2	36	2	79
Average/Year	1.2	<1	6	<1	7.2	<1	15.8



KLOA
Job No: 16-076
Figure:

Existing Traffic Volumes

PROJECT:
True North Gas Station
Glen Ellyn, Illinois

Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

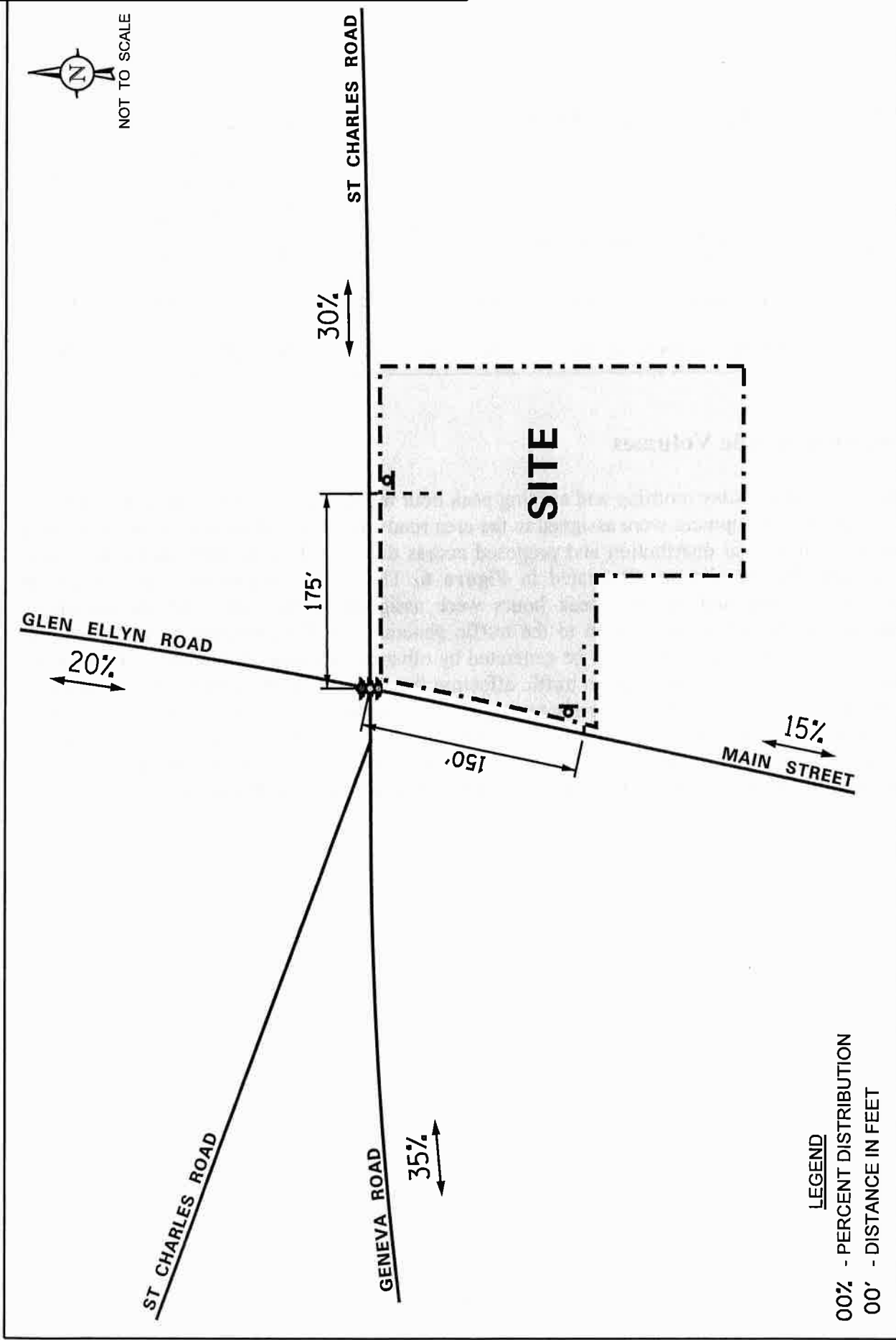
As proposed, the plans call for the development of a gas station providing 12 fueling positions and an approximately 4,200 square-foot convenience store. Access to the development will be provided via a full movement access drive on St. Charles Road to be located approximately 175 feet east of Main Street. A second full movement access drive will be provided on Main Street at the location of an existing curb cut located approximately 150 feet south of St. Charles Road. These access drives will provide one inbound lane and two outbound lanes with outbound movements under stop-sign control. Additionally, 15 parking spaces will be provided along the north side of the convenience store.

Directional Distribution of Site Traffic

The directional distribution of proposed gas station trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. **Figure 5** illustrates the directional distribution of traffic.

Estimated Site Traffic Generation

The volume of traffic generated by a development is based on the type of land use and the size of the development. The number of passenger vehicle peak hour trips estimated to be generated by the proposed development was based on the rates contained in *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to gas stations are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. As a result and in order to account for these trips, a 60 percent pass-by reduction was applied to the trip generation estimates. **Table 2** illustrates the peak hour traffic estimated to be generated by the gas station.



KLOA
Job No: 16-076
Figure: 5

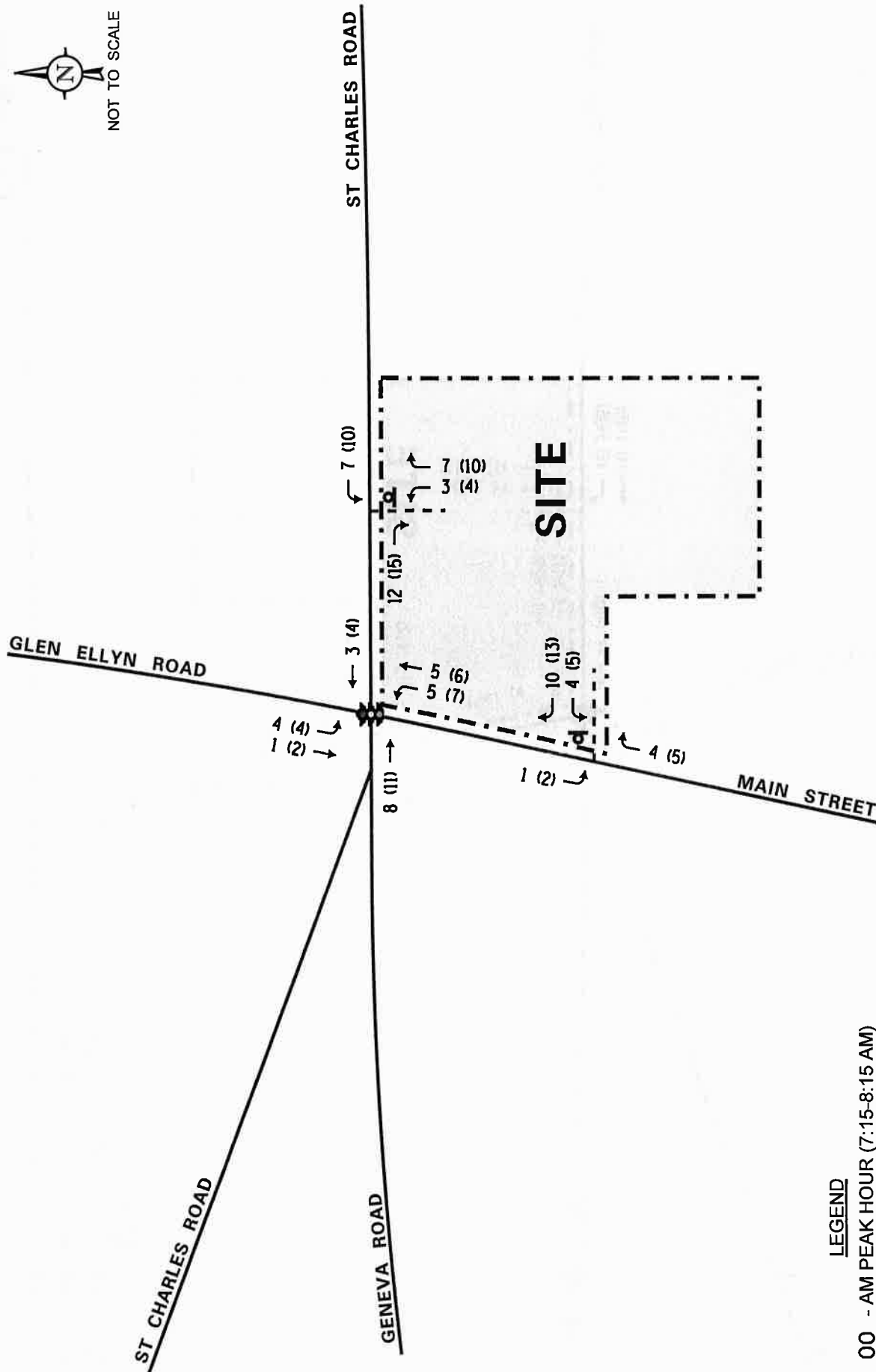
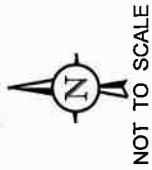
PROJECT: True North Gas Station Glen Ellyn, Illinois	TITLE: Estimated Directional Distribution
--	--

Table 2
SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday A.M.			Weekday P.M.			Daily Trips
		Peak Hour			Peak Hour			
		In	Out	Total	In	Out	Total	
945	Gas Station with Convenience Store (12 Fueling Positions)	61	61	122	81	81	162	1954
	Pass-By Trip Reduction (60%)	<u>-37</u>	<u>-37</u>	<u>-74</u>	<u>-49</u>	<u>-49</u>	<u>-98</u>	<u>-1172</u>
	Total New Trips Generated	24	24	48	32	32	64	782

Projected Traffic Volumes

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the area roadways in accordance with the previously described directional distribution and proposed access drives. The new trips peak hour traffic assignment for the site are illustrated in **Figure 6**. The estimated pass-by trips during the weekday morning and evening peak hours were assigned to the area roadway system as illustrated in **Figure 7**. In addition to the traffic generated by the proposed development, the study also included traffic that may be generated by other potential developments in the area. To account for the potential increase in traffic affecting the study area, an ambient growth factor of two-thirds of a percent per year for six years (four percent total) was used based on projections by the Chicago Metropolitan Agency for Planning (CMAP). The existing traffic volumes increased by the growth factor and were combined with the new and pass-by traffic volumes to determine the Year 2022 projected traffic volumes which are shown in **Figure 8**.



LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:45-5:45 PM)

TITLE:

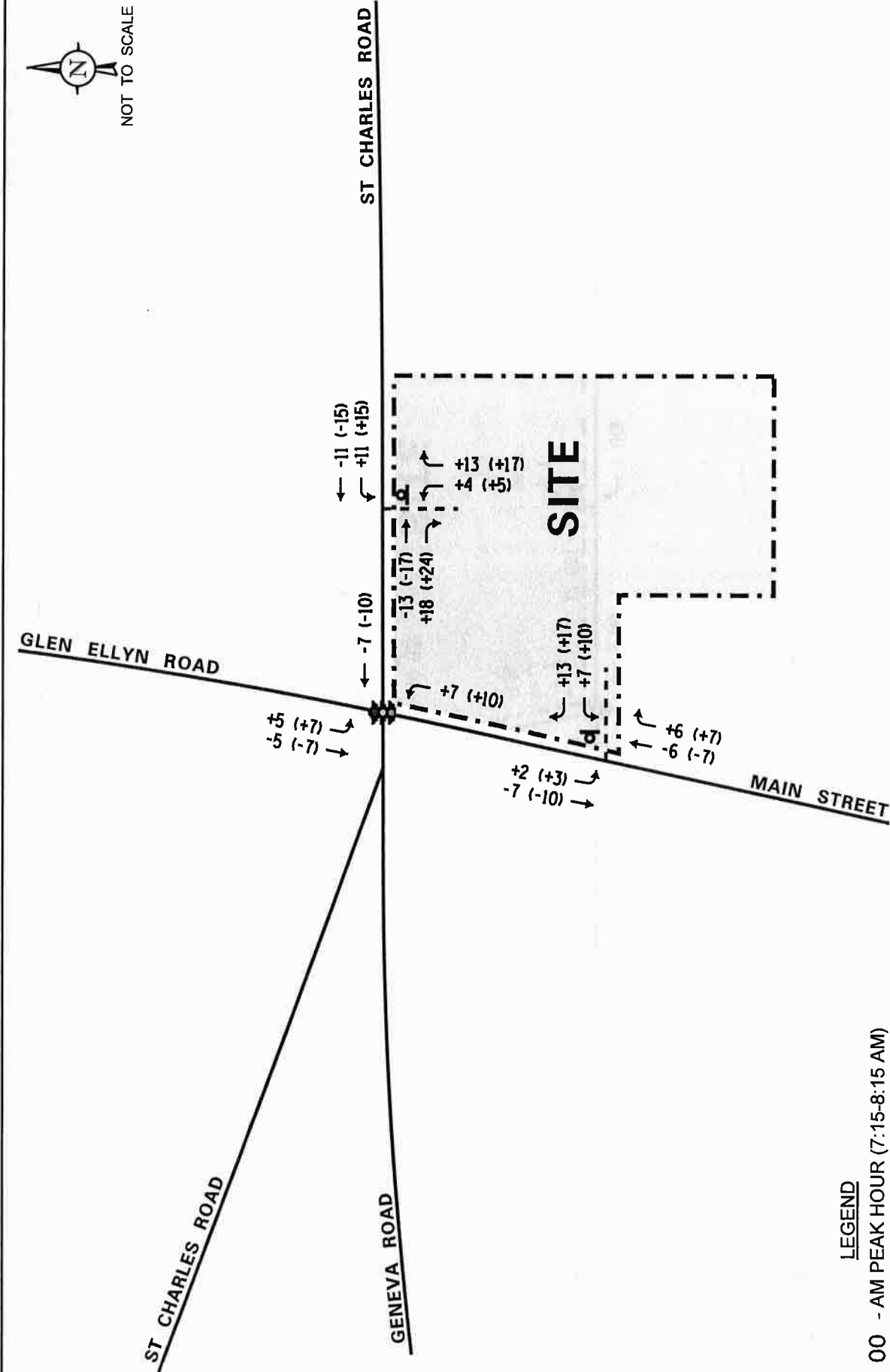
PROJECT:

New Traffic Assignment

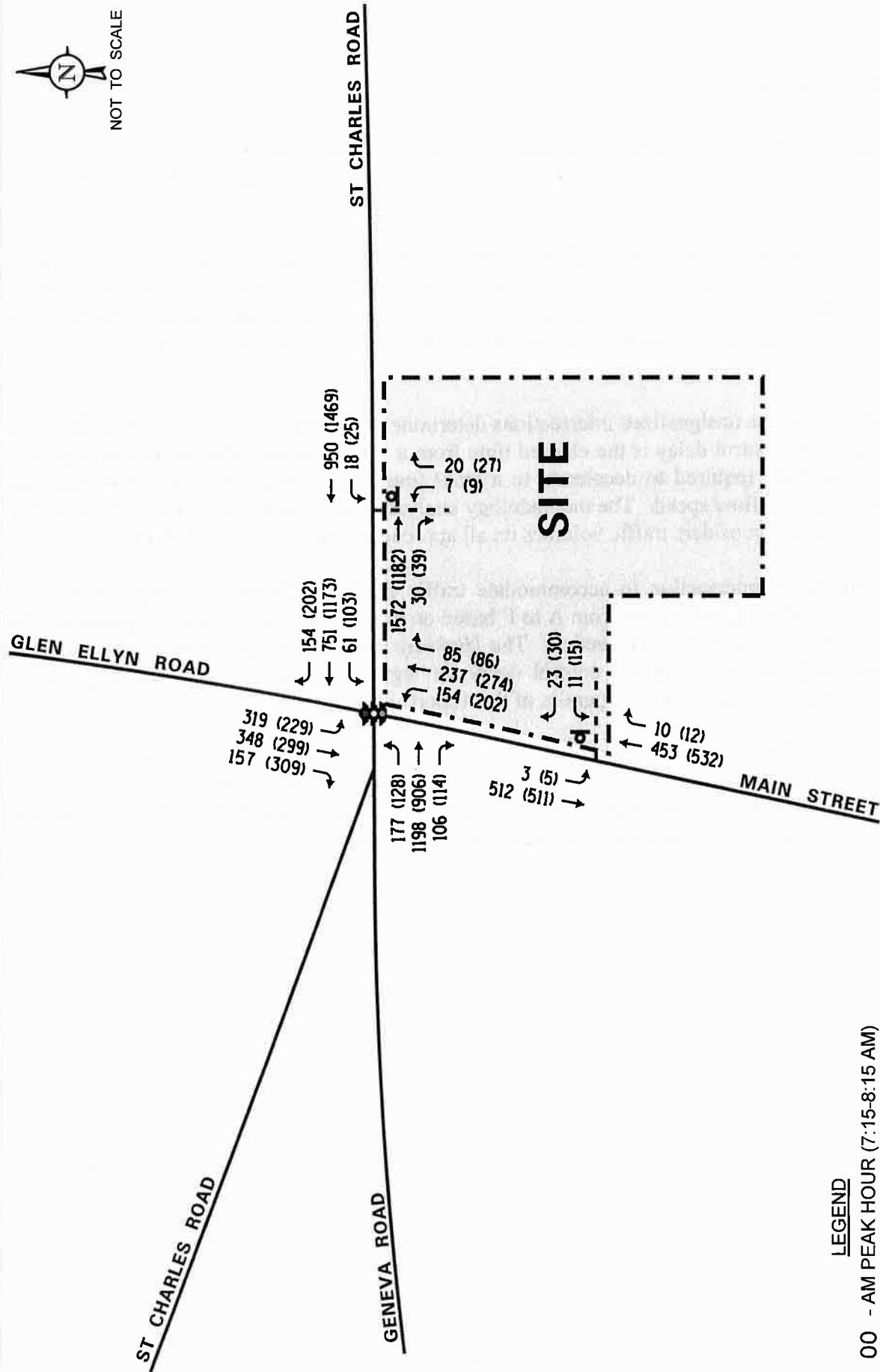
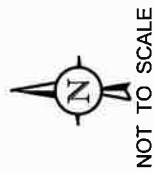
True North Gas Station
Glen Ellyn, Illinois

KLOA
Job No: 16-076

Figure: 6



PROJECT:	True North Gas Station Glen Ellyn, Illinois
TITLE:	Pass-By Traffic Assignment



Year 2022 Total Projected Traffic Volumes

PROJECT: True North Gas Station
Glen Ellyn, Illinois

TITLE:

Traffic Analysis

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2016) and future projected (Year 2022) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using the HCS 2010 software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2022 total projected conditions are presented in **Tables 3** and **4**, respectively. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
St. Charles Road with Main Street ¹				
• Overall	C	31.4	C	31.7
• Eastbound Approach	C	23.1	B	18.8
• Westbound Approach	C	22.7	C	26.6
• Northbound Approach	D	41.6	D	43.7
• Southbound Approach	D	50.7	D	50.3
LOS = Level of Service				
Delay is measured in seconds.				
1 - Signalized Intersection				

Table 4
CAPACITY ANALYSIS RESULTS – YEAR 2020 PROJECTED VOLUMES

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
St. Charles Road with Main Street ¹				
• Overall	C	33.9	C	34.0
• Eastbound Approach	C	26.4	B	19.9
• Westbound Approach	C	24.8	C	28.9
• Northbound Approach	D	41.2	D	47.7
• Southbound Approach	D	53.8	D	53.6
St. Charles Road with Proposed Access Drive ²				
• Northbound Approach	E	45.5	D	27.3
• Eastbound Lefts	C	15.1	B	12.1
Main Street with Proposed Access Drive ²				
• Westbound Approach	B	13.0	B	13.9
• Southbound Lefts	B	10.3	B	10.8
LOS = Level of Service				
Delay is measured in seconds.				
1 - Signalized Intersection				
2 - Unsignalized Intersection				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements necessary to accommodate the development traffic, if necessary.

St. Charles Road with Main Street

The results of the capacity analysis indicate that overall this intersection currently operates at the acceptable level of service (LOS) C during the weekday morning and weekday evening peak hours. Under future conditions, the intersection is projected to continue operating at LOS C during the peak hours with increases in delay of less than three seconds. Each of the approaches are projected to maintain the existing LOS D or better during the peak hours with increases in delay of four seconds or less. Furthermore, the 95th Percentile queues for the westbound left-turns are projected to be a maximum of 70 feet which will not extend beyond the location of the proposed access drive on St. Charles Road. It should be noted that the 95th percentile queues for the northbound left-turns from Main Street onto Geneva Road are projected to extend beyond the location of the proposed access drive on Main Street. As such, the proposed development will have a limited impact on the operations of this intersection and no roadway improvements or signal modifications will be required.

St. Charles Road with Proposed Full Access Drive

The results of the capacity analysis indicate that this access drive is projected to operate at LOS E during the weekday morning peak hour and at LOS D during the weekday evening peak hour with 95th percentile queues of one to two vehicles. Furthermore, westbound left-turns onto the access drive are projected to operate at LOS C or better during the peak hours with 95th percentile queues of one to two vehicles. These queues will have a minimal impact on the operations of the westbound left-turn lane serving the signalized intersection of St. Charles Road with Main Street. The provision of a full movement access drive on St. Charles Road will reduce the number of vehicles exiting onto Main Street to access the northbound left-turn lane onto Geneva Road, limiting the impact of the proposed development on this specific movement. As such, the proposed access drive will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access to the development.

Main Street with Proposed Full Access Drive

The results of the capacity analyses indicate that this access drive is projected to operate at LOS B during both peak hours with 95th percentile queues of one to two vehicles. Furthermore, southbound left-turns on to the access drive are projected to operate at LOS B during both peak hours with 95th percentile queues of one to two vehicles. As such, this access drive will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access to the development.

Conclusion and Recommendations

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made.

- The majority of trips to and from the site will be pass-by trips, reducing the overall impact of the proposed.
- The gas station is projected to have a limited impact on the operation of the roadway system. As a result, no roadway improvements and/or traffic control modifications are required at the signalized intersection of St. Charles Road and Main Street.
- The two site access drives will be adequate in serving the traffic that will be generated by the gas station.
- The provision of two full movement access drives will be provide flexible access to the development and will reduce the traffic load at any one location.
- Outbound movements at both access drives will be under stop sign control.

Appendix

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Glen Ellyn Road with St. Charles Road
Site Code: 03/03/2016
Start Date: 03/03/2016
Page No: 1

Turning Movement Data

Start Time	Geneva Road Eastbound						St. Charles Road Westbound						Main Street Northbound						Glen Ellyn Road Southbound					
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total
7:00 AM	0	35	246	19	0	300	0	11	109	23	0	143	0	26	54	26	0	106	0	88	79	23	0	190
7:15 AM	0	44	314	29	0	387	0	13	166	36	0	215	0	35	51	26	0	112	0	84	98	26	0	208
7:30 AM	0	44	301	23	0	368	0	17	162	42	0	221	0	63	74	30	0	167	0	77	84	45	0	206
7:45 AM	0	40	311	24	1	375	0	10	223	38	0	271	0	14	60	21	0	95	0	70	91	32	0	193
Hourly Total	0	163	1172	95	1	1430	0	51	660	139	0	850	0	138	239	103	0	480	0	319	352	126	0	797
8:00 AM	0	42	218	26	0	286	0	19	175	32	0	226	0	25	38	25	0	88	0	67	65	48	0	180
8:15 AM	0	50	229	21	0	300	0	10	164	35	0	209	0	24	63	29	0	116	0	42	71	27	0	140
8:30 AM	0	21	183	13	0	217	0	15	107	31	0	153	0	29	46	22	0	97	0	55	82	34	0	171
8:45 AM	0	24	154	25	0	203	0	12	140	19	0	171	0	24	39	10	0	73	0	48	73	31	0	152
Hourly Total	0	137	784	85	0	1006	0	56	586	117	0	759	0	102	186	86	0	374	0	212	291	140	0	643
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	36	168	22	1	226	0	24	201	64	0	289	0	45	71	19	0	135	0	42	74	51	0	167
4:15 PM	0	31	157	21	0	209	0	18	245	54	0	317	0	39	79	13	0	131	0	39	75	44	0	158
4:30 PM	0	34	167	14	2	215	0	17	249	47	0	313	0	54	72	22	0	148	0	60	71	57	0	188
4:45 PM	0	28	258	25	1	311	0	27	281	46	0	354	1	39	55	20	0	115	0	54	61	59	0	174
Hourly Total	0	129	750	82	4	961	0	86	976	211	0	1273	1	177	277	74	0	529	0	195	281	211	0	687
5:00 PM	0	42	186	19	2	247	0	22	257	59	0	338	0	47	74	17	0	138	0	60	69	72	0	201
5:15 PM	0	27	224	35	0	286	0	21	318	58	0	397	0	53	60	25	0	138	0	61	79	73	0	213
5:30 PM	0	26	193	31	0	250	0	29	278	31	0	338	0	38	69	21	0	128	0	43	83	93	0	219
5:45 PM	0	26	128	19	1	173	0	30	262	51	0	343	0	43	70	14	0	127	0	46	72	59	0	177
Hourly Total	0	121	731	104	3	956	0	102	1115	199	0	1416	0	181	273	77	0	531	0	210	303	297	0	810
Grand Total	0	550	3437	366	8	4353	0	295	3337	666	0	4298	1	598	975	340	0	1914	0	936	1227	774	0	2937
Approach %	0.0	12.6	79.0	8.4	-	-	0.0	6.9	77.6	15.5	-	-	0.1	31.2	50.9	17.8	-	-	0.0	31.9	41.8	26.4	-	-
Total %	0.0	4.1	25.5	2.7	-	32.2	0.0	2.2	24.7	4.9	-	31.8	0.0	4.4	7.2	2.5	-	14.2	0.0	6.9	9.1	5.7	-	21.8
Lights	0	527	3356	355	-	4238	0	289	3227	649	-	4165	1	572	950	332	-	1855	0	908	1190	762	-	2860
% Lights	-	95.8	97.6	97.0	-	97.4	-	98.0	96.7	97.4	-	96.9	100.0	95.7	97.4	97.6	-	96.9	-	97.0	97.0	98.4	-	97.4
Buses	0	9	32	7	-	48	0	5	74	15	-	94	0	22	13	5	-	40	0	21	21	7	-	49
% Buses	-	1.6	0.9	1.9	-	1.1	-	1.7	2.2	2.3	-	2.2	0.0	3.7	1.3	1.5	-	2.1	-	2.2	1.7	0.9	-	1.7
Single-Unit Trucks	0	13	43	4	-	60	0	1	36	2	-	39	0	3	12	3	-	18	0	6	16	5	-	27
% Single-Unit Trucks	-	2.4	1.3	1.1	-	1.4	-	0.3	1.1	0.3	-	0.9	0.0	0.5	1.2	0.9	-	0.9	-	0.6	1.3	0.6	-	0.9
Articulated Trucks	0	1	6	0	-	7	0	0	0	0	-	0	0	1	0	0	-	1	0	1	0	0	-	1
% Articulated Trucks	-	0.2	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0	0.2	0.0	0.0	-	0.1	-	0.1	0.0	0.0	-	0.0
Bikes on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bikes on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0
estrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Glen Ellyn Road with St. Charles Road
Site Code:
Start Date: 03/03/2016
Page No: 4

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Geneva Road Eastbound						St. Charles Road Westbound						Main Street Northbound						Glen Ellyn Road Southbound					
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total
7:15 AM	0	44	314	29	0	387	0	13	166	36	0	215	0	35	51	26	0	112	0	84	98	26	0	208
7:30 AM	0	44	301	23	0	368	0	17	162	42	0	221	0	63	74	30	0	167	0	77	84	45	0	206
7:45 AM	0	40	311	24	1	375	0	10	223	38	0	271	0	14	60	21	0	95	0	70	91	32	0	193
8:00 AM	0	42	218	26	0	286	0	19	175	32	0	226	0	25	38	25	0	88	0	67	65	48	0	180
Total	0	170	1144	102	1	1416	0	59	726	148	0	933	0	137	223	102	0	462	0	298	338	151	0	787
Approach %	0.0	12.0	80.8	7.2	-	-	0.0	6.3	77.8	15.9	-	-	0.0	29.7	48.3	22.1	-	-	0.0	37.9	42.9	19.2	-	-
Total %	0.0	4.7	31.8	2.8	-	39.4	0.0	1.6	20.2	4.1	-	25.9	0.0	3.8	6.2	2.8	-	12.8	0.0	8.3	9.4	4.2	-	21.9
PHF	0.000	0.966	0.911	0.879	-	0.915	0.000	0.776	0.814	0.881	-	0.861	0.000	0.544	0.753	0.850	-	0.692	0.000	0.887	0.862	0.786	-	0.946
Lights	0	162	1111	97	-	1370	0	57	688	141	-	884	0	128	215	99	-	442	0	284	323	147	-	754
% Lights	-	95.3	97.1	95.1	-	96.8	-	96.6	94.5	95.3	-	94.7	-	93.4	96.4	97.1	-	95.7	-	95.3	95.6	97.4	-	95.8
Buses	0	4	15	2	-	21	0	1	30	7	-	38	0	7	5	3	-	15	0	10	10	3	-	23
% Buses	-	2.4	1.3	2.0	-	1.5	-	1.7	4.1	4.7	-	4.1	-	5.1	2.2	2.9	-	3.2	-	3.4	3.0	2.0	-	2.9
Single-Unit Trucks	0	4	13	3	-	20	0	1	10	0	-	11	0	2	3	0	-	5	0	4	5	1	-	10
% Single-Unit Trucks	-	2.4	1.1	2.9	-	1.4	-	1.7	1.4	0.0	-	1.2	-	1.5	1.3	0.0	-	1.1	-	1.3	1.5	0.7	-	1.3
Articulated Trucks	0	0	5	0	-	5	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.4	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Glen Ellyn Road with St. Charles Road
Site Code:
Start Date: 03/03/2016
Page No: 6

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Geneva Road Eastbound						St. Charles Road Westbound						Main Street Northbound						Glen Ellyn Road Southbound						Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	28	258	25	1	311	0	27	281	46	0	354	1	39	55	20	0	115	0	54	61	59	0	174	
5:00 PM	0	42	186	19	2	247	0	22	257	59	0	338	0	47	74	17	0	138	0	60	69	72	0	201	
5:15 PM	0	27	224	35	0	286	0	21	318	58	0	397	0	53	60	25	0	138	0	61	79	73	0	213	
5:30 PM	0	26	193	31	0	250	0	29	278	31	0	338	0	38	69	21	0	128	0	43	83	93	0	219	
Total	0	123	861	110	3	1094	0	99	1134	194	0	1427	1	177	258	83	0	519	0	218	292	297	0	807	
Approach %	0.0	11.2	78.7	10.1	-	-	0.0	6.9	79.5	13.6	-	-	0.2	34.1	49.7	16.0	-	-	0.0	27.0	36.2	36.8	-	-	
Total %	0.0	3.2	22.4	2.9	-	28.4	0.0	2.6	29.5	5.0	-	37.1	0.0	4.6	6.7	2.2	-	13.5	0.0	5.7	7.6	7.7	-	21.0	
PHF	0.000	0.732	0.834	0.786	-	0.879	0.000	0.853	0.892	0.822	-	0.899	0.250	0.835	0.872	0.830	-	0.940	0.000	0.893	0.880	0.798	-	0.921	
Lights	0	120	855	110	-	1085	0	99	1123	194	-	1416	1	177	253	81	-	512	0	217	290	296	-	803	
% Lights	-	97.6	99.3	100.0	-	99.2	-	100.0	99.0	100.0	-	99.2	100.0	100.0	98.1	97.6	-	98.7	-	99.5	99.3	99.7	-	99.5	
Buses	0	1	1	0	-	2	0	0	1	0	-	1	0	0	2	1	-	3	0	0	1	0	-	1	
% Buses	-	0.8	0.1	0.0	-	0.2	-	0.0	0.1	0.0	-	0.1	0.0	0.0	0.8	1.2	-	0.6	-	0.0	0.3	0.0	-	0.1	
Single-Unit Trucks	0	2	4	0	-	6	0	0	10	0	-	10	0	0	3	1	-	4	0	0	1	1	-	2	
% Single-Unit Trucks	-	1.6	0.5	0.0	-	0.5	-	0.0	0.9	0.0	-	0.7	0.0	0.0	1.2	1.2	-	0.8	-	0.0	0.3	0.3	-	0.2	
Articulated Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	
% Articulated Trucks	-	0.0	0.1	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.5	0.0	0.0	-	0.1	
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	
Pedestrians	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

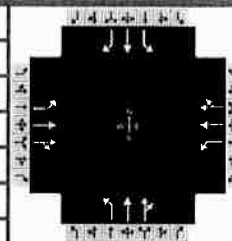
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

General Information

Agency	KLOA, Inc.	Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016
Jurisdiction	DuDOT	Area Type	Other
Urban Street	Geneva Road/St. Charle...	Time Period	AM Peak Hour
Intersection	St. Charles Road with M...	PHF	0.94
Project Description	AM Existing Peak Hour	Analysis Year	2016
		Analysis Period	1> 7:00
		File Name	St. Charles with Main AMEX.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	170	1144	102	59	726	148	137	223	102	298	338	151

Signal Information

Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On
		Green	4.4
		Yellow	3.0
		Red	1.0

Traffic Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	170	1144	102	59	726	148	137	223	102	298	338	151
Initial Queue (Q _b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s ₀), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	2000	1900
Parking (N _m), man/h		None			None			None			None	
Heavy Vehicles (P _{HV}), %	5	3		3	6		7	4		5	4	3
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N _b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	300	0		185	0		140	0		135	0	220
Grade (P _g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	40	40	40	30	30	30	40	40	40

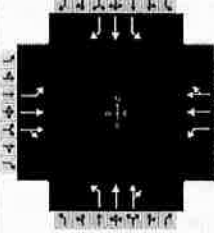
Phase Information

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s	20.0	54.0	14.0	48.0	17.0	35.0	17.0	35.0
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G _{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (I _t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

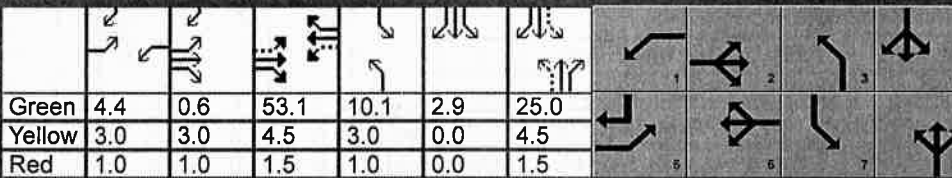
Multimodal Information

	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

General Information						Intersection Information							
Agency		KLOA, Inc.				Duration, h		0.25					
Analyst		BSM		Analysis Date		Mar 17, 2016		Area Type		Other			
Jurisdiction		DuDOT		Time Period		AM Peak Hour		PHF		0.94			
Urban Street		Geneva Road/St. Charle...		Analysis Year		2016		Analysis Period		1> 7:00			
Intersection		St. Charles Road with M...		File Name		St. Charles with Main AMEX.xus							
Project Description		AM Existing Peak Hour											



Demand Information				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				170	1144	102	59	726	148	137	223	102	298	338	151

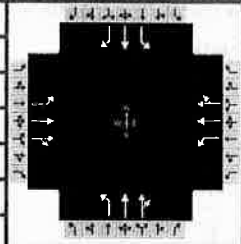
Signal Information														
Cycle, s	120.0	Reference Phase	2	Green	4.4	0.6	53.1	10.1	2.9	25.0				
Offset, s	0	Reference Point	Begin	Yellow	3.0	3.0	4.5	3.0	0.0	4.5				
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.5	1.0	0.0	1.5				
Force Mode	Fixed	Simult. Gap N/S	On											

Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase				5	2	1	6	3	8	7	4
Case Number				1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s				13.0	63.6	8.4	59.1	14.1	31.0	17.0	33.9
Change Period, (Y+R c), s				4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Max Allow Headway (MAH), s				4.0	0.0	4.0	0.0	4.1	6.7	4.0	6.7
Queue Clearance Time (g s), s				8.6		4.3		10.0	12.8	15.0	23.2
Green Extension Time (g e), s				0.4	0.0	0.1	0.0	0.1	7.1	0.0	4.7
Phase Call Probability				1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability				0.00		0.00		1.00	0.46	1.00	0.85

Movement Group Results				EB			WB			NB			SB		
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h				181	671	654	63	479	451	146	179	167	317	360	161
Adjusted Saturation Flow Rate (s), veh/h/ln				1723	1845	1791	1757	1792	1686	1691	1827	1636	1723	1923	1563
Queue Service Time (g s), s				6.6	30.5	31.8	2.3	20.5	22.0	8.0	10.3	10.8	13.0	21.2	9.5
Cycle Queue Clearance Time (g c), s				6.6	30.5	31.8	2.3	20.5	22.0	8.0	10.3	10.8	13.0	21.2	9.5
Green Ratio (g/C)				0.53	0.48	0.48	0.48	0.44	0.44	0.29	0.21	0.21	0.32	0.23	0.31
Capacity (c), veh/h				340	886	860	205	792	746	240	380	340	365	446	480
Volume-to-Capacity Ratio (X)				0.532	0.758	0.761	0.305	0.605	0.605	0.606	0.470	0.491	0.869	0.805	0.335
Back of Queue (Q), ft/ln (95 th percentile)				123	443	454.8	44.9	311	326	162.9	214.5	200.4	223.9	419.4	162.7
Back of Queue (Q), veh/ln (95 th percentile)				4.7	17.3	18.2	1.7	12.1	13.0	6.3	8.4	8.0	8.6	16.4	6.5
Queue Storage Ratio (RQ) (95 th percentile)				0.41	0.00	0.00	0.24	0.00	0.00	1.18	0.00	0.00	1.66	0.00	0.76
Uniform Delay (d 1), s/veh				18.1	16.7	18.2	21.1	17.9	20.5	34.9	41.7	41.9	38.3	43.5	32.1
Incremental Delay (d 2), s/veh				1.3	6.0	6.3	0.8	3.4	3.6	2.8	1.3	1.6	19.5	8.9	0.6
Initial Queue Delay (d 3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh				19.4	22.7	24.5	21.9	21.3	24.2	37.7	43.0	43.5	57.8	52.4	32.7
Level of Service (LOS)				B	C	C	C	C	C	D	D	D	E	D	C
Approach Delay, s/veh / LOS				23.1	C		22.7	C		41.6	D		50.7	D	
Intersection Delay, s/veh / LOS				31.4						C					

Multimodal Results				EB			WB			NB			SB		
Pedestrian LOS Score / LOS				2.4	B		2.8	C		2.9	C		2.8	C	
Bicycle LOS Score / LOS				1.7	A		1.3	A		0.9	A		1.9	A	

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	AM Peak Hour	PHF	0.94
Urban Street	Geneva Road/St. Charle...	Analysis Year	2016	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main AMEX.xus		
Project Description	AM Existing Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	170	1144	102	59	726	148	137	223	102	298	338	151

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	4.4	0.6	53.1	10.1	2.9	25.0		
				Yellow	3.0	3.0	4.5	3.0	0.0	4.5		
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.0	0.0	1.5		

														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.952	0.971	1.000	0.971	0.943	1.000	0.935	0.962	1.000	0.952	0.962	0.971
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.971			0.941			0.895			0.000	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1723	3339		1757	2890		1691	2401		1723	1923	
Proportion of Vehicles Arriving on Green (P)	0.07	0.64	0.48	0.04	0.59	0.44	0.08	0.21	0.21	0.11	0.23	0.23
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.12	0.15	0.15	0.40	0.29	0.15

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t)	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Green Ratio (g/C)	0.53	0.48	0.48	0.44	0.29	0.21	0.32	0.23
Permitted Saturation Flow Rate (s_p), veh/h/ln	582	0	408	0	970	0	1001	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	55.1	0.0	53.1	0.0	25.0	0.0	25.9	0.0
Permitted Service Time (g_u), s	31.1	0.0	23.9	0.0	4.7	0.0	14.2	0.0
Permitted Queue Service Time (g_{ps}), s	10.8		5.3		3.6		14.2	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								1563
Protected Right Effective Green Time (g_R), s								9.0

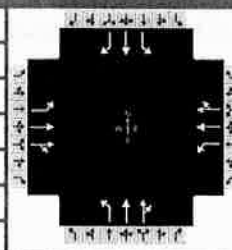
Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.00	2.107	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.112	0.000	0.117	0.000	0.145	0.000	0.143
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	960.43	16.21	884.17	18.68	416.30	37.62	464.32	35.37
Bicycle F_w / F_v	-3.64	1.24	-3.64	0.82	-3.64	0.41	-3.64	1.38

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

General Information

Agency	KLOA, Inc.	Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016
Jurisdiction	DuDOT	Area Type	Other
Urban Street	Geneva Road/St. Charle...	Time Period	PM Peak Hour
Intersection	St. Charles Road with M...	PHF	0.93
Project Description	PM Existing Peak Hour	Analysis Year	2016
		Analysis Period	1> 7:00
		File Name	St. Charles with Main PMEX.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	123	861	110	99	1134	194	178	258	83	218	292	297

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	5.6	1.0	57.4	11.9	24.1	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	4.5	0.0		
				Red	1.0	0.0	1.5	1.0	1.5	0.0		

Traffic Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	123	861	110	99	1134	194	178	258	83	218	292	297
Initial Queue (Q _b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s ₀), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	2000	1900
Parking (N _m), man/h		None			None			None			None	
Heavy Vehicles (P _{HV}), %	3	1		0	1		0	2		1	1	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N _b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	300	0		185	0		140	0		135	0	220
Grade (P _g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	40	40	40	30	30	30	40	40	40

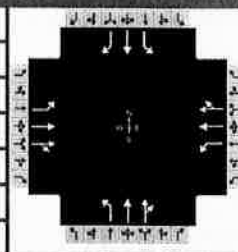
Phase Information

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s	13.0	61.0	13.0	61.0	16.0	30.0	16.0	30.0
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G _{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (I _t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information

	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	PM Peak Hour	PHF	0.93
Urban Street	Geneva Road/St. Charle...	Analysis Year	2016	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main PMEX.xus		
Project Description	PM Existing Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	123	861	110	99	1134	194	178	258	83	218	292	297

Signal Information															
Cycle, s	120.0	Reference Phase	2												
Offset, s	0	Reference Point	Begin												
Uncoordinated	No	Simult. Gap E/W	On	Green	5.6	1.0	57.4	11.9	24.1	0.0					
				Yellow	3.0	0.0	4.5	3.0	4.5	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.5	1.0	1.5	0.0					

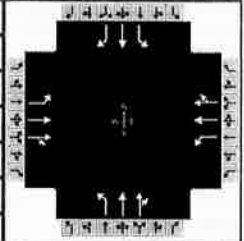
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.6	64.4	9.6	63.4	15.9	30.0	16.0	30.1
Change Period, (Y+R _c), s	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Max Allow Headway (MAH), s	4.0	0.0	4.0	0.0	4.1	6.6	4.0	6.6
Queue Clearance Time (g _s), s	6.6		5.6		11.9	13.2	14.0	24.4
Green Extension Time (g _e), s	0.1	0.0	0.1	0.0	0.0	6.1	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	0.75	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	132	533	511	106	729	699	191	188	178	234	314	319
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1881	1806	1810	1881	1785	1810	1863	1709	1792	1980	1594
Queue Service Time (g_s), s	4.6	19.2	20.5	3.6	34.9	37.3	9.9	10.8	11.2	12.0	18.1	22.4
Cycle Queue Clearance Time (g_c), s	4.6	19.2	20.5	3.6	34.9	37.3	9.9	10.8	11.2	12.0	18.1	22.4
Green Ratio (g/C)	0.53	0.49	0.49	0.52	0.48	0.48	0.30	0.20	0.20	0.30	0.20	0.26
Capacity (c), veh/h	219	915	878	309	899	853	276	373	342	348	397	408
Volume-to-Capacity Ratio (X)	0.604	0.582	0.582	0.345	0.810	0.819	0.694	0.505	0.522	0.673	0.791	0.783
Back of Queue (Q), ft/ln (95 th percentile)	90.4	291.4	312.1	67.6	490.7	533.4	219.4	223.3	214	252	379.8	370.7
Back of Queue (Q), veh/ln (95 th percentile)	3.5	11.6	12.5	2.6	19.5	21.3	8.6	8.9	8.6	9.8	15.1	14.8
Queue Storage Ratio (RQ) (95 th percentile)	0.30	0.00	0.00	0.36	0.00	0.00	1.53	0.00	0.00	1.84	0.00	1.70
Uniform Delay (d_1), s/veh	23.2	14.2	16.0	16.8	17.7	20.5	34.9	42.7	42.9	35.0	45.6	41.6
Incremental Delay (d_2), s/veh	3.1	2.7	2.8	0.7	7.8	8.6	7.2	1.5	1.9	5.0	10.9	10.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	26.2	16.9	18.8	17.4	25.5	29.1	42.2	44.3	44.8	40.1	56.5	51.7
Level of Service (LOS)	C	B	B	B	C	C	D	D	D	D	E	D
Approach Delay, s/veh / LOS	18.8	B		26.6	C		43.7	D		50.3	D	
Intersection Delay, s/veh / LOS	31.7						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.4	B		2.8	C		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.5	A		1.8	A		0.9	A		1.9	A	

General Information

Agency	KLOA, Inc.			Intersection Information	
Analyst	BSM	Analysis Date	Mar 17, 2016	Duration, h	0.25
Jurisdiction	DuDOT	Time Period	PM Peak Hour	Area Type	Other
Urban Street	Geneva Road/St. Charle...	Analysis Year	2016	PHF	0.93
Intersection	St. Charles Road with M...	File Name	St. Charles with Main PMEX.xus	Analysis Period	1> 7:00
Project Description	PM Existing Peak Hour				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	123	861	110	99	1134	194	178	258	83	218	292	297

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	5.6	1.0	57.4	11.9	24.1	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	4.5	0.0		
				Red	1.0	0.0	1.5	1.0	1.5	0.0		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.971	0.990	1.000	1.000	0.990	1.000	1.000	0.980	1.000	0.990	0.990	0.990
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.960			0.949			0.917			0.000	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1757	3270		1810	3134		1810	2717		1792	1980	
Proportion of Vehicles Arriving on Green (P)	0.06	0.65	0.49	0.05	0.64	0.48	0.10	0.20	0.20	0.10	0.20	0.20
Incremental Delay Factor (k)	0.12	0.50	0.50	0.11	0.50	0.50	0.26	0.16	0.17	0.24	0.36	0.35

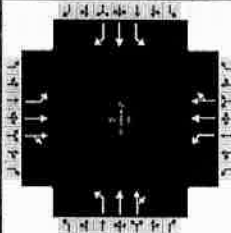
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Green Ratio (g/C)	0.53	0.49	0.52	0.48	0.30	0.20	0.30	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	370	0	549	0	1082	0	1021	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	57.4	0.0	57.4	0.0	24.0	0.0	24.0	0.0
Permitted Service Time (g_u), s	20.0	0.0	35.8	0.0	4.0	0.0	12.8	0.0
Permitted Queue Service Time (g_{ps}), s	20.0		5.2		4.0		4.6	
Time to First Blockage (g_r), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{rs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								1594
Protected Right Effective Green Time (g_R), s								6.6

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.00	2.107	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.111	0.000	0.112	0.000	0.146	0.000	0.146
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	972.72	15.83	956.05	16.35	400.00	38.40	400.90	38.36
Bicycle F_w / F_v	-3.64	0.97	-3.64	1.27	-3.64	0.46	-3.64	1.43

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	AM Peak Hour	PHF	0.94
Urban Street	Geneva Road/St. Charle...	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main AMPR.xus		
Project Description	AM Projected Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	177	1198	106	61	751	154	154	237	85	319	348	157

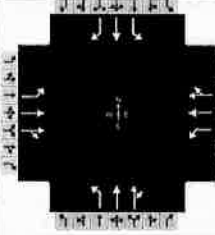
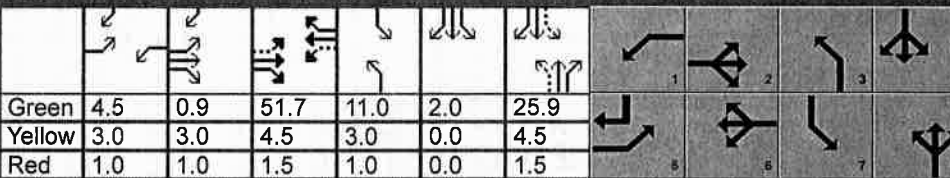
Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	Begin											
Uncoordinated	No	Simult. Gap E/W	On	Green	4.5	0.9	51.7	11.0	2.0	25.9				
				Yellow	3.0	3.0	4.5	3.0	0.0	4.5				
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.5	1.0	0.0	1.5				

														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	177	1198	106	61	751	154	154	237	85	319	348	157
Initial Queue (Q _b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (S ₀), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	2000	1900
Parking (N _m), man/h	None			None			None			None		
Heavy Vehicles (P _{HV}), %	5	3		3	6		7	4		5	4	3
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N _b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	300	0		185	0		140	0		135	0	220
Grade (P _g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	40	40	40	30	30	30	40	40	40

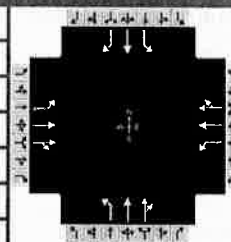
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s	20.0	54.0	14.0	48.0	17.0	35.0	17.0	35.0
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G _{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (I _t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

General Information						Intersection Information										
Agency		KLOA, Inc.				Duration, h		0.25								
Analyst		BSM		Analysis Date		Mar 17, 2016		Area Type		Other						
Jurisdiction		DuDOT		Time Period		AM Peak Hour		PHF		0.94						
Urban Street		Geneva Road/St. Charle...		Analysis Year		2022		Analysis Period		1> 7:00						
Intersection		St. Charles Road with M...		File Name		St. Charles with Main AMPR.xus										
Project Description		AM Projected Peak Hour														
Demand Information				EB			WB			NB			SB			
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R	
Demand (v), veh/h				177	1198	106	61	751	154	154	237	85	319	348	157	
Signal Information																
Cycle, s	120.0	Reference Phase	2		Green	4.5	0.9	51.7	11.0	2.0	25.9					
Offset, s	0	Reference Point	Begin		Yellow	3.0	3.0	4.5	3.0	0.0	4.5					
Uncoordinated	No	Simult. Gap E/W	On		Red	1.0	1.0	1.5	1.0	0.0	1.5					
Force Mode	Fixed	Simult. Gap N/S	On													
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT					
Assigned Phase				5	2	1	6	3	8	7	4					
Case Number				1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0					
Phase Duration, s				13.4	62.5	8.5	57.7	15.0	31.9	17.0	33.9					
Change Period, (Y+R c), s				4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0					
Max Allow Headway (MAH), s				4.0	0.0	4.0	0.0	4.1	6.6	4.0	6.6					
Queue Clearance Time (g s), s				9.0		4.4		10.9	12.5	15.0	23.9					
Green Extension Time (g e), s				0.4	0.0	0.1	0.0	0.1	7.3	0.0	4.0					
Phase Call Probability				1.00		1.00		1.00	1.00	1.00	1.00					
Max Out Probability				0.01		0.00		1.00	0.45	1.00	0.96					
Movement Group Results				EB			WB			NB			SB			
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement				5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h				188	702	685	65	496	467	164	176	167	339	370	167	
Adjusted Saturation Flow Rate (s), veh/h/ln				1723	1845	1792	1757	1792	1686	1691	1827	1664	1723	1923	1563	
Queue Service Time (g s), s				7.0	34.5	35.7	2.4	22.4	23.8	8.9	10.0	10.5	13.0	21.9	9.9	
Cycle Queue Clearance Time (g c), s				7.0	34.5	35.7	2.4	22.4	23.8	8.9	10.0	10.5	13.0	21.9	9.9	
Green Ratio (g/C)				0.53	0.47	0.47	0.47	0.43	0.43	0.31	0.22	0.22	0.32	0.23	0.31	
Capacity (c), veh/h				326	869	844	187	772	726	247	395	360	376	448	486	
Volume-to-Capacity Ratio (X)				0.578	0.808	0.812	0.348	0.643	0.643	0.663	0.446	0.463	0.902	0.827	0.344	
Back of Queue (Q), ft/ln (95 th percentile)				132.4	505.1	515.9	47.9	341.4	353.7	187.1	209.6	197.2	270.6	438.3	168.7	
Back of Queue (Q), veh/ln (95 th percentile)				5.1	19.7	20.6	1.8	13.3	14.1	7.2	8.2	7.9	10.4	17.1	6.7	
Queue Storage Ratio (RQ) (95 th percentile)				0.44	0.00	0.00	0.25	0.00	0.00	1.36	0.00	0.00	2.00	0.00	0.79	
Uniform Delay (d 1), s/veh				19.3	18.2	19.7	23.0	19.3	21.9	34.2	40.8	41.0	39.2	43.7	31.9	
Incremental Delay (d 2), s/veh				1.6	8.0	8.4	1.1	4.1	4.3	5.1	1.1	1.3	24.1	10.9	0.6	
Initial Queue Delay (d 3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh				21.0	26.2	28.1	24.1	23.4	26.3	39.3	41.9	42.3	63.3	54.7	32.5	
Level of Service (LOS)				C	C	C	C	C	C	D	D	D	E	D	C	
Approach Delay, s/veh / LOS				26.4	C		24.8	C		41.2	D		53.8	D		
Intersection Delay, s/veh / LOS				33.9						C						
Multimodal Results				EB			WB			NB			SB			
Pedestrian LOS Score / LOS				2.4	B		2.8	C		2.9	C		2.8	C		
Bicycle LOS Score / LOS				1.8	A		1.3	A		0.9	A		1.9	A		

General Information

Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	AM Peak Hour	PHF	0.94
Urban Street	Geneva Road/St. Charle...	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main AMPR.xus		
Project Description	AM Projected Peak Hour				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	177	1198	106	61	751	154	154	237	85	319	348	157

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	4.5	0.9	51.7	11.0	2.0	25.9		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	3.0	4.5	3.0	0.0	4.5		
				Red	1.0	1.0	1.5	1.0	0.0	1.5		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.952	0.971	1.000	0.971	0.943	1.000	0.935	0.962	1.000	0.952	0.962	0.971
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.971			0.941			0.911			0.000	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1723	3341		1757	2886		1691	2588		1723	1923	
Proportion of Vehicles Arriving on Green (P)	0.08	0.63	0.47	0.04	0.57	0.43	0.09	0.22	0.22	0.11	0.23	0.23
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.18	0.15	0.15	0.42	0.32	0.15

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Green Ratio (g/C)	0.53	0.47	0.47	0.43	0.31	0.22	0.32	0.23
Permitted Saturation Flow Rate (s_p), veh/h/ln	564	0	385	0	961	0	1004	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	53.7	0.0	51.7	0.0	25.9	0.0	25.9	0.0
Permitted Service Time (g_u), s	27.8	0.0	18.8	0.0	4.0	0.0	15.5	0.0
Permitted Queue Service Time (g_{ps}), s	12.9		6.7		4.0		15.5	
Time to First Blockage (g_r), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{rs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								1563
Protected Right Effective Green Time (g_R), s								9.4

Multimodal

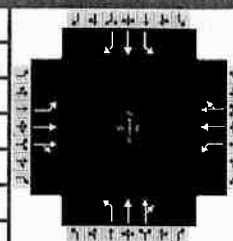
	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.00	2.107	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.113	0.000	0.119	0.000	0.145	0.000	0.143
Pedestrian M_{corner} / M_{csw}								
Bicycle c_b / d_b	942.35	16.78	861.32	19.45	432.28	36.87	465.51	35.32
Bicycle F_w / F_v	-3.64	1.30	-3.64	0.85	-3.64	0.42	-3.64	1.45

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

General Information

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	PM Peak Hour	PHF	0.93
Urban Street	Geneva Road/St. Charle...	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main PMPR.xus		
Project Description	PM Projected Peak Hour				

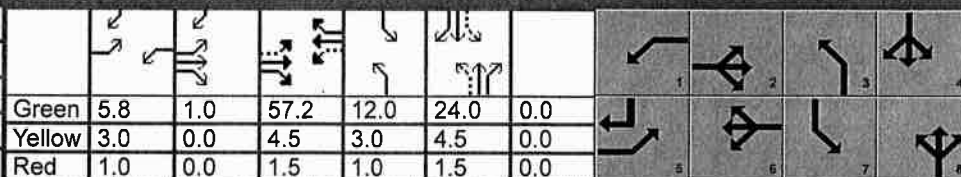


Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	128	906	114	103	1173	202	202	274	86	229	299	309

Signal Information

Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Traffic Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	128	906	114	103	1173	202	202	274	86	229	299	309
Initial Queue (Q _b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s _o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	2000	1900
Parking (N _m), man/h	None			None			None			None		
Heavy Vehicles (P _{HV}), %	3	1		0	1		0	2		1	1	1
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N _b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (f)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	300	0		185	0		140	0		135	0	220
Grade (P _g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	40	40	40	30	30	30	40	40	40

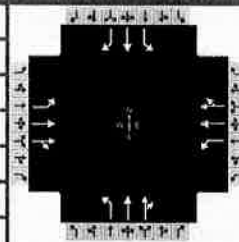
Phase Information

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G _{max}) or Phase Split, s	13.0	61.0	13.0	61.0	16.0	30.0	16.0	30.0
Yellow Change Interval (Y), s	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5
Red Clearance Interval (R _c), s	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
Minimum Green (G _{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (l _t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information

	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	PM Peak Hour	PHF	0.93
Urban Street	Geneva Road/St. Charle...	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main PMPR.xus		
Project Description	PM Projected Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	128	906	114	103	1173	202	202	274	86	229	299	309

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	Begin											
Uncoordinated	No	Simult. Gap E/W	On	Green	5.8	1.0	57.2	12.0	24.0	0.0				
				Yellow	3.0	0.0	4.5	3.0	4.5	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.5	1.0	1.5	0.0				

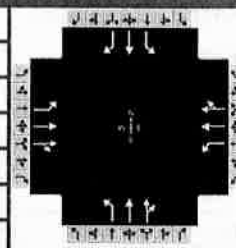
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.8	64.2	9.8	63.2	16.0	30.0	16.0	30.0
Change Period, (Y+R _c), s	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Max Allow Headway (MAH), s	4.0	0.0	4.0	0.0	4.1	6.6	4.0	6.6
Queue Clearance Time (g _s), s	6.8		5.7		13.5	13.9	14.0	25.5
Green Extension Time (g _e), s	0.1	0.0	0.1	0.0	0.0	6.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	0.80	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	138	559	538	111	754	725	217	199	188	246	322	332
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1881	1807	1810	1881	1785	1810	1863	1711	1792	1980	1594
Queue Service Time (g_s), s	4.8	20.9	22.2	3.7	37.6	40.3	11.5	11.5	11.9	12.0	18.6	23.5
Cycle Queue Clearance Time (g_c), s	4.8	20.9	22.2	3.7	37.6	40.3	11.5	11.5	11.9	12.0	18.6	23.5
Green Ratio (g/C)	0.53	0.49	0.49	0.52	0.48	0.48	0.30	0.20	0.20	0.30	0.20	0.26
Capacity (c), veh/h	210	912	876	295	896	850	271	373	342	324	396	410
Volume-to-Capacity Ratio (X)	0.657	0.613	0.613	0.375	0.841	0.853	0.800	0.534	0.550	0.760	0.812	0.811
Back of Queue (Q), ft/ln (95 th percentile)	99.2	313.3	334.5	70.9	532.4	578.5	263.7	235.3	225.3	276.9	393.1	391.6
Back of Queue (Q), veh/ln (95 th percentile)	3.9	12.4	13.4	2.8	21.1	23.1	10.3	9.3	9.0	10.8	15.6	15.7
Queue Storage Ratio (RQ) (95 th percentile)	0.33	0.00	0.00	0.37	0.00	0.00	1.84	0.00	0.00	2.02	0.00	1.79
Uniform Delay (d_1), s/veh	24.8	14.6	16.4	17.3	18.3	21.3	35.6	43.0	43.1	36.5	45.8	41.8
Incremental Delay (d_2), s/veh	5.2	3.1	3.2	0.8	9.4	10.6	15.6	1.9	2.4	10.1	12.6	12.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	29.9	17.7	19.6	18.1	27.7	31.8	51.2	44.9	45.5	46.6	58.5	54.0
Level of Service (LOS)	C	B	B	B	C	C	D	D	D	D	E	D
Approach Delay, s/veh / LOS	19.9	B		28.9	C		47.4	D		53.6	D	
Intersection Delay, s/veh / LOS	34.0						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.4	B		2.8	C		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.5	A		1.8	A		1.0	A		2.0	A	

General Information

Agency	KLOA, Inc.			Duration, h	0.25
Analyst	BSM	Analysis Date	Mar 17, 2016	Area Type	Other
Jurisdiction	DuDOT	Time Period	PM Peak Hour	PHF	0.93
Urban Street	Geneva Road/St. Charle...	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	St. Charles Road with M...	File Name	St. Charles with Main PMPR.xus		
Project Description	PM Projected Peak Hour				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	128	906	114	103	1173	202	202	274	86	229	299	309

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	No	Simult. Gap E/W	On	Green	5.8	1.0	57.2	12.0	24.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	4.5	0.0		
				Red	1.0	0.0	1.5	1.0	1.5	0.0		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.971	0.990	1.000	1.000	0.990	1.000	1.000	0.980	1.000	0.990	0.990	0.990
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.961			0.949			0.919			0.000	
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1757	3276		1810	3131		1810	2733		1792	1980	
Proportion of Vehicles Arriving on Green (P)	0.06	0.65	0.49	0.05	0.64	0.48	0.10	0.20	0.20	0.10	0.20	0.20
Incremental Delay Factor (k)	0.16	0.50	0.50	0.11	0.50	0.50	0.34	0.18	0.19	0.31	0.37	0.37

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	4.0	6.0	4.0	6.0	4.0	6.0	4.0	6.0
Green Ratio (g/C)	0.53	0.49	0.52	0.48	0.30	0.20	0.30	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	352	0	522	0	1075	0	1002	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	57.2	0.0	57.2	0.0	24.0	0.0	24.0	0.0
Permitted Service Time (g_u), s	16.9	0.0	34.0	0.0	3.4	0.0	10.1	0.0
Permitted Queue Service Time (g_{ps}), s	16.9		6.2		3.4		7.3	
Time to First Blockage (g_r), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{rs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								1594
Protected Right Effective Green Time (g_R), s								6.8

Multimodal

	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.00	2.107	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.111	0.000	0.112	0.000	0.146	0.000	0.146
Pedestrian $M_{corner} / M_{c/w}$								
Bicycle C_b / d_b	970.09	15.91	952.72	16.45	400.00	38.40	400.00	38.40
Bicycle F_w / F_v	-3.64	1.02	-3.64	1.31	-3.64	0.50	-3.64	1.49

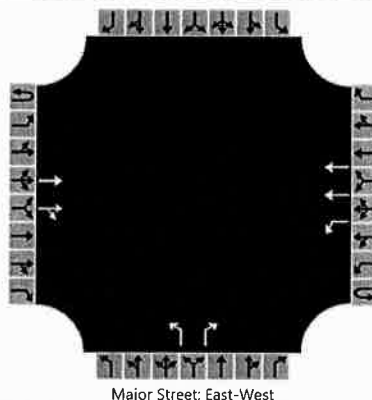
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

General Information

Analyst	BSM	Intersection	St. Charles with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	DuDOT
Date Performed	3/21/2016	East/West Street	St. Charles Road
Analysis Year	2022	North/South Street	Proposed Access Drive
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	16-067		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		1	0	1		0	0	0
Configuration			T	TR		L	T			L		R				
Volume (veh/h)			1572	30		18	950			7		20				
Percent Heavy Vehicles						2				2		2				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

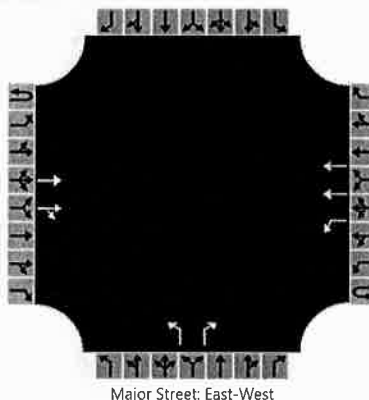
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						19				7		21				
Capacity						375				36		307				
v/c Ratio						0.05				0.20		0.07				
95% Queue Length						0.2				0.6		0.2				
Control Delay (s/veh)						15.1				129.1		17.6				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)					0.3				45.5							
Approach LOS									E							

General Information

Analyst	BSM	Intersection	St. Charles with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	DuDOT
Date Performed	3/21/2016	East/West Street	St. Charles Road
Analysis Year	2022	North/South Street	Proposed Access Drive
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	16-067		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		1	0	1		0	0	0
Configuration			T	TR		L	T			L		R				
Volume (veh/h)			1182	39		25	950			9		27				
Percent Heavy Vehicles						2				2		2				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

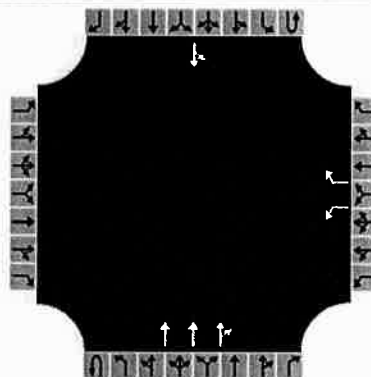
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						26				9		28				
Capacity						536				66		417				
v/c Ratio						0.05				0.14		0.07				
95% Queue Length						0.2				0.4		0.2				
Control Delay (s/veh)						12.1				67.9		14.3				
Level of Service (LOS)						B				F		B				
Approach Delay (s/veh)					0.3				27.3							
Approach LOS									D							

General Information

Analyst	BSM	Intersection	Main with Access Drive
Agency/Co.	KLOA, Inc.	Jurisdiction	DuDOT
Date Performed	3/21/2016	East/West Street	Proposed Access Drive
Analysis Year	2022	North/South Street	Main Street
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	16-076		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	3	0	0	0	1	0
Configuration						L		R			T	TR		LT		
Volume (veh/h)						11		23			453	10		3	512	
Percent Heavy Vehicles						2		2						2		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

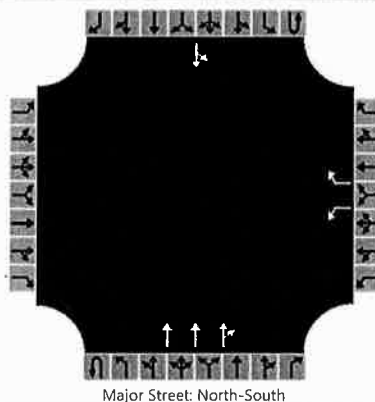
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						12		24						542		
Capacity						299		645						686		
v/c Ratio						0.04		0.04						0.79		
95% Queue Length						0.1		0.1						0.0		
Control Delay (s/veh)						17.5		10.8						10.3		
Level of Service (LOS)						C		B						B		
Approach Delay (s/veh)					13.0								0.1			
Approach LOS					B											

General Information

Analyst	BSM	Intersection	Main with Access Drive
Agency/Co.	KLOA, Inc.	Jurisdiction	DuDOT
Date Performed	3/21/2016	East/West Street	Proposed Access Drive
Analysis Year	2022	North/South Street	Main Street
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	16-076		

Lanes



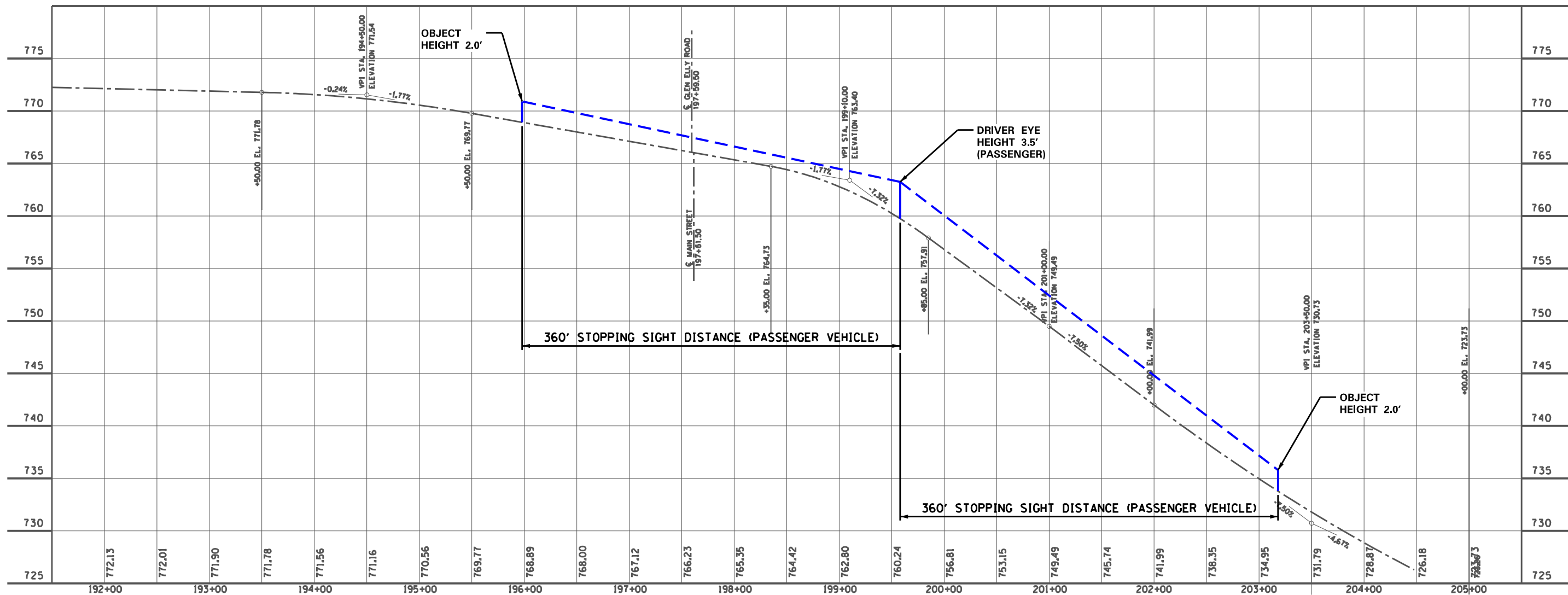
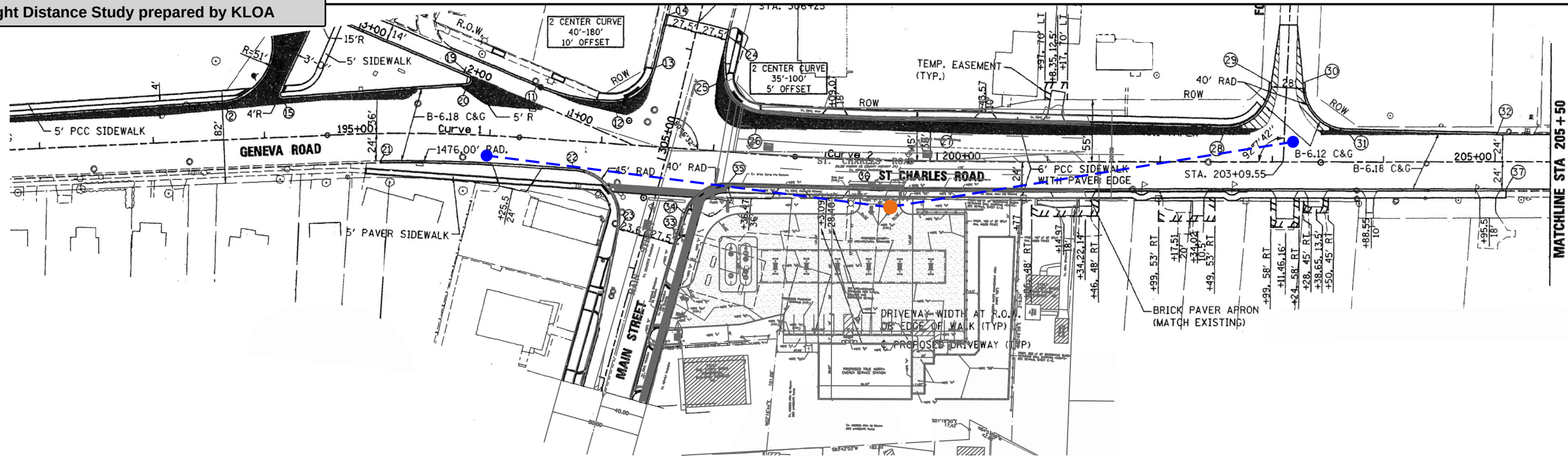
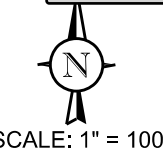
Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	3	0	0	0	1	0
Configuration						L		R			T	TR		LT		
Volume (veh/h)						15		30			532	12		5	511	
Percent Heavy Vehicles						2		2						2		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

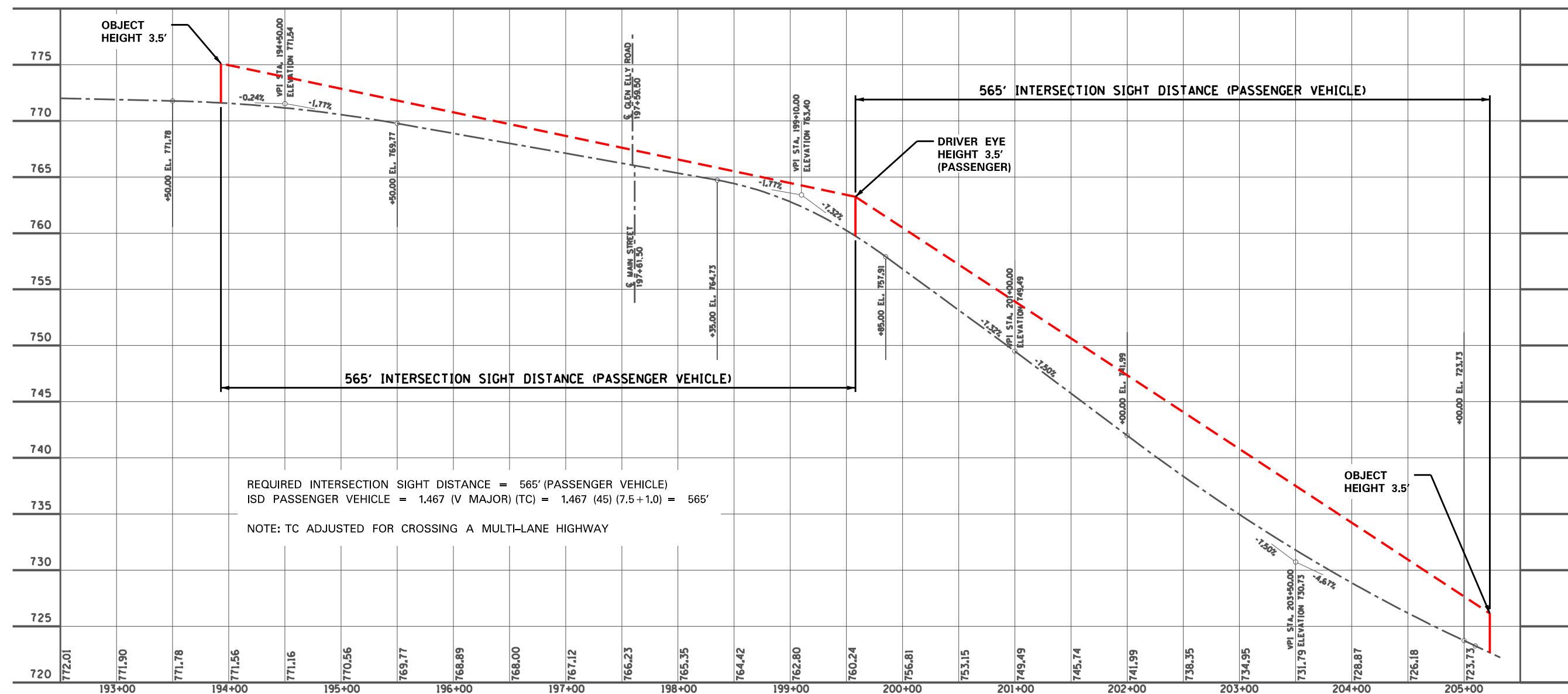
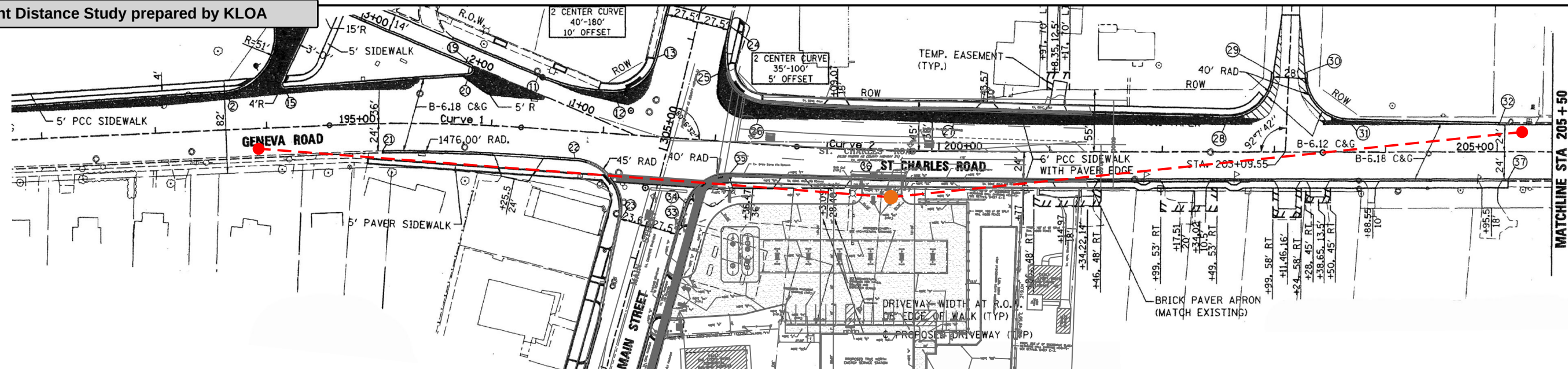
Flow Rate (veh/h)						16		32						543		
Capacity						270		606						626		
v/c Ratio						0.06		0.05						0.87		
95% Queue Length						0.2		0.2						0.0		
Control Delay (s/veh)						19.2		11.3						10.8		
Level of Service (LOS)						C		B						B		
Approach Delay (s/veh)					13.9								0.2			
Approach LOS					B											







SCALE: 1" = 100'



**JAMES J. BENES AND ASSOCIATES, INC.**

950 Warrenville Road ▪ Suite 101 ▪ Lisle, Illinois ▪ 60532

Tel. (630) 719-7570 ▪ Fax (630) 719-7589

MEMORANDUM

Date: April 20, 2017

To: John H. Sterrett, Planner
Village of Glen EllynFrom: Daniel H. Schoenberg, PE
Project EngineerRe: True North Gas Station, 825 North Main Street, Glen Ellyn
Job No. 1115.055

As requested, this is in response to the traffic-related questions from Chris Greco dated April 17, 2017 about the proposed gas station development at the southeast corner of St. Charles Road and Main Street. Mr. Greco asserts the following:

1. The Intersection Sight Distance along Main Street is inadequate.
2. No left turn out onto Main Street should be allowed.
3. The Intersection Sight Distance along St. Charles Road is determined incorrectly and is inadequate.
4. The Stopping Sight Distance along St. Charles Road is inadequate.
5. Gas tanker traffic will impact Main street traffic.

Left turns out at Main Street

The current proposal has a right-in-right-out-left in (RIROLI) access on St. Charles Road and a right-in-right-out-left-out (RIROLO) access on Main Street. DuPage County Department of Transportation (DuDOT) will not accept left out movements along their St. Charles Road jurisdiction, so the left out movement was added to Main Street to accommodate southbound traffic. In a meeting with County staff, Village representatives and the applicant, the question whether southbound exiting traffic was better handled with a left turn out at St. Charles or a left turn out at Main Street was discussed. At the end of the meeting DuDOT was adamant in its prohibition of left turns onto St. Charles Road. The applicant has said his business model depends upon clientele from south of the site. Table 1 shows the anticipated movements into and out of the proposed site.

Left turns out at Main Street could be self-enforcing. If it is difficult to make this maneuver during certain times of the day, most drivers will choose not to make the attempt. The close proximity of traffic signals at Main/St. Charles and Main/Elm do create gaps in traffic that would not be possible without signalization. This will be discussed more fully below.

Table 1 Access Movements (LT = left turn, RT = right turn)**Inbound**

From the east	LT @ St. Charles access
From the west	RT @ St. Charles access
From the north	RT @ St. Charles access after LT @ Main/St. Charles
From the south	RT @ Main St. access

Outbound

To the east	RT @ St. Charles access
To the west	RT @ Main St. access then LT @ Main/St. Charles
To the north	RT @ Main St. access
To the south	LT @ Main Street access

Gas Tanker Traffic Movements

During review, there were concerns about the movements of gas tankers into, through and out of the site. It is anticipated the tankers will enter the site from St. Charles and leave on Main Street by turning right. An Autoturn analysis showed how a 65' long tanker will proceed. This is a conservative length. An FHWA analysis of truck characteristics determined 57.6% of all gas tank trucks to be under 36'. A cumulative total of 95.6% of gas trucks are 65' or less.

Ideally, the tanker should be able to enter, unload product and leave with no backup maneuvers, but this is not a requirement. Given the constraints of the site, it appears the tanker must back up before executing the right turn onto Main Street in order to avoid wide swings into opposing lanes. We understand there is no conflict with the canopy or other features to prevent the back-up maneuver.

Sight Distance – General Discussion

States are required to follow the American Association of State Highway and Transportation Officials (AASHTO) standards by federal law. In Illinois, the standards used can be found in the IDOT manuals. The Bureau of Local Roads and Streets (BLRS) Manual establishes standards for local projects. The comprehensive Bureau of Design and Environment (BDE) Manual is for IDOT projects and has more background information. Stopping sight distance (SSD) is defined by AASHTO as the length of a roadway that enables a vehicle traveling at or near the design speed of the road to stop before reaching a stationary object in its path. The height of the driver's eye is assumed to be 3.5' high as in a typical sedan and the object is assumed to be 2' high. To quote AASHTO: "The recommended stopping sight distances are based on passenger car operation and do not explicitly consider design for truck operations. Trucks as a whole, especially the larger and heavier units, need longer stopping distances from a given speed than passenger vehicles. However ... the truck driver is able to see substantially farther beyond vertical sight obstructions because of the higher position of the seat in the vehicle. Separate stopping sight distances for trucks and passenger cars, therefore, are not generally used in highway design". SSD involves only one moving object. Intersection stopping distance (ISD) is a different measure involving two moving objects.

ISD is provided to allow drivers the space to perceive the presence of potentially conflicting vehicles so they can adjust their speed as appropriate to avoid colliding in the intersection in question. To quote the BDE Manual: "The ISD criteria used by the Department is intended to find a balance between an acceptable level of safety and what can be provided at an intersection on a practical basis. This ISD methodology ensures that an intersection operates smoothly without forcing a vehicle on the major road

to stop. As the crossroad vehicle makes the turn and accelerates, field studies have indicated that mainline vehicles reduce their speed to approximately 70% of the mainline speed to compensate for the entering vehicle". Driver to driver eye contact is the key determinant. It is assumed both drivers' eyes are 3.5' above the pavement. The ISD for trucks is not typically calculated unless, per the BDE Manual "there are a sufficient number of trucks on the minor road or ramp to warrant their consideration." When trucks are considered, their turns take more time but the driver eye height is taller. In the case of a gas station, the vast majority of visiting vehicles are passenger cars.

The methodology divides ISD into several cases depending upon the type of traffic control at the intersection in question. There can be length adjustments based upon the grade of the approach used by the turning vehicle. To quote AASHTO, calculations "include adjustments to the gap times for the number of lanes on the major road and for the approach grade of the minor road. The adjustment for grade of the minor-road approach is needed only if the rear wheels of the design vehicle would be on an upgrade that exceeds 3% when the vehicle is at the stop line of the minor-road approach"

The accepted methodology does not account for the impact of signalized intersections close to the analyzed intersection which can be significant impacts, particularly to nearby access points. If the approaching traffic is blocked by a red signal, then the sight distance in that direction need not extend beyond the intersection itself for that phase. On minor approaches to intersections, there could be a long wait creating long gaps. Nearby signalized intersections can reduce approach speeds. Some motorists start from a rest if they waited through a red signal. Other motorists slow through an intersection to position themselves in the correct lane. Field observations suggest traffic slows below design speeds through signalized intersections. The effect on visibility by queued vehicles waiting for green time is not considered in the methodology.

Sight Distance – St. Charles Road

The proposed St. Charles entrance is about 190' east of the St. Charles/Main intersection center point. The slope of St. Charles is about 7% east of the proposed access and under 2% west of the access. The grade drops to the east. The proximity of the signalized intersection affects the number of gaps to enter or exit the site, and the allotted east-west green time is about 50 seconds out of a 120 second cycle. St. Charles is posted as 40 mph. A 45 mph design speed is assumed.

The ISDs and SSDs prepared in September 2016 were for a full access on St. Charles Road, a concept subsequently rejected by DuDOT. Although the profile of the road is accurate, the sight lines drawn on the plans are not current. The currently proposed St. Charles access is a RIROLI. We will discuss the three movements right-in (RI), right-out (RO), and left-in (LI)

The RI is the eastbound right turn into the site. The only potentially conflicting traffic is the left turn in, which must yield to the right turning vehicle per the Rules of the Road, another jurisdictional publication. There are no conflicts and ISD does not apply.

The RO is the right turn out of the property to eastbound St. Charles Road. The potentially conflicting, approaching eastbound traffic is on a 2% downgrade. The exiting vehicle is starting from a stop on level ground. This is a Case B2 according to Section 28-3.01 of the BLRS Manual and the ISD is 500' for passenger cars or about 310' west of the intersection. This length is visible, but vegetation along the south parkway of St. Charles must be kept low. We checked the ISD for trucks and found them visible, too.

The LI is the westbound left turn from St Charles to the site. The vehicle stand at a 7% upgrade and must cross two lanes. This is a Case F per the Manual and the ISD is 440' for passenger cars including

825 North Main Street
Glen Ellyn, Illinois
April 20, 2017

the increase for the grade. This extends 210' beyond the Main/St Charles intersection and is visible. We checked the ISD for trucks and found them visible, too.

Can an eastbound vehicle stop in time to avoid a fixed object near the access? The SSD for eastbound traffic is 360' per Section 28-1-2 of the IDOT Manual, or about 170' west of the signalized intersection. There is adequate visibility.

Sight Distance – Main Street

The proposed Main Street access is about 130' south of the signalized St. Charles/ Main intersection. Since St. Charles carries much higher traffic than Main, the green time for north-south movements is relatively short in each cycle. The traffic study estimates 26 seconds out of a 120 second cycle will be allotted for north-south green time in the morning peak hour and 24 seconds out of 120 seconds during the evening peak period. This means 80% of approaching Main Street traffic will be delayed by the signal. The access is also about 300' north of the signalized Main/Elm intersection, whose timing is unknown.

Main Street is posted 30 mph south of St. Charles. Given the constraints of the Main/Elm traffic signal we assume a northbound mainline speed of 30 mph. Although Main Street is posted 40 mph north of St. Charles, we observed southbound approach speeds closer to 30 mph even when the Main/St. Charles signal was green. We assume a southbound 30 mph mainline speed.

The applicant did not prepare a sight distance analysis of the Main Street access in 2016 when the St. Charles access analysis was prepared. We obtained topography from available sources on line and found the profile of Main Street north of the St. Charles intersection to be slope down to the north at about 4%. The crown of Main Street is the center of the intersection with St. Charles Road. The profile of Main Street south of the proposed access is relatively flat. The currently proposed Main Street access is a RIROLO. We will discuss the three movements: right-in (RI), right-out (RO), and left-out (LO)

The RI is the northbound right turn into the site. There are no conflicting turn movements and ISD does not apply.

The RO is the right turn out of the site. This is a Case B2 according to Section 28-3.01 of the Bureau of Local Roads and Streets Design Manual and an ISD of 335' for passenger cars at 30 mph is calculated. This distance extends south of the access only and there is adequate visibility. We checked truck visibility and found no visibility problems

The LO at Main is a Case B1 per the Manual. Unlike the RO, the turn movement must cross three lanes which results in an ISD of 375' for passenger cars or about 245' beyond the Main/St. Charles intersection. There is adequate sight distance based upon the pavement elevations from the County topographic data to the north and the south of the access point. However, if northbound vehicles are queued at the Main/St. Charles intersection, they could obstruct the view of east-west vehicles turning south on Main from St. Charles Road. However, the southbound vehicles on Main Street itself will be stopped by the same red signal blocking northbound traffic in this scenario. The signal can help and hinder turn movements and sight lines simultaneously and its presence is not part of the methodology.

A northbound motorist on Main Street needs a stopping sight distance of 200' to avoid a stopped object near the Main Street access. This is visible. A southbound motorist on Main Street needs a stopping sight distance of 200' to avoid a stationary object blocking its lane near the proposed Main Street access. Queued vehicles in northbound lanes of the Main/St. Charles intersection do not obstruct the southbound SSD. Visibility is met.

825 North Main Street
Glen Ellyn, Illinois
April 20, 2017

Conclusion

IDOT's manual suggests ISD is a tool to find operational balances at intersections, not a rigid criteria by which to approve plans. The ISD and SSD calculations show compliance with common standards for all turning movements into and out of the proposed gas station access points.

The left turn out at Main is a direct result of the DuDOT constraints imposed on St. Charles and the stated access needs of the applicant. The ISD and SSD methodology does not account for the gaps created by the signals at Main/Elm and Main/St. Charles which could make the calculated sight distance lengths conservative. Depending on the time of day, the view between southbound traffic on Main and left turns out at Main Street could be affected by northbound queues created by the Main/St. Charles signal, but the ISD methodology does not account for queues.

Is there enough reason to prohibit left turns out at Main? A prohibition against left turns out on Main will decrease the ability of the site to serve possible patrons. Some traffic could be diverted onto nearby local streets, but this hard to predict. The difficulty in attempting a left turn during peak periods should be enough of a discouragement to eliminate most of the attempts of the movement. The left turn out could be approved then monitored and, if need be, prohibited at a later date.

--END--