



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, September 11, 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

1. Moment of silence in honor of those who lost their lives in the World Trade Center and the Pentagon on September 11, 2001.

B. Pledge of Allegiance

C. Roll Call

D. Village Recognition: (Village Clerk)

1. The Glen Ellyn Admirals Hockey Club sent a letter of appreciation to the Village Links for success of their golf outing.
2. PBL Coach John Bower wrote a letter complimenting Jen Brown & Max Brown for their assistance with 2nd grade students.
3. The Village of Carol Stream wrote a letter thanking Officer Joseph Flores for his assistance with a DUI arrest.
4. A resident reached out to thank Planning & Development team specifically Paula Moritz & Kelly Purvis for their assistance with their permit review process.

E. Audience Participation

1. Officer Rick Perez ICMA Hero Award Video
2. Proclamation 2017 Fourth of July Committee
3. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group

be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

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

Motion to approve the following items including Payroll and Vouchers totaling \$2,214,922.37: (Trustee Kenwood)

1. August 28, 2017 Regular Village Board Meeting Minutes.
2. Total Expenditures (Payroll and Vouchers) - \$2,214,922.37. The vouchers have been reviewed by Trustee Kenwood and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
3. Ordinance No. 6526, An Ordinance Granting Approval of Sign Variations to Allow the Construction of a Free-Standing Monument Sign on the Property Located at 444 North Main Street (Planning and Development Director Hulseberg)
4. Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the Suburban Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) 2018 Ford Transit Connect cargo van and one (1) 2018 Ford Transit Connect Wagon from Currie Motors of Frankfort Illinois in the amount of \$47,673 to be expensed to the Equipment Services Fund. Motion to waive competitive bidding and approve the lowest responsible proposal for one (1) Ford F-150 pickup truck from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$27,938 to be expensed to the Equipment Services Fund. (Public Works Director Hansen)
5. Ordinance No. 6527, An Ordinance Approving Variations from the Zoning Code to Accommodate a Proposed Restaurant on Property Commonly Known as 486 Pennsylvania Avenue for Two Hound Red Brewpub (Planning and Development Director Hulseberg)
6. Motion to approve ongoing monthly payments for cleaning service to Commercial Janitorial, of Phoenix, Arizona, for an aggregate total of \$28,000 for 2016-17 and a contract renewal totaling \$29,000 for 2017-18 to be expensed to the Village Links/Reserve 22 Fund. (General Manager Vesevick)
7. Ordinance No. 6528, An Ordinance Approving A Special Use Permit, Variations from the Zoning Code, A Variation from the Sign Code, and the Exterior Appearance For the Operation of an Automotive Vehicle Rental Facility for Enterprise Rent-A-Car Proposed on Property Commonly Known as 404 Roosevelt Road (Planning and Development Director Hulseberg)
8. Ordinance No. 6529 - VC, An Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited At All Times) of the Village Code Regarding Parking on a Portion of Kingsbrook Glen) (Police Chief Norton)

9. Ordinance No. 6530-VC, An Ordinance to Amend Section 9-5-7 (Schedule G; Parking Prohibited During Certain Hours) of the Village Code Regarding Parking on a Portion of Greenfield Avenue (Police Chief Norton)

G. Annexation Agreement for 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue (Presented by Planning & Development Director Hulseberg) (Trustee Ladesic)

1. Motion to open a public hearing to consider an Annexation Agreement for the property located at 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue
2. Motion to close a public hearing to consider an Annexation Agreement for the property located at 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue
3. Annexation Agreement for 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue
4. Ordinance No. 6531, An Ordinance Approving an Annexation Agreement For the Properties Commonly Known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue
5. Ordinance No. 6532-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code, to Increase the Number of Permitted Class D-3 Liquor Licenses.

H. Turner Avenue Public Sidewalk Construction Exception (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to grant an exception to the Village's policy to construct sidewalk on both sides of the street being reconstructed, and as such, not construct sidewalk on the north side of Turner Avenue, between Montclair Avenue and Taylor Avenue, as part of the Village's 2017 Montclair-East-Davis-Smith-Turner Utility and Roadway Improvements Project. (Public Works Director Hansen)

I. Schock's Square Garbage Enclosure Program (Presented by Planning & Development Director Hulseberg) (Trustee Enright)

1. Motion to waive competitive bidding and award a contract with FH Paschon for the construction of the consolidated garbage enclosure in an amount not to exceed \$74,370 to be expensed to the Solid Waste Fund. Resolution No. 17-12, A Resolution Establishing the Schock's Square Consolidated Refuse Enclosure Program and Providing for a Consolidated Refuse Enclosure. (Planning & Development Director Hulseberg)
2. Ordinance No. 6533- VC, An Ordinance Amending Chapter 6 of Title 7 of the Glen Ellyn Village Code to Add Provisions for the Schock's Square Consolidated Refuse Program. (Planning & Development Director Hulseberg)

J. Reminders

1. A Village Board Workshop is scheduled for Monday, September 18, 2017 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, September 25, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

K. Other Business

- L. Motion to adjourn to Executive Session to discuss pending, threatened or imminent litigation and review Executive Session minutes without returning to open session.**

M. Adjournment

**Glen Ellyn Village Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/11/17 07:00 PM

Department: Glen Ellyn Village Board

Department Head: Angela Andrianopoulos

Category: Recognition

Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2866)

DOC ID: 2866

Village Links Recognition

The Glen Ellyn Admirals Hockey Club sent a letter of appreciation to Village Links for their assistance in making their annual golf outing a success. They specifically mentioned the work of Noel Allen and Aimee Detterbeck and thanked them for all their efforts.



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

Meeting: 09/11/17 07:00 PM
Department: Administration - Recognition
Department Head: Angela Andrianopoulos
Category: Recognition
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2851)

DOC ID: 2851

Public Works Recognition

Problem Based Learning (PBL) Coach John Bower wrote in to compliment the hard work of Jen Brown and Max Brown for their assistance with the 2nd grade students at Abraham Lincoln School. They were key in helping students design, create and implement the Lincoln Pollinator Patch at Manor Park.

**Glen Ellyn Village Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/11/17 07:00 PM

Department: Glen Ellyn Village Board

Department Head: Angela Andrianopoulos

Category: Recognition

Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2867)

DOC ID: 2867

Police Department Recognition

The Village of Carol Stream wrote a letter thanking Officer Joseph Flores for his assistance during a DUI arrest. Officer Flores responded to the Glendale Heights Police Department to assist and was instrumental in conducting an interview due to the language barrier and providing instruction to the Carol Stream Officer which ultimately led to an arrest.



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

Meeting: 09/11/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Recognition
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2868)

DOC ID: 2868

A resident reached out to thank Paula Moritz & Kelly Purvis for their assistance with their permit review process.

A resident reached out to thank the Planning & Development team, specifically Paula Moritz & Kelly Purvis for their assistance with their permit review process. They complimented their knowledge and thoroughness of the zoning & permit process and were very grateful for all their attention to detail.



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

Meeting: 09/11/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Proclamation
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2854)

DOC ID: 2854

Proclamation 2017 Fourth of July Committee

ATTACHMENTS:

- Fourth of July Committee 2017 (PDF)



VILLAGE OF GLEN ELLYN

Proclamation

IN RECOGNITION OF THE 2017 GLEN ELLYN FOURTH OF JULY COMMITTEE

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

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

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

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

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 09/11/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Minutes
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2873)

DOC ID: 2873

August 28, 2017 Regular Village Board Meeting Minutes.

ATTACHMENTS:

- 08-28-2017 Regular Village Board Workshop (PDF)

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Call to Order

President McGinley called the meeting to order at 7:00 p.m.

Pledge of Allegiance

President McGinley asked Village Clerk Chereskin to lead the Pledge of Allegiance.

Roll Call:

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules, Ladesic and Senak answered "Present." Trustee Kenwood entered the meeting at 7:05 p.m. Trustee Pryde entered the meeting via phone at 7:10 p.m.

A motion was made by Trustee Fasules and seconded by Trustee Ladesic to allow Trustee Pryde to participate in the meeting via phone.

Upon roll call, Trustees Enright, Fasules, Ladesic, and Senak answered "aye."

In Attendance: Recording Secretary Solomon, Village Manager Franz, Village Attorney Mathews, Planning and Development Director Hulseberg, Public Works Director Hansen, Finance Director Coyle and Police Chief Norton.

Village Recognition: (Village Clerk)

1. A letter of recognition was received by a Wheaton resident who was stopped for speeding by Officer Carrie Nemchock. Officer Nemchock was highly complimented for her kind demeanor, thoughtfulness in her attentiveness and professionalism.
2. The Wheaton Police Department sent a letter of recognition on behalf of Officer Thomas Hartzell who assisted their team in apprehending a burglary in process.
3. A letter was received by a member of the Chamber of Commerce thanking Sergeant Norm Webber for his dedication and assistance to the Taste of Glen Ellyn.
4. Assistant Chief Bill Holmer received a message of appreciation from a resident of Glen Ellyn thanking him for his time and assistance to help monitor the speeding problem on Bemis Road.
5. The Glen Ellyn Police Department was sent a letter from the Carol Stream Police Department complimenting Officer Stephen Miko's quick response and professionalism in assisting with an incident.

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Audience Participation

1. The Fourth of July committee will be recognized at a later meeting.
2. Colleen Macko, who resides at 714 Turner Avenue, stated she spoke at the August 21, 2017 Village Board Workshop meeting about Turner Avenue needing an additional sidewalk on the north side of Turner Avenue and is asking the Board again to put this sidewalk in. Ms. Macko stated she emailed the Village Board earlier in the day with her support of the proposed sidewalk as well as pictures of unsafe situations in the area. Ms. Macko stated Village Manager Franz, Police Chief Norton and District 41 Superintendent Dr. Paul Gordon came out to see the Benjamin Franklin School drop-off/pick-up situation last week. Ms. Macko stated the Police Department and the Superintendent do support a sidewalk. Ms. Macko related an incident of an unsafe situation that happened on her block recently and stated there are seven children under the age of 8 years old on that block. Ms. Macko implored the Board to reconsider the addition of a sidewalk on the north side of Turner Avenue and stated we all have to learn from unsafe situations.

Police Chief Norton stated he did not say he supported this particular sidewalk yet, but in general, the Police Department is in favor of sidewalks around schools. Police Chief Norton stated they would need to look at what problems might be solved with the addition of this sidewalk.

Trustee Kenwood asked about the Superintendent's position. Village Manager Franz stated he thinks the Superintendent supports sidewalks around schools in general as the Police Department does. Village Manager Franz stated they did receive an email from Benjamin Franklin School's principal and PTA who commented on this sidewalk. Village Manager Franz stated he did reach out again today to the Superintendent to get his official position on this. President McGinley stated the Benjamin Franklin PTA does not have an official meeting for another month since school has just begun so they cannot take an official position yet since the members have not been able to vote.

Agenda Item E - Consent Agenda:

The following items are considered routine business by the Village Board and were presented for a single approval in the form listed below:

1. August 14, 2017 Special Village Workshop Minutes
2. August 21, 2017 Regular Village Board Workshop Minutes
3. Total Expenditures (Payroll and Vouchers) - \$4,938,338.25.
The vouchers have been reviewed by Trustee Pryde and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
4. Approve the recommendation of Village President Diane McGinley that the following appointments, reappointments and resignations be made for various commissions:

Plan Commission Appointment: Timothy Loftus for a term ending May 2018;

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Recreation Commission Reappointment: Brad Browder for a term ending May 2018; Jeffrey Jourdan for a term ending May 2018; Kevin Kennebeck for a term ending May 2018.

Resignations: Jack Hennessey, Student Commissioner Environmental Commission; Adam Miller, Student Commissioner Zoning Board of Appeals; Katherine Dillman, Student Commissioner Historic Preservation Commission; John Schrieber, Historic Preservation Commission; Robert Palumbo, Finance Commission; James Ozog, Plan Commission.

5. Table Ordinance No. 6521, An Ordinance Authorizing the Transfers of End of Year FY2016 General Fund Surplus Amounts Equaling \$400,000 from the General Fund to the Police Pension Fund, and \$148,331 from the General Fund to the Facilities Maintenance Reserve Fund to the November 13, 2017 Regular Village Board Meeting.
6. Table Ordinance No. 6522, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2017, for Transfers from the General Fund to the Police Pension and Facilities Maintenance Reserve Fund to the November 13, 2017 Regular Village Board Meeting.
7. Ordinance No. 6523, An Ordinance Amending Ordinance No. 6483, Which Amended Ordinance No. 5399, in Order to Grant an Additional Variation from the Sign Code for the Aldi Food Store Building, Located at 700 Roosevelt Road in Danby Crossing.
8. Approve a Facade Improvement Award in the amount of \$15,000, and a Downtown Retail Interior Improvement Award in the amount of \$15,000, for Blackberry Market at 401 N Main Street.
9. Approve a waiver of the Duty to Install Sidewalk for the Property Owners at 694 Prairie and 655 Pleasant Avenue.
10. Approve an Intergovernmental Agreement between the County of DuPage and the Village of Glen Ellyn for DuPage Justice Information System Police RMS Software.

Regarding Item #4, Trustee Senak stated that applauds President McGinley's appointment of Tim Loftus to the Plan Commission. Trustee Senak stated he has served with Commissioner Loftus on the Architectural Review Commission and the Historic Preservation Commission, and Commissioner Loftus has shown a keen ability to balance the historical character of the Village along with promoting the need for economic development.

Regarding Item #7, Trustee Senak asked about the Aldi sign variation and stated the Plan Commission likes this variation as it seems like a distinct improvement, but he does not see findings of fact which satisfied the ordinance. There was some discussion on this, and it was decided to remove Item #7 from the Consent Agenda while Planning and Development Director Hulseberg retrieved information on this.

Regarding Item # 10, Trustee Senak asked if the RMS Software would be kept in place during the transition. Police Chief Norton stated the current RMS package will stay functional through the transition of the Hexagon. Police Chief Norton stated they will phase out the Motorola product to the Hexagon product. Trustee Senak asked if they would be paying for two things that would do the same thing to which Police Chief Norton stated once they get rid of the old system and phase to the new system, there will only be one cost.

A motion was made by Trustee Pryde and seconded by Trustee Kenwood to approve Consent Agenda Items 1-6, 8-10.

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Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.”

President McGinley congratulated Blackberry Market on the updates to their location. Anna Davidson, part owner of Blackberry Market at 401 N. Main Street, stated they are aiming for a mid-October opening date for the Blackberry Market expansion and thanked the Board for their support.

Village Manager Franz apologized and stated the Board meeting is not currently airing correctly on the cable channel so they are recording this meeting and will show it later in the week. Trustee Pryde’s phone connection was lost at 7:30 p.m.

Consent Agenda Item #7

Trustee Senak stated he is in favor of this sign variation, but he feels it is not clear in the record of the factual basis of why this was approved.

Planning and Development Director Hulseberg stated the staff does not typically include the application in the Trustees’ packets and showed the petitioner’s application on the screen. Planning and Development Director Hulseberg stated the nine standards are included in the application and pointed out the standard that shows the petitioner’s hardship and why they are asking for the variation. Planning and Development Director Hulseberg stated the staff does review each application before it goes to the Plan Commission, and the Plan Commission’s minutes are adopted and included in the ordinance. Trustee Senak asked if the staff is satisfied with the standards to which Planning and Development Director Hulseberg stated they are.

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to approve Ordinance No. 6523, an ordinance amending Ordinance No. 6483, which amended Ordinance No. 5399, in order to grant an additional variation from the Sign Code for the Aldi Food Store Building, located at 700 Roosevelt Road in Danby Crossing.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic and Senak voted “aye.” Trustee Pryde was currently not on the phone to vote on this.

Agenda Item G – Annexation Agreement for 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue

Attorney Mathews stated due to ongoing discussion and at the request of the petitioner, this Agenda Item will be continued to the September 11, 2017 meeting. President McGinley stated there would be no testimony given this evening.

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to open a public hearing to consider an Annexation Agreement for the Property Located at 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue and to continue the hearing until the September 11, 2017 Village Board Meeting.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, and Senak voted “aye.” Trustee Pryde was not currently on the phone for this vote.

Trustee Pryde returned on the phone after this vote at 7:55 p.m.

Agenda Item H – Pin Oak Utility Service Agreement and Resolution

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Attorney Mathews presented background on this and stated Pin Oak submitted a written request to be allowed to connect to the Glen Ellyn water and sewer mains that run on the north side of Roosevelt Road. Attorney Mathews stated the property owner was instructed it needed to obtain approval from the Village of Lombard to connect to the Village of Glen Ellyn's water and sewer system. Attorney Mathews stated the Village of Lombard passed a Resolution granting approval of the connection on July 20, 2017. Attorney Mathews stated Pin Oak has requested that it be charged less than the Village's normal non-resident sewer and water rates, but Pin Oak has been advised they will pay the same rates as the properties at 665 Roosevelt Road (Lombard), 667 Roosevelt Road (Lombard), 751 Roosevelt Road (Lombard) and 21W79 Roosevelt Road (Lombard).

Trustee Kenwood asked if Attorney Mathews is in favor of charging the full non-resident rates to which Attorney Mathews responded he is in favor of this.

Mark Daniel, Pin Oak's attorney at 17W733 Butterfield Road in Oakbrook Terrace, Illinois, stated the president of Pin Oak apologized that he was not able to make it to this meeting. Mr. Daniel asked how long the non-resident rate might be in play as Pin Oak is concerned this non-resident rate could go on for 15 to 20 years. Mr. Daniel stated Pin Oak is not asking for the resident's rate, but a rate that is lower than the non-resident rate.

Trustee Enright asked if Bucky's would pay the same non-resident rate. Village Manager Franz stated part of the discussion with Bucky's might be to annex Bucky's into the Village.

Trustee Senak asked if Pin Oak could come ask for a rate reduction at a later time to which Mr. Daniel stated they could.

President McGinley stated the Village does not have one customer that is not a resident that receives a discounted rate.

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to approve Resolution No. 17-11, A Resolution authorizing the Village President and Village Clerk to execute a Utility Connection Agreement.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted "aye." Motion carried.

Agenda Item I – Perry's Pond Bank Stabilization

Trustee Fasules recused himself from this agenda item.

Public Works Director Hansen presented background on this project and stated Perry's Pond is a small body of water created by a dam just east of Riford Road between Oak Street and Chidester Avenue. Public Works Director Hansen stated a channel that is adjacent to 725 Riford Road feeds the pond from Lake Ellyn and other stormwater connections upstream of the pond. Public Works Director Hansen stated three property owners are located between this channel and the dam that have water frontage, and due to instances of Lake Ellyn overflowing, stormwater flowed into Perry's Pond overland in a defuse manner contributing to erosion along the banks of the pond between the channel and the dam.

Public Works Director Hansen stated they plan to construct a drainage swale at 729 Riford Road to control the water into the pond via the channel when Lake Ellyn overflows and to stabilize the pond bank on the north side of Perry's Pond. Public Works Director Hansen stated the bank stabilization project would provide two methods to stop the erosion from taking place. Public Works Director Hansen stated from where the bank was previously stabilized with rock (about 60 feet done by a homeowner) to the dam would be 175 lineal feet of additional rock

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utilized to stabilize that section of the bank of the pond. Public Works Director Hansen stated the remaining portion of the bank, equaling 80 lineal feet, would be stabilized with vegetation completing the stabilization work the remaining distance to the channel. Public Works Director Hansen stated this project would be a one-time improvement, and staff will be requiring property owners to sign off on all future maintenance costs since this work will be completed on private property. Public Works Director Hansen showed pictures of the bank stabilization materials that would be used and stated they have a proposal from V3 Construction Group, LTD in Woodridge, Illinois, for this project.

Trustee Enright asked what happened to the vegetation that was on the bank to which Public Works Director Hansen stated the rise and falling of the pond water contributed to the erosion of the bank and the vegetation. Trustee Enright asked if the erosion could still happen after the completion of the bank stabilization project. Public Works Director Hansen stated the residents are currently losing their property into the water, and if they do this process, he hopes this should stabilize the bank for at least 10 years. Public Works Director Hansen stated erosion after the project would depend of how much flooding might happen in the future.

Public Works Director Hansen stated there needs to be a temporary easement of 15 feet which the property owners must agree to; however, there will be no cost of this project to the property owners. Public Works Director Hansen stated the contractor would remove any current decorative vegetation and will replant or replace any vegetation when the project is done. Public Works Director Hansen stated the Village would not be responsible for maintenance on this bank after this project is done.

Trustee Senak asked why the Village is taking on this expense when the pond bank is on private property. Attorney Mathews stated time has elapsed since the one of the home owners did their own bank stabilization with rock. Attorney Mathews stated the Village is bringing to conclusion part of the stormwater management system project, and this bank is part of that same project.

Trustee Senak stated the Village code calls for competitive bidding and asked why the competitive bidding was waived for this circumstance. Public Works Director Hansen stated they solicited a few contractors on this, but the staff could not drum up an interest on this project. Public Works Director Hansen stated V3 is a specialty contractor who does this kind of work.

Trustee Kenwood stated this project would be two-thirds rock and one-third vegetation and asked why the project was not entirely being done in rock. Public Works Director Hansen stated the aesthetic will look better, and the staff had to get an Army Corps of Engineers permit, and this permit is limited to a certain amount of lineal feet. Public Works Director Hansen stated if they did the whole project in rock, there would be a much more involved permit process.

Trustee Senak asked if there were plans to reimburse the home owner who did the bank stabilization on their own. Public Works Director Hansen stated they had not considered this, but they could definitely talk about this.

Ruthie Maddock, who resides at 751 Chidester Avenue, stated they put the rocks in two years ago after they had already lost two feet of land into the water. Ms. Maddock stated the rocks were put in by landscapers, and it seems to be holding up pretty well, but wonders if the current rocks could be tweaked. Ms. Maddock stated they do still have the bill that they would like looked at. Ms. Maddock stated she thinks it was approximately \$5,000 for this project. Village Manager Franz stated they could work with the home owner separately and do a change order later if needed. President McGinley suggested that the amount of the project be increased to \$65,000 in order to cover Ms. Maddock's previous cost as well.

A motion was made by Trustee Kenwood and seconded by Trustee Ladesic to waive competitive bidding and

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authorize the Village Manager to execute a contract to V3 Construction Group, LTD., 7325 James Ave. Woodridge Illinois, for an amount not to exceed the amended amount of \$650,000 to complete the Perry's Pond Bank Stabilization Project expensed to the Capital Projects Fund.

Upon roll call, Trustees Enright, Kenwood, Ladesic, Pryde and Senak voted "aye." Trustee Fasules recused himself from this vote. Motion carried.

Agenda Item J – Special Use Permit for Len's Ace Hardware, 485 Roosevelt Road

Planning and Development Director Hulseberg presented information on this and stated the property at 485 Roosevelt Road was granted a Special Use Permit in 2004 to allow outdoor storage and sales to occur on the property. Planning and Development Director Hulseberg stated the approval of this special use permit contained several conditions including the stacking height on any outdoor merchandise may not exceed 6 feet. Planning and Development Director Hulseberg stated the height restriction has not been adhered to, particularly during the spring and fall seasons when the business orders and accepts delivery of outdoor items for sale. Planning and Development Director Hulseberg stated each year, the Village property maintenance inspector has worked with the business trying to achieve compliance; however, this past spring, the petitioner was issued a citation for having merchandise stacking heights in excess of 6 feet and for failure to bring the violation into compliance. Planning and Development Director Hulseberg stated the petitioner was subject to Administrative Adjudication to correct the issue, and the petitioner has since brought the property into compliance.

Planning and Development Director Hulseberg stated the petitioner is requesting that this condition be amended to allow for the stacking height to be no more than 8 feet instead of 6 feet from March 1st to October 31st to address this issue in the future. Planning and Development Director Hulseberg showed an overview site plan of the property and stated the petitioner is also seeking an amendment to the site plan to allow two rows of pallets to be placed in the northernmost part of the area marked "Area F" adjacent to the rear of the building. Planning and Development Director Hulseberg stated this storage area is labeled on the site plan as not permitted for sales and storage, and the petitioner has indicated that these two rows of pallets will be used only for storage and not for sales. Planning and Development Director Hulseberg stated the petitioner is also seeking to allow live plants and flowers to be displayed beyond the covered overhang of the store entrance and into the area identified on the site plan as "Area D." Planning and Development Director Hulseberg stated the petitioner has requested that these three amendments to the Special Use Permit only be applied to March 1st to October 31st since this timeframe is the busiest time of the year for these products.

Planning and Development Director Hulseberg stated the Plan Commission considered the petitioner's application at a public hearing on July 27, 2017, and the Plan Commission recommended approval to amend Ordinance No. 5302 subject to the condition that the stacking height should remain limited to 6 feet. Planning and Development Director Hulseberg stated the Plan Commission felt that the requested 8 foot stacking height posed a safety hazard for customers. Planning and Development Director Hulseberg stated following the public hearing at the Plan Commission meeting, the petitioner submitted correspondence to the Planning and Development Department amending the original request to limit the stacking height to be no more than 6.75 feet in height.

Trustee Kenwood asked if the number of pallets would increase to which Planning and Development Director Hulseberg stated the number of pallets would not increase, only the stacking height. Trustee Senak asked if the storage in the rear is permanent or seasonal to which Planning and Development Director Hulseberg stated this is seasonal storage from March 1st to October 31st.

Trustee Fasules asked if Ace is palletizing these pallets. Attorney Adam Schramm, from Schramm Law Group at 240 E. Lake Street in Addison, Illinois, stated Ace does do this.

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Mr. Schramm stated he measured the pallets, and the highest height is 6.75 feet in “Area B” on the site plan. Mr. Schramm stated since 2004, there has never been an issue with a pallet falling on someone. Mr. Schramm stated there are only four or 5 SKU’s that would be on these pallets, and these bags are mulch.

Trustee Fasules asked if the 6.75 feet is up from the pallet or the ground to which Mr. Schramm stated this is from the ground. Mr. Schramm stated Mr. Grimsley cannot afford to have employees break down every pallet that comes in so the height is only at 6 feet. Mr. Schramm stated customers are not supposed to carry out the bags as the employees does this.

Trustee Kenwood asked what the height was on the citation to which Mr. Schramm stated it only said, “...over 6 feet.”

Trustee Fasules stated he does not have a problem with the 6.75 stacking height request. Trustee Kenwood stated he would be fine with the stacking height not to exceed 7 feet for “Areas B and F” on the site plan. Trustee Ladesic agreed with this.

A motion was made by Trustee Kenwood and seconded by Trustee Ladesic to approve Ordinance No. 6525, an ordinance granting an amendment to Ordinance No. 5302, the Special Use Permit for Len’s Ace Hardware, located at 485 Roosevelt Road, with modification of up to 7 feet as opposed to 6 feet for stacking height in Areas B and F on the site plan.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted “aye.” Motion carried.

Agenda Item K – Second Quarter 2017 Financial Report

Finance Director Coyle presented information on the Second Quarter 2017 Financial Report and stated this financial report covers the period of January 1, 2017 to June 30, 2017. Finance Director Coyle referred to the General Fund Second Quarter Results page and stated revenues were flat to last year, but are below budget for this year. Finance Director Coyle stated the expenditures are higher this year due to the contribution to the Capital Projects Fund for the building of the new Police Station, and the 5 Year Performance of the General Fund also includes lines in 2016 and 2017 to show performance if there was no transfer to the Capital Projects Fund to normalize the activity.

Finance Director Coyle stated the 2017 Sales Tax Budget is \$3,560,000, and the year-to-date sales taxes are \$11,920 below the year-to-date budget, but \$11,555 ahead of the prior year. Finance Director Coyle stated the year-to-date home rule sales taxes are \$15,993 above budget and \$35,350 ahead of the prior year. Finance Director Coyle stated the year-to-date income taxes are \$183,018 below the year-to-date budget and \$73,432 below the prior year. Finance Director Coyle stated the current estimate is to end the year below budget by \$250,000 for income tax.

Trustee Senak asked why this miss in the income tax. Finance Director Coyle stated there is a decline in income taxes being collected statewide. Finance Director Coyle stated this is due to a legislative change that removed a cap on the net operating loss. Finance Director Coyle stated there is a shift from corporations that pay a higher tax rate to a shift toward partnerships which pay a lower tax rate. Finance Director Coyle stated business income tax is down, and this is having a big impact on the state finances.

Finance Director Coyle reviewed other notable items in the General Fund, the Village Links and Reserve 22’s Operating Incomes, Real Estate Transfer Taxes, Water Consumption and Cash Reserves. Finance Director Coyle

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Village Board Regular Meeting
Glen Ellyn Board of Trustees
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stated all funds are exceeding their cash reserve levels with the General Fund being at high points in June and September when the largest installments of the property taxes are received.

Trustee Senak asked about the reduction in water consumption to which Finance Director Coyle stated she is not able to see if this is due to a reduction in water usage by the Village's residents or a reduction in the leakage out of the water system.

Trustee Kenwood asked if only the funds listed have cash reserves. Finance Director Coyle stated these five funds are the only funds that have Cash Reserve Policies that need to be followed, but more Village funds do have cash reserves as well.

Agenda Item L – Reminders

1. A Joint Village Board and Village Board & Commissions Meeting is scheduled for Thursday, September 7, 2017 at 5:30 p.m. at the Village Links/Reserve 22.
2. A Village Board Meeting is scheduled for Monday, September 11, 2017 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Village Board Workshop is scheduled for Monday, September 18, 2017 at 7:00 p.m. in Room 301 of the Glen Ellyn Civic Center.

Agenda Item M - Other Business

None

Adjournment

At 8:40 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Fasules to adjourn. Motion carried.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic and Senak voted "aye." Trustee Pryde was not on the phone for this vote. Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

John A. Chereskin
Village Clerk



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

Meeting: 09/11/17 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 2862)

DOC ID: 2862

Total Expenditures (Payroll and Vouchers) - \$2,214,922.37.
The vouchers have been reviewed by Trustee Kenwood and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 2017-09-11 (PDF)

Approval of Vouchers
For the Village Board Meeting of September 11, 2017

EXPENDITURES:

Accounts Payable Warrant 0817-4	8/25/2017	\$	1,152,331.03
Accounts Payable Warrant 0817-5	8/31/2017	\$	4,052.22
Accounts Payable Warrant 0817-6	8/31/2017	\$	30,778.36
Accounts Payable Warrant 0917-1	9/1/2017	\$	481,353.02
Sub-Total		\$	1,668,514.63

Warrant Total \$ 1,668,514.63

PAYROLL EXPENDITURES

September 1, 2017

Net Employee Payroll Checks 332,154.25

Employee & Employer Payroll Deductions:

Employee Deductions*	158,844.83
IMRF - Employer contribution	27,138.26
Social Security/Medicare Tax Withheld - Employer portion	28,270.40

Total Payroll

\$ 546,407.74

\$ - \$ - \$ 546,407.74

GRAND TOTAL \$ 2,214,922.37

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



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VILLAGE OF GLEN ELLYN
VENDOR INVOICE LIST

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2021 A-RELIABLE PRINTING										
80629		07/17/2017		0817-4	227414	250.00	08/24/2017	INV	PD	LINKS COUPONS
INVOICE:	19930		CHECK	DATE:	08/25/2017					
80518		08/21/2017		0817-4	227414	168.16	08/24/2017	INV	PD	PRINTING
INVOICE:	20012		CHECK	DATE:	08/25/2017					
						418.16				
8181 MWSTAR WASTE HOLDINGS CORPORATION										
80774		08/12/2017		0917-1	227510	1,099.85	08/31/2017	INV	PD	TB000191 SOLID WASTE
INVOICE:	TB0000015876		CHECK	DATE:	09/01/2017					
10229 ACCOUNTING PRINCIPALS										
80517		08/20/2017		0817-4	227415	648.00	08/24/2017	INV	PD	TEMPORARY STAFF
INVOICE:	9001970		CHECK	DATE:	08/25/2017					
28 ALEXANDER EQUIPMENT CO INC										
80464		08/10/2017		0817-4	227416	232.99	08/22/2017	INV	PD	CHAINSAW SUPPLIES
INVOICE:	136409		CHECK	DATE:	08/25/2017					
6827 ALFRED BENESCH & COMPANY										
80776		20150010 08/04/2017		0917-1	227511	18,970.00	08/31/2017	INV	PD	ENGINEERING SERVICES UNDERPASS
INVOICE:	108677		CHECK	DATE:	09/01/2017					
10480 ARAMARK UNIFORM & CAREER APPAREL GROUP, INC										
80521		06/02/2017		0817-4	227417	-129.60	08/24/2017	CRM	PD	CREDIT LINENS
INVOICE:	2081082578		CHECK	DATE:	08/25/2017					
80520		08/15/2017		0817-4	227417	757.43	08/24/2017	INV	PD	LINKS LINEN SERVICE
INVOICE:	2081179056		CHECK	DATE:	08/25/2017					
80519		08/22/2017		0817-4	227417	765.84	08/24/2017	INV	PD	LINKS LINEN SERVICE
INVOICE:	2081188271		CHECK	DATE:	08/25/2017					
						1,393.67				
9380 ARBORWORKS LLC										
80463		20160006 08/16/2017		0817-4	227418	713.16	08/22/2017	INV	PD	TREE REMOVAL
INVOICE:	3014		CHECK	DATE:	08/25/2017					
80727		20170027 08/25/2017		0917-1	227512	20,500.00	08/31/2017	INV	PD	BRUSH REMOVAL
INVOICE:	3019		CHECK	DATE:	09/01/2017					
						21,213.16				
65 AT&T										
80726		08/19/2017		0917-1	227513	193.48	08/31/2017	INV	PD	630 469-0560 865 9 0817
INVOICE:	630469056008-8		CHECK	DATE:	09/01/2017					
80775		08/16/2017		0917-1	227513	63.49	08/31/2017	INV	PD	630 Z99-0131 540 7 0817
INVOICE:	630Z99013108-5		CHECK	DATE:	09/01/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4874 BAXTER & WOODMAN, INC.						256.97				
80777	20170009	07/31/2017				14,514.91	08/31/2017	INV	PD	ENG SVCS WATER MAIN LINING
INVOICE: 193967			CHECK	DATE: 09/01/2017						
82 BELL FUELS, INC.						1,614.35	08/24/2017	INV	PD	LINKS FUELS
80523		08/18/2017				740.01	08/24/2017	INV	PD	LINKS FUELS
INVOICE: 259929			CHECK	DATE: 08/25/2017						
80524		08/18/2017								
INVOICE: 259930			CHECK	DATE: 08/25/2017						
10010 BELLA BREW COFFEE & BEVERAGE CO						2,354.36				
80522		08/22/2017				303.66	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 57856			CHECK	DATE: 08/25/2017						
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC						708.75	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
80526		08/10/2017				1,399.97	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 101.967212			CHECK	DATE: 08/25/2017						
80525		08/17/2017				1,482.21	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 1013982908			CHECK	DATE: 08/25/2017						
80728		08/24/2017								
INVOICE: 1013994593			CHECK	DATE: 09/01/2017						
5354 UNITED COMMUNICATION SYSTEMS						3,590.93				
80607		08/15/2017				4,147.58	08/24/2017	INV	PD	1209860-1124924 0817
INVOICE: 80607			CHECK	DATE: 08/25/2017						
120 CANON SOLUTIONS AMERICA, INC						244.52	08/22/2017	INV	PD	COPIER WSB01042 MAINT
80466		08/13/2017				117.00	08/22/2017	INV	PD	COPIER IR4225 MAINT
INVOICE: 17624969			CHECK	DATE: 08/25/2017						
80467		08/13/2017								
INVOICE: 17642742			CHECK	DATE: 08/25/2017						
10067 NEW CARBON COMPANY, LLC						361.52				
80532		08/23/2017				180.00	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: I39035B5UVTO			CHECK	DATE: 08/25/2017						
10304 SERQUA LTD						1,235.00	08/31/2017	INV	PD	CONCRETE CEILING REPAIR
80778		08/21/2017								
INVOICE: 26287			CHECK	DATE: 09/01/2017						
9437 ECON CONTROL INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80534		08/15/2017		0817-4	227425	611.72	08/24/2017	INV	PD	LINKS CIGAR RESALE
INVOICE:	29610		CHECK	DATE:	08/25/2017					
8502 NEW CHICAGO WHOLESALE BAKERY, INC										
80527		07/08/2017		0817-4	227426	-109.85	08/24/2017	CRM	PD	CREDIT FOOD
INVOICE:	340746	CREDIT	CHECK	DATE:	08/25/2017					
80528		08/12/2017		0817-4	227426	239.75	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	341771		CHECK	DATE:	08/25/2017					
80529		08/18/2017		0817-4	227426	125.15	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	341918		CHECK	DATE:	08/25/2017					
80729		08/26/2017		0917-1	227517	47.75	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	342148		CHECK	DATE:	09/01/2017					
						302.80				
6043 CHICAGO PARTS & SOUND LLC										
80781		08/08/2017		0917-1	227518	-65.66	08/08/2017	CRM	PD	CREDIT BATTERY
INVOICE:	30CR004218		CHECK	DATE:	09/01/2017					
80783		08/16/2017		0917-1	227518	39.36	08/21/2017	INV	PD	OIL FILTERS
INVOICE:	30IC025678		CHECK	DATE:	09/01/2017					
80782		08/21/2017		0917-1	227518	112.52	08/21/2017	INV	PD	BEARING HUB #004
INVOICE:	30IC026410		CHECK	DATE:	09/01/2017					
						86.22				
1076 CINTAS CORPORATION NO 2										
80535		08/23/2017		0817-4	227427	121.03	08/24/2017	INV	PD	LINKS SAFETY SUPPLIES
INVOICE:	5008713629		CHECK	DATE:	08/25/2017					
80779		08/09/2017		0917-1	227519	215.94	08/31/2017	INV	PD	FS#1 INSPECTION
INVOICE:	F94515295		CHECK	DATE:	09/01/2017					
						336.97				
8032 PRO-SHOPKEEPER COMPUTER SOFTWARE CO, INC										
80536		08/01/2017		0817-4	227428	906.00	08/24/2017	INV	PD	ADD'L LICENSE, ANN SUPPORT
INVOICE:	82417		CHECK	DATE:	08/25/2017					
7273 CMS COMMUNICATIONS, INC.										
80730		07/12/2017		0917-1	227520	1,278.00	08/31/2017	INV	PD	PD ANNUAL PHONE MAINT
INVOICE:	M030888		CHECK	DATE:	09/01/2017					
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC										
80530		07/26/2017		0817-4	227429	532.18	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	816208979		CHECK	DATE:	08/25/2017					
80531		08/09/2017		0817-4	227429	738.27	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	816209059		CHECK	DATE:	08/25/2017					
						1,270.45				
175 COMMONWEALTH EDISON COMPANY										
80465		08/14/2017		0817-4	227430	119.96	08/22/2017	INV	PD	0201104145 0817
INVOICE:	80465		CHECK	DATE:	08/25/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80468		08/15/2017		0817-4	227430	507.84	08/22/2017	INV	PD	4145057007 0817
INVOICE: 80468			CHECK	DATE: 08/25/2017						
80610		08/15/2017		0817-4	227430	141.35	09/01/2017	INV	PD	0175026025 0817
INVOICE: 80610			CHECK	DATE: 08/25/2017						
						769.15				
8317 COPY KING OFFICE SOLUTIONS, INC										
80609		09/01/2017		0817-4	227431	332.96	09/01/2017	INV	PD	COPIER MX-5001N MAINT
INVOICE: 34807			CHECK	DATE: 08/25/2017						
6974 CUTTER & BUCK										
80533		08/15/2017		0817-4	227432	1,067.80	08/24/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE: 93861333			CHECK	DATE: 08/25/2017						
8596 DAN WOLF'S MOTORS OF NAPERVILLE INC										
80780		08/16/2017		0917-1	227521	961.44	08/31/2017	INV	PD	FUEL PUMP REPLACEMENT #007
INVOICE: CVCS238754			CHECK	DATE: 09/01/2017						
5869 DELUXE BUSINESS CHECKS & SOLUTIONS										
80815		08/15/2017		0817-5	19243	84.45	08/29/2017	DIR	PD	CASHIERS DEPOSIT SLIPS
INVOICE: 83117			CHECK	DATE: 08/31/2017						
7418 DEWBERRY ARCHITECTS, INC										
80632		08/17/2017		0817-4	227433	4,500.00	08/24/2017	INV	PD	RENOVATION STUDY
INVOICE: 1453321			CHECK	DATE: 08/25/2017						
6975 THISTLE SPORTSWEAR CO LLC										
80731		08/25/2017		0917-1	227522	1,174.77	08/31/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE: 68037			CHECK	DATE: 09/01/2017						
249 DUPAGE COUNTY										
80470		02/01/2017		0817-4	227434	423.50	08/22/2017	INV	PD	RECORDINGS
INVOICE: 201702010116			CHECK	DATE: 08/25/2017						
80611		06/23/2017		0817-4	227434	872.50	09/01/2017	INV	PD	RECORDINGS
INVOICE: 201706230064			CHECK	DATE: 08/25/2017						
80469		08/18/2017		0817-4	227434	279.00	08/22/2017	INV	PD	RECORDINGS
INVOICE: 201708180099			CHECK	DATE: 08/25/2017						
80612		08/18/2017		0817-4	227434	130.00	09/01/2017	INV	PD	RECORDINGS
INVOICE: 201708180116			CHECK	DATE: 08/25/2017						
80638		08/25/2017		0817-4	227435	1,399.72	08/25/2017	INV	PD	05-11-209-031 2ND INSTALLMENT
INVOICE: 82517			CHECK	DATE: 08/25/2017						
80639		08/25/2017		0817-4	227435	7,159.01	08/25/2017	INV	PD	05-11-209-008 2ND INSTALLMENT
INVOICE: 82517-1			CHECK	DATE: 08/25/2017						
						10,263.73				
9303 MARY PORTER										
80471		08/11/2017		0817-4	227436	170.36	08/22/2017	INV	PD	SAFETY SUPPLIES

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:	1902633532		CHECK DATE:	08/25/2017						
	1078 EQUIFAX INFORMATION SVCS LLC									
80785		08/17/2017		0917-1	227523	75.13	08/22/2017	INV	PD	POLICE INFO SERVICES
INVOICE:	4417340		CHECK DATE:	09/01/2017						
	1711 ERNIE'S TOWING SERVICE									
80784		08/22/2017		0917-1	227524	165.00	08/22/2017	INV	PD	POLICE TOWING
INVOICE:	E107260		CHECK DATE:	09/01/2017						
	8327 ETS CORPORATION									
5089835		08/24/2017		0817-4	19142	15,955.82	08/24/2017	DIR	PD	LINKS CC FEES
INVOICE:	ETSREC-50		CHECK DATE:	08/25/2017						
	291 EUCLID BEVERAGE, LTD									
80537		08/17/2017		0817-4	227437	1,278.10	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	W-336-1723		CHECK DATE:	08/25/2017						
80732		08/24/2017		0917-1	227525	2,179.35	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	W-336-1805		CHECK DATE:	09/01/2017						
	299 FAULKS BROS. CONSTRUCTION, INC.					3,457.45				
80538		08/10/2017		0817-4	227438	2,380.46	08/24/2017	INV	PD	DIVOT, DRIVING RANGE MIX
INVOICE:	240404		CHECK DATE:	08/25/2017						
	304 FIFTH THIRD BANK									
ACOA-97		07/27/2017		0817-6	19206	231.69	08/29/2017	DIR	PD	MENARD-976 STACY DOOR REPLACEM
INVOICE:	ACOA-119		CHECK DATE:	08/31/2017						
ACTR-89		07/27/2017		0817-6	19196	450.36	08/29/2017	DIR	PD	LOWES-LADDERS
INVOICE:	ACTR-153		CHECK DATE:	08/31/2017						
ALLN-117		07/27/2017		0817-6	19219	624.00	08/29/2017	DIR	PD	PGA-ANN DUES LAZARKO
INVOICE:	ALLN-378		CHECK DATE:	08/31/2017						
80690		07/27/2017		0817-6	19220	2,248.80	08/29/2017	DIR	PD	CHAMELEON BEV-WATER BOTTLES
INVOICE:	ALLN-379		CHECK DATE:	08/31/2017						
80691		07/27/2017		0817-6	19221	446.85	08/29/2017	DIR	PD	CABLE TIES & MORE-SPEED BUMPS
INVOICE:	ALLN-380		CHECK DATE:	08/31/2017						
80692		07/27/2017		0817-6	19222	280.00	08/29/2017	DIR	PD	HARRIS GOLF-CART RENTAL US AM
INVOICE:	ALLN-381		CHECK DATE:	08/31/2017						
80693		07/27/2017		0817-6	19223	347.00	08/29/2017	DIR	PD	CARD IMAGING-ID CARDS, RIBBONS
INVOICE:	ALLN-382		CHECK DATE:	08/31/2017						
6930013		07/27/2017		0817-6	19204	81.00	08/29/2017	DIR	PD	WEBSTRAURANT-CUSTODIAL SUPPLIES
INVOICE:	BBAL-33		CHECK DATE:	08/31/2017						
80681		07/27/2017		0817-6	19205	10.99	08/29/2017	DIR	PD	WALMART-PHONE CASE
INVOICE:	BBAL-34		CHECK DATE:	08/31/2017						
BINM-123		07/27/2017		0817-6	19225	999.95	08/29/2017	DIR	PD	SENDTHISFILE-LG FILE TRANS SVC
INVOICE:	BINM-546		CHECK DATE:	08/31/2017						
80712		07/27/2017		0817-6	19226	204.00	08/29/2017	DIR	PD	DIGITALSIGNAGE-SIGN PLAYER PD
INVOICE:	BINM-547		CHECK DATE:	08/31/2017						
80713		07/27/2017		0817-6	19227	-2.62	08/29/2017	CRM	PD	TAX CREDIT



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 80714	BINM-548	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19228	34.90	08/29/2017	DIR	PD	DX ENGINEERING-ANTENNA
INVOICE: 80715	BINM-549	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19229	90.94	08/29/2017	DIR	PD	ATBATT.COM-UPS BATTERIES
INVOICE: 80716	BINM-550	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19230	32.85	08/29/2017	DIR	PD	UPS-SHIPPING
INVOICE: 80717	BINM-551	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19231	504.69	08/29/2017	DIR	PD	MICROSOFT-SOFTWARE
INVOICE: 80718	BINM-552	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19232	54.92	08/29/2017	DIR	PD	ECOELECTRONIX-STAPLER
INVOICE: BUCD-118	BINM-553	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19207	230.00	08/29/2017	DIR	PD	INTL SOC ARBORIC-SPRAU
INVOICE: 80682	BUCD-325	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19208	99.46	08/29/2017	DIR	PD	GLEN OAK-JULY 4 CREW B-FAST
INVOICE: 80683	BUCD-326	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19209	191.81	08/29/2017	DIR	PD	TELVENT-WEATHER SERVICE
INVOICE: CAMM-126	BUCD-327	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19233	412.51	08/29/2017	DIR	PD	COMCAST-JUNE/JULY
INVOICE: 80719	CAMM-470	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19234	12.29	08/29/2017	DIR	PD	UPS-CLUB SHIPPING
INVOICE: 5221134	CAMM-471	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19199	30.00	08/29/2017	DIR	PD	PAYFLOW-ONLINE PAYMENT FEE
INVOICE: 80678	COYC-95	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19200	505.00	08/29/2017	DIR	PD	GFOA-CAFR
INVOICE: 6014011	COYC-96	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19235	16.26	08/29/2017	DIR	PD	USPS-PETITION/LEGAL FILING MAI
INVOICE: 764595	DAUR-20	08/29/2017	CHECK	DATE: 08/31/2017	0817-6 19168	813.73	08/29/2017	DIR	PD	AMAZON-APRONS, TORCHES, CARTS
INVOICE: 80657	DETA-58	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19169	7.99	08/29/2017	DIR	PD	POSTERMYWALL-EVENT POSTER
INVOICE: 80658	DETA-59	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19170	526.00	08/29/2017	DIR	PD	OUR TOWN-MARKETING
INVOICE: 80659	DETA-60	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19171	29.00	08/29/2017	DIR	PD	MUST HAVE MENUS-MENU DESIGN
INVOICE: 80660	DETA-61	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19172	190.13	08/29/2017	DIR	PD	KATOM-CHAFFER
INVOICE: 80661	DETA-62	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19173	2.99	08/29/2017	DIR	PD	JEWEL-FOOD RESALE
INVOICE: 80662	DETA-63	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19174	83.54	08/29/2017	DIR	PD	MAIZE & MASH-FOOD SAMPLING
INVOICE: 80663	DETA-64	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19175	82.97	08/29/2017	DIR	PD	ORECK-VAC REPAIR
INVOICE: FRAF-115	DETA-65	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19216	216.88	08/29/2017	DIR	PD	BBK MOTORSPORT-REGULATOR #237
INVOICE: 80688	FRAF-320	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19217	2,699.95	08/29/2017	DIR	PD	MOTORCRAFT SVC-FORD TECH SUPPO
INVOICE: 80689	FRAF-321	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19218	103.37	08/29/2017	DIR	PD	IL SECY OF STATE-PLATES VIN#69
INVOICE: FRAM-70	FRAF-322	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19176	829.50	08/29/2017	DIR	PD	ACCELA-ELECTRONIC AGENDA
INVOICE: 80664	FRAM-467	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19177	23.22	08/29/2017	DIR	PD	PETE'S FRESH MKT-FOOD SAMPLING
INVOICE: 80665	FRAM-468	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19178	56.60	08/29/2017	DIR	PD	A TODA MADRE-ALLIANCE MEETING
INVOICE: 80665	FRAM-469	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19178	56.60	08/29/2017	DIR	PD	A TODA MADRE-ALLIANCE MEETING



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80666		07/27/2017		0817-6	19179	-131.00	08/29/2017	CRM	PD	TYRON HILL-INDVERTANT CHG
INVOICE:	FRAM-470		CHECK	DATE: 08/31/2017						
80667		07/27/2017		0817-6	19180	665.00	08/29/2017	DIR	PD	ICMA-CONFERENCE
INVOICE:	FRAM-471		CHECK	DATE: 08/31/2017						
80668		07/27/2017		0817-6	19181	89.31	08/29/2017	DIR	PD	GLEN OAK-REC, FIRE CO MTGS
INVOICE:	FRAM-472		CHECK	DATE: 08/31/2017						
HANJ-41		07/27/2017		0817-6	19182	19.49	08/29/2017	DIR	PD	AMAZON-PHONE CASE
INVOICE:	HANJ-91		CHECK	DATE: 08/31/2017						
6898715		07/27/2017		0817-6	19236	45.00	08/29/2017	DIR	PD	CONSTANT CONTACT-EMAIL MARKETI
INVOICE:	HANM-116		CHECK	DATE: 08/31/2017						
80720		07/27/2017		0817-6	19237	22.00	08/29/2017	DIR	PD	PAPIER GIRL-SISTER CITY GIFTS
INVOICE:	HANM-117		CHECK	DATE: 08/31/2017						
80721		07/27/2017		0817-6	19238	43.75	08/29/2017	DIR	PD	BLACKBERRY MKT-SISTER CITY
INVOICE:	HANM-118		CHECK	DATE: 08/31/2017						
80722		07/27/2017		0817-6	19239	50.00	08/29/2017	DIR	PD	MAIZE & MASH-DMMC GIFT BASKET
INVOICE:	HANM-119		CHECK	DATE: 08/31/2017						
80723		07/27/2017		0817-6	19240	540.00	08/29/2017	DIR	PD	ICSC-MEMBERSHIP
INVOICE:	HANM-120		CHECK	DATE: 08/31/2017						
HARJ-109		07/27/2017		0817-6	19187	463.34	08/29/2017	DIR	PD	AMAZON-SHOE POLISHERS, HOSES
INVOICE:	HARJ-330		CHECK	DATE: 08/31/2017						
80670		07/27/2017		0817-6	19188	435.00	08/29/2017	DIR	PD	POLICEONE-TASER TRAINING HARTZ
INVOICE:	HARJ-331		CHECK	DATE: 08/31/2017						
80671		07/27/2017		0817-6	19189	43.97	08/29/2017	DIR	PD	LEN'S-BATTERIES
INVOICE:	HARJ-332		CHECK	DATE: 08/31/2017						
80672		07/27/2017		0817-6	19190	630.83	08/29/2017	DIR	PD	PACIFIC COAST-EAR PIECES
INVOICE:	HARJ-333		CHECK	DATE: 08/31/2017						
HEFJ-117		07/27/2017		0817-6	19210	56.29	08/29/2017	DIR	PD	AMAZON-SALT MEMBER RETIRE GIFT
INVOICE:	HEFJ-267		CHECK	DATE: 08/31/2017						
80684		07/27/2017		0817-6	19211	53.49	08/29/2017	DIR	PD	NOTHING BUNDT CAKE-SALT MEETIN
INVOICE:	HEFJ-268		CHECK	DATE: 08/31/2017						
80685		07/27/2017		0817-6	19212	144.88	08/29/2017	DIR	PD	QUILL-OFFICE SUPPLIES
INVOICE:	HEFJ-269		CHECK	DATE: 08/31/2017						
764605		07/27/2017		0817-6	19270	41.04	08/29/2017	DIR	PD	JEWEL-FOOD RESALE
INVOICE:	HERT-36		CHECK	DATE: 08/31/2017						
80840		07/27/2017		0817-6	19271	57.75	08/29/2017	DIR	PD	INDIAN HARVEST-FOOD RESEARCH
INVOICE:	HERT-37		CHECK	DATE: 08/31/2017						
80841		07/27/2017		0817-6	19272	222.02	08/29/2017	DIR	PD	RESTAURANT DEPOT-FOOD, SUPPLIE
INVOICE:	HERT-38		CHECK	DATE: 08/31/2017						
80842		07/27/2017		0817-6	19273	11.94	08/29/2017	DIR	PD	MAIZE & MASH-FOOD RESEARCH
INVOICE:	HERT-39		CHECK	DATE: 08/31/2017						
80843		07/27/2017		0817-6	19274	21.60	08/29/2017	DIR	PD	BLACKBERRY MARKET-FOOD RESEARC
INVOICE:	HERT-40		CHECK	DATE: 08/31/2017						
6898610		07/27/2017		0817-6	19184	29.99	08/29/2017	DIR	PD	LEN'S-VISE FOR RIFLE CLEANING
INVOICE:	HOLC-18		CHECK	DATE: 08/31/2017						
80669		07/27/2017		0817-6	19185	47.90	08/29/2017	DIR	PD	JEWEL-CARSEAT EVENT FOOD
INVOICE:	HOLC-19		CHECK	DATE: 08/31/2017						
HOLW-111		07/27/2017		0817-6	19186	2.58	08/29/2017	DIR	PD	LEN'S-CLOCK HANGING HARDWARE
INVOICE:	HOLW-244		CHECK	DATE: 08/31/2017						
HORK-72		07/27/2017		0817-6	19213	87.10	08/29/2017	DIR	PD	GIORDANO'S-INTERVIEW LUNCH
INVOICE:	HORK-157		CHECK	DATE: 08/31/2017						
80686		07/27/2017		0817-6	19214	196.04	08/29/2017	DIR	PD	AMAZON-OFFICE SUPPLIES
INVOICE:	HORK-158		CHECK	DATE: 08/31/2017						
80687		07/27/2017		0817-6	19215	485.98	08/29/2017	DIR	PD	WAYFAIR-DESK CHAIRS
INVOICE:	HORK-159		CHECK	DATE: 08/31/2017						
764615		07/27/2017		0817-6	19241	346.86	08/29/2017	DIR	PD	LELAND LTD-CAMERA CONTAINERS



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INVOICE: HULS-113	HUBJ-17	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19242		-10.79	08/29/2017	CRM	PD	JIMMY JOHN'S-TAX CREDIT
INVOICE: LUDM-129	HULS-301	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19150		128.90	08/29/2017	DIR	PD	TURFLINE-EQUIP PARTS
INVOICE: 80641	LUDM-1110	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19151		255.00	08/29/2017	DIR	PD	POMP'S TIRE-TIRE REPAIR
INVOICE: 80642	LUDM-1111	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19152		55.00	08/29/2017	DIR	PD	A-LEN-HYDRAULIC HOSE
INVOICE: 80643	LUDM-1112	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19153		176.00	08/29/2017	DIR	PD	SERVICE SANITATION-PORTABLE TO
INVOICE: 80644	LUDM-1113	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19154		968.29	08/29/2017	DIR	PD	ALEXANDER EQUIP-PARTS
INVOICE: 80645	LUDM-1114	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19155		66.20	08/29/2017	DIR	PD	NIVEL-CART KEY SWITCHES
INVOICE: 80646	LUDM-1115	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19156		205.14	08/29/2017	DIR	PD	ADVANCE AUTO-PARTS
INVOICE: 80647	LUDM-1116	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19157		225.00	08/29/2017	DIR	PD	CHICAGO METRO FIRE-ANN INSPECT
INVOICE: 80648	LUDM-1117	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19158		956.00	08/29/2017	DIR	PD	K&J HEATING-HVAC REPAIRS
INVOICE: 80649	LUDM-1118	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19159		1,026.25	08/29/2017	DIR	PD	ATLAS REFRIGERATION-COOLER REP
INVOICE: 80650	LUDM-1119	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19160		86.66	08/29/2017	DIR	PD	REGIONAL TRUCK-PARTS
INVOICE: 80651	LUDM-1120	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19161		364.91	08/29/2017	DIR	PD	PARTS TOWN-PARTS
INVOICE: 80652	LUDM-1121	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19162		236.41	08/29/2017	DIR	PD	REINDERS-MOWER HARNESS
INVOICE: MILC-81	LUDM-1122	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19275		-276.46	08/29/2017	CRM	PD	MISC VENDORS-FRAUD ADJUSTMENT
INVOICE: 80844	MILC-528	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19276		207.01	08/29/2017	DIR	PD	MARIANO'S-JULY 4TH STAFF
INVOICE: 80845	MILC-529	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19277		419.33	08/29/2017	DIR	PD	JEWEL-JULY 4TH STAFF
INVOICE: 80846	MILC-530	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19278		47.97	08/29/2017	DIR	PD	EINSTEIN-COF W/COPS
INVOICE: 80847	MILC-531	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19279		80.40	08/29/2017	DIR	PD	LLILAC BAKERY-COF W/COPS
INVOICE: 80848	MILC-532	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19280		113.92	08/29/2017	DIR	PD	VERIZON-MAY/JUNE
INVOICE: 80849	MILC-533	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19281		265.63	08/29/2017	DIR	PD	CD PEACOCK-HOLMER PEN
INVOICE: 80850	MILC-534	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19282		235.60	08/29/2017	DIR	PD	AMAZON-EVIDENCE SUPPLIES
INVOICE: 80851	MILC-535	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19283		36.99	08/29/2017	DIR	PD	WALL ST JOURNAL-SUBSCRIPTION
INVOICE: 80852	MILC-536	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19284		111.92	08/29/2017	DIR	PD	DUNKIN DONUTS-RIBBON CUTTING
INVOICE: 80853	MILC-537	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19285		20.98	08/29/2017	DIR	PD	TARGET-SUPPLIES
INVOICE: 80677	MILC-538	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19197		29.98	08/29/2017	DIR	PD	WALGREENS-BATTERIES
INVOICE: NORP-98	MONJ-3	07/27/2017	CHECK	DATE: 08/31/2017						
				0817-6 19193		-71.98	08/29/2017	CRM	PD	JEWEL-CREDIT OPEN HSE FOOD
INVOICE: NORP-182	NORP-182		CHECK	DATE: 08/31/2017						



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80674		07/27/2017		0817-6	19194	12.93	08/29/2017	DIR	PD	UPS-RETURN SHIPPING
INVOICE:	NORP-183		CHECK	DATE: 08/31/2017						
80675		07/27/2017		0817-6	19195	68.20	08/29/2017	DIR	PD	AMAZON-OFFICE SUPPLIES
INVOICE:	NORP-184		CHECK	DATE: 08/31/2017						
PEKC-127		07/27/2017		0817-6	19163	204.51	08/29/2017	DIR	PD	FACEBOOK-ADVERTISING
INVOICE:	PEKC-800		CHECK	DATE: 08/31/2017						
80653		07/27/2017		0817-6	19164	300.00	08/29/2017	DIR	PD	AUDUBON SOCIETY-ANN MEMBERSHIP
INVOICE:	PEKC-801		CHECK	DATE: 08/31/2017						
80654		07/27/2017		0817-6	19165	67.90	08/29/2017	DIR	PD	AMAZON-KEYBOARD, CHARGER RELAY
INVOICE:	PEKC-802		CHECK	DATE: 08/31/2017						
80655		07/27/2017		0817-6	19166	16.99	08/29/2017	DIR	PD	GLEN PRODUCTS-SLIDE HANDLES
INVOICE:	PEKC-803		CHECK	DATE: 08/31/2017						
80656		07/27/2017		0817-6	19167	236.93	08/29/2017	DIR	PD	WEBSTAIRANT-CLAMSHELL CONTAINERS
INVOICE:	PEKC-804		CHECK	DATE: 08/31/2017						
6929914		07/27/2017		0817-6	19261	845.75	08/29/2017	DIR	PD	GLANCER MAG-ADVERTISING
INVOICE:	PLAM-48		CHECK	DATE: 08/31/2017						
80832		07/27/2017		0817-6	19262	50.00	08/29/2017	DIR	PD	GE CHAMBER-MEETING MH, MP
INVOICE:	PLAM-49		CHECK	DATE: 08/31/2017						
80833		07/27/2017		0817-6	19263	14.00	08/29/2017	DIR	PD	OLIVE N VINNIES-DMMC GIFT BASKET
INVOICE:	PLAM-50		CHECK	DATE: 08/31/2017						
80834		07/27/2017		0817-6	19264	112.00	08/29/2017	DIR	PD	MARCHE-SISTER CITY BIKE PARTICIPATION
INVOICE:	PLAM-51		CHECK	DATE: 08/31/2017						
80835		07/27/2017		0817-6	19265	20.90	08/29/2017	DIR	PD	STAM CHOCOLATE-DMMC GIFT BASKET
INVOICE:	PLAM-52		CHECK	DATE: 08/31/2017						
80836		07/27/2017		0817-6	19266	31.00	08/29/2017	DIR	PD	M & EMS-DMMC GIFT BASKET
INVOICE:	PLAM-53		CHECK	DATE: 08/31/2017						
80837		07/27/2017		0817-6	19267	59.00	08/29/2017	DIR	PD	SPROUT-SOCIAL MEDIA
INVOICE:	PLAM-54		CHECK	DATE: 08/31/2017						
80838		07/27/2017		0817-6	19268	149.00	08/29/2017	DIR	PD	INTL CCMA-SEMINAR
INVOICE:	PLAM-55		CHECK	DATE: 08/31/2017						
80839		07/27/2017		0817-6	19269	1.00	08/29/2017	DIR	PD	CANVA-GRAPHIC DESIGN TEMPLATE
INVOICE:	PLAM-56		CHECK	DATE: 08/31/2017						
80724		07/27/2017		0817-6	19245	8.94	08/29/2017	DIR	PD	PORTILLOS-PRESCIENT MEETING
INVOICE:	STOA-253		CHECK	DATE: 08/31/2017						
80818		07/27/2017		0817-6	19246	252.15	08/29/2017	DIR	PD	INDEED-JOB AD
INVOICE:	STOA-254		CHECK	DATE: 08/31/2017						
80819		07/27/2017		0817-6	19247	60.90	08/29/2017	DIR	PD	PHILLIPS FLOWERS-RONDEAU SYMPA
INVOICE:	STOA-255		CHECK	DATE: 08/31/2017						
80820		07/27/2017		0817-6	19248	1,184.26	08/29/2017	DIR	PD	GREAT FRAME UP-BIKE POSTERS SIGNAGE
INVOICE:	STOA-256		CHECK	DATE: 08/31/2017						
80821		07/27/2017		0817-6	19249	16.25	08/29/2017	DIR	PD	FRESH MARKET-SISTER CITY RECEP
INVOICE:	STOA-257		CHECK	DATE: 08/31/2017						
80822		07/27/2017		0817-6	19250	34.55	08/29/2017	DIR	PD	DUNKIN DONUT-SISTER CITY RECEP
INVOICE:	STOA-258		CHECK	DATE: 08/31/2017						
80823		07/27/2017		0817-6	19251	46.92	08/29/2017	DIR	PD	EINSTEIN-DUPAGE FOUND MEETING
INVOICE:	STOA-259		CHECK	DATE: 08/31/2017						
80824		07/27/2017		0817-6	19252	261.40	08/29/2017	DIR	PD	DELICATE BOUTIQUE-JERSEYS SISTER CITY
INVOICE:	STOA-260		CHECK	DATE: 08/31/2017						
80825		07/27/2017		0817-6	19253	756.00	08/29/2017	DIR	PD	CONSTANT CONTACT E-NEWSLETTER
INVOICE:	STOA-261		CHECK	DATE: 08/31/2017						
TAVE-74		07/27/2017		0817-6	19183	25.62	08/29/2017	DIR	PD	EINSTEINS-RMS PLANNING MEETING
INVOICE:	TAVE-108		CHECK	DATE: 08/31/2017						
700298		07/27/2017		0817-6	19201	54.49	08/29/2017	DIR	PD	JEWEL-LISA FAREWELL
INVOICE:	THOL-19		CHECK	DATE: 08/31/2017						
80679		07/27/2017		0817-6	19202	120.00	08/29/2017	DIR	PD	BARONES-LISA FAREWELL



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INVOICE: 80680	THOL-20	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19203	350.00	08/29/2017	DIR	PD	IGFOA-CONFERENCE
INVOICE: VAVK-46	THOL-21	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19191	6.49	08/29/2017	DIR	PD	WENDY'S-PRISONER MEAL
INVOICE: 80673	VAVK-88	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19192	13.36	08/29/2017	DIR	PD	MCDONALD'S-PRISONER MEALS
INVOICE: VESJ-126	VAVK-89	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19254	14.97	08/29/2017	DIR	PD	RESTAURANTOWNER.COM-SUBSCRIPTI
INVOICE: 80826	VESJ-528	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19255	625.00	08/29/2017	DIR	PD	YELP-ONLINE RESERVATION, ADVER
INVOICE: 80827	VESJ-529	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19256	7.96	08/29/2017	DIR	PD	JEWEL-FOOD RESALE
INVOICE: 80828	VESJ-530	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19257	44.98	08/29/2017	DIR	PD	ADOBE-CLOUD, INDESIGN
INVOICE: 80829	VESJ-531	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19258	75.00	08/29/2017	DIR	PD	MAILCHIMP-EMIAL PROCESSOR
INVOICE: 80830	VESJ-532	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19259	95.00	08/29/2017	DIR	PD	AT&T-JUNE/JULY
INVOICE: 80831	VESJ-533	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19260	26.00	08/29/2017	DIR	PD	SQUARESPACE-WEBSITE FEE
INVOICE: WEBN-85	VESJ-534	07/27/2017	CHECK	DATE: 08/31/2017	0817-6 19198	22.08	08/29/2017	DIR	PD	EINSTEIN-STAFF MEETING
INVOICE: WEBN-180	WEBN-180		CHECK	DATE: 08/31/2017						
311 THE TERRAMAR GROUP, INC						30,778.36				
80786		08/17/2017		0917-1	227526	552.93	08/22/2017	INV	PD	SIREN MOTOR #1K61
INVOICE: 68553			CHECK	DATE: 09/01/2017						
10761 ROB FLOOD										
80613		08/22/2017		0817-4	227439	500.00	09/01/2017	INV	PD	DEPOSIT REFUND
INVOICE: GR082417			CHECK	DATE: 08/25/2017						
6961 GFS MARKETPLACE LLC										
80541		08/20/2017		0817-4	227440	92.97	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 934058985			CHECK	DATE: 08/25/2017						
5947 GLEN ELLYN BANK & TRUST										
80711		07/31/2017		0817-5	19224	1,849.78	08/29/2017	DIR	PD	BANK SERVICE CHARGES
INVOICE: GEBT-102			CHECK	DATE: 08/31/2017						
355 GLEN ELLYN PUBLIC LIBRARY										
PPRT-93		08/24/2017		0817-4	19147	583.45	08/24/2017	DIR	PD	PPRT TO LIBRARY
INVOICE: PPRT-112			CHECK	DATE: 08/25/2017						
359 GLENBARD TWSHP H.S. DIST. 87										
80472		08/04/2017		0817-4	227441	1,341.90	08/22/2017	INV	PD	DEVELOPER DONATION
INVOICE: DEVEL0717			CHECK	DATE: 08/25/2017						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
360 GLENBARD W. W. TREATMENT PLT.										
749958		08/24/2017		0817-4	19143	292,597.92	08/24/2017	DIR	PD	MONTHLY FLOW BILL
INVOICE: FY17-8			CHECK	DATE: 08/25/2017						
10754 GLOBAL EQUIPMENT COMPANY INC										
80854		06/16/2017		0917-1	227527	147.36	09/01/2017	INV	PD	PADLOCKS
INVOICE: 111173819			CHECK	DATE: 09/01/2017						
9692 LOUIS GLUNZ BEER, INC										
80540		08/11/2017		0817-4	227442	43.67	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 100955			CHECK	DATE: 08/25/2017						
80539		08/18/2017		0817-4	227442	318.95	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 102952			CHECK	DATE: 08/25/2017						
80733		08/25/2017		0917-1	227528	282.50	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 104934			CHECK	DATE: 09/01/2017						
						645.12				
929 W.W. GRAINGER INC										
80511		08/11/2017		0817-4	227443	258.81	08/22/2017	INV	PD	CHECK VALVE
INVOICE: 9526627006			CHECK	DATE: 08/25/2017						
7688 JAMES V GRUTZMACHER										
80542		08/18/2017		0817-4	227444	236.00	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 2477			CHECK	DATE: 08/25/2017						
2081 HAMPTON, LENZINI AND RENWICK, INC.										
80741		08/18/2017		0917-1	227529	9,184.12	08/31/2017	INV	PD	ENG SVCS 2017 STREET RESURFACI
INVOICE: 20170036 20171518			CHECK	DATE: 09/01/2017						
9766 HEARTLAND										
6387621		08/24/2017		0817-4	19146	1,937.35	08/24/2017	DIR	PD	CREDIT CARD FEES
INVOICE: HEARTLAND-22			CHECK	DATE: 08/25/2017						
10562 HERITAGE WINE CELLARS LTD										
80740		08/24/2017		0917-1	227530	600.00	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 1246428			CHECK	DATE: 09/01/2017						
198 HERITAGE-CRYSTAL CLEAN INC										
80739		06/07/2017		0917-1	227531	360.33	08/31/2017	INV	PD	OIL RECYCLING
INVOICE: 14612694			CHECK	DATE: 09/01/2017						
6405 HIGHLAND BAKING CO										
80551		08/10/2017		0817-4	227445	76.69	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 1452650			CHECK	DATE: 08/25/2017						
80550		08/11/2017		0817-4	227445	153.75	08/24/2017	INV	PD	LINKS FOOD RESALE



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 80549	1453129			CHECK DATE: 08/25/2017	0817-4 227445	529.22	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80548	1454310	08/12/2017		CHECK DATE: 08/25/2017	0817-4 227445	46.21	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80547	1456067	08/14/2017		CHECK DATE: 08/25/2017	0817-4 227445	145.86	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80544	1457041	08/15/2017		CHECK DATE: 08/25/2017	0817-4 227445	26.87	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80543	1458107	08/16/2017		CHECK DATE: 08/25/2017	0817-4 227445	38.20	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80546	1458682	08/17/2017		CHECK DATE: 08/25/2017	0817-4 227445	125.43	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80545	1462466	08/21/2017		CHECK DATE: 08/25/2017	0817-4 227445	86.72	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80738	1463142	08/22/2017		CHECK DATE: 08/25/2017	0917-1 227532	70.19	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80737	1465179	08/24/2017		CHECK DATE: 09/01/2017	0917-1 227532	187.52	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80736	1466359	08/25/2017		CHECK DATE: 09/01/2017	0917-1 227532	418.08	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80735	1467466	08/26/2017		CHECK DATE: 09/01/2017	0917-1 227532	178.59	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80734	1469610	08/29/2017		CHECK DATE: 09/01/2017	0917-1 227532	40.72	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80734	1471219	08/30/2017		CHECK DATE: 09/01/2017						
						2,124.05				
5380 L & R MORAN, INC										
INVOICE: 80473	60740	06/30/2017		CHECK DATE: 08/25/2017	0817-4 227446	2,337.56	08/22/2017	INV	PD	BACKGROUND VERIFICATION
INVOICE: 80474	61065	07/31/2017		CHECK DATE: 08/25/2017	0817-4 227446	997.98	08/22/2017	INV	PD	BACKGROUND VERIFICATION
						3,335.54				
9087 ILLINOIS POWER MARKETING COMPANY										
INVOICE: 80631	104285017071	08/14/2017		CHECK DATE: 08/25/2017	0817-4 227447	10,269.80	08/24/2017	INV	PD	GMCVIL2050 0817
8568 HOUSE OF GRAPHICS, INC										
INVOICE: 80614	1611149	08/11/2017		CHECK DATE: 08/25/2017	0817-4 227448	984.00	09/01/2017	INV	PD	NAME BADGES
399 HYDROTEX PARTNERS, LTD										
INVOICE: 80787	331014	08/16/2017		CHECK DATE: 09/01/2017	0917-1 227533	2,941.32	08/22/2017	INV	PD	SYNTHETIC OIL
400 ROBERT C. WOHLFARTH										
INVOICE: 80788	2526	08/16/2017		CHECK DATE: 09/01/2017	0917-1 227534	104.00	08/22/2017	INV	PD	FIELD SERVICE



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1860 ILLINOIS DEPT. OF EMPLOYMENT SECURT										
80742		08/04/2017		0917-1	227535	5,738.25	08/31/2017	INV	PD	UNEMPLOYMENT 2ND QTR
INVOICE: 800937-0617			CHECK DATE: 09/01/2017							
414 ILLINOIS DEPT. OF REVENUE										
ST-1-127		08/24/2017		0817-4	19144	24,582.00	08/24/2017	DIR	PD	LINKS SALES TAX
INVOICE: ST-1-144			CHECK DATE: 08/25/2017							
415 ILLINOIS EPA										
80516		07/13/2017		0817-4	19141	53,972.57	08/24/2017	DIR	PD	PROJECT L17-2454 BILL #19
INVOICE: 82417			CHECK DATE: 08/24/2017							
3334 ILLINOIS LIQUOR CONTROL COMMISSION										
80816		08/31/2017		0817-5	19244	600.00	08/31/2017	DIR	PD	LINKS LIQUOR LICENSE
INVOICE: 83117			CHECK DATE: 08/31/2017							
422 ILLINOIS SECRETARY OF STATE										
80640		08/25/2017		0817-5	227507	30.00	08/25/2017	INV	PD	TITLE VIN 9960
INVOICE: 82517			CHECK DATE: 08/25/2017							
426 ILLINOIS STATE POLICE										
80630		07/31/2017		0817-4	227449	872.75	08/24/2017	INV	PD	ILL14530S COST CTR 06156
INVOICE: 82417			CHECK DATE: 08/25/2017							
431 NICHOLAS KEEFE										
80553		08/11/2017		0817-4	227450	1,268.00	08/24/2017	INV	PD	UNIFORMS
INVOICE: 1543			CHECK DATE: 08/25/2017							
80552		08/22/2017		0817-4	227450	178.23	08/24/2017	INV	PD	UNIFORMS
INVOICE: 1546			CHECK DATE: 08/25/2017							
						1,446.23				
444 INTERSTATE BATTERY SYS OF SW CHICAGO										
80789		08/15/2017		0917-1	227536	339.90	08/22/2017	INV	PD	BATTERIES #246
INVOICE: 24030761			CHECK DATE: 09/01/2017							
6459 KIESLER POLICE SUPPLY, INC										
80615		08/10/2017		0817-4	227451	2,108.16	09/01/2017	INV	PD	AMMUNITION
INVOICE: 835644			CHECK DATE: 08/25/2017							
612 KONICA MINOLTA BUSINESS SOLUTIONS INC										
80791		08/24/2017		0917-1	227537	683.24	08/24/2017	INV	PD	COPIER C754E MAINT
INVOICE: 247028471			CHECK DATE: 09/01/2017							
80790		08/20/2017		0917-1	227538	275.00	08/22/2017	INV	PD	COPIER C754E MAINT
INVOICE: 30690976			CHECK DATE: 09/01/2017							



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10762 KIM KOVACIK						958.24				
80554		08/18/2017		0817-4	227452	750.00	08/24/2017	INV	PD	PHOTO SHOOT
INVOICE: 1018			CHECK	DATE: 08/25/2017						
8983 ANDREW WOOD INC										
80555		08/15/2017		0817-4	227453	1,750.00	08/24/2017	INV	PD	LINKS WEBSITE SERVICES
INVOICE: 401378			CHECK	DATE: 08/25/2017						
546 LEN'S ACE HARDWARE, INC.										
80694		07/01/2017		0817-5	227509	19.10	08/29/2017	INV	PD	LINKS BATTERIES
INVOICE: 79789			CHECK	DATE: 08/31/2017						
80695		07/02/2017		0817-5	227509	18.87	08/29/2017	INV	PD	LINKS CUSTODIAL SUPPLIES
INVOICE: 79796			CHECK	DATE: 08/31/2017						
80705		07/05/2017		0817-5	227509	8.09	08/29/2017	INV	PD	LINKS SUPPLIES
INVOICE: 79833			CHECK	DATE: 08/31/2017						
80696		07/05/2017		0817-5	227509	18.88	08/29/2017	INV	PD	LINKS BATTERY, VELCRO
INVOICE: 79838			CHECK	DATE: 08/31/2017						
80706		07/07/2017		0817-5	227509	13.47	08/29/2017	INV	PD	LINKS HOSE COUPLER
INVOICE: 79862			CHECK	DATE: 08/31/2017						
80707		07/10/2017		0817-5	227509	2.69	08/29/2017	INV	PD	LINKS KEY CUT
INVOICE: 79899			CHECK	DATE: 08/31/2017						
80708		07/11/2017		0817-5	227509	17.96	08/29/2017	INV	PD	LINKS DRILL BITS, SUPPLIES
INVOICE: 79913			CHECK	DATE: 08/31/2017						
80709		07/12/2017		0817-5	227509	30.13	08/29/2017	INV	PD	LINKS UTILITY BLADES
INVOICE: 79932			CHECK	DATE: 08/31/2017						
80700		07/12/2017		0817-5	227509	10.75	08/29/2017	INV	PD	LINKS DISTILLED WATER
INVOICE: 79939			CHECK	DATE: 08/31/2017						
80701		07/14/2017		0817-5	227509	12.22	08/29/2017	INV	PD	LINKS GLUE
INVOICE: 79972			CHECK	DATE: 08/31/2017						
80697		07/15/2017		0817-5	227509	10.75	08/29/2017	INV	PD	LINKS MATCHES
INVOICE: 79997			CHECK	DATE: 08/31/2017						
80702		07/17/2017		0817-5	227509	6.50	08/29/2017	INV	PD	LINKS HARDWARE
INVOICE: 80004			CHECK	DATE: 08/31/2017						
80703		07/17/2017		0817-5	227509	43.53	08/29/2017	INV	PD	LINKS PLUMBING SUPPLIES
INVOICE: 80007			CHECK	DATE: 08/31/2017						
80704		07/20/2017		0817-5	227509	8.98	08/29/2017	INV	PD	LINKS SUPPLIES
INVOICE: 80071			CHECK	DATE: 08/31/2017						
80698		07/21/2017		0817-5	227509	26.95	08/29/2017	INV	PD	LINKS WASP SPRAY
INVOICE: 80093			CHECK	DATE: 08/31/2017						
80699		07/28/2017		0817-5	227509	62.96	08/29/2017	INV	PD	LINKS CHARCOAL
INVOICE: 80208			CHECK	DATE: 08/31/2017						
1197 LEOPARDO COMPANIES, INC.						311.83				
80617	20160001	08/17/2017		0817-4	227454	501,482.00	09/01/2017	INV	PD	POLICE STATION PROJECT
INVOICE: 46440			CHECK	DATE: 08/25/2017						
10216 MORGAN A LYONS										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80618		08/25/2017		0817-4	227455	2,505.00	09/01/2017	INV	PD	SEWER REPAIR COST SHARE
INVOICE: SWR082417			CHECK	DATE: 08/25/2017						
10155 ELIZABETH A MAGER										
80803	20160050	08/29/2017		0917-1	227539	15,000.00	08/29/2017	INV	PD	FACADE & INTERIOR GRANTS
INVOICE: 83117			CHECK	DATE: 09/01/2017						
569 MARCOTT ENTERPRISES, INC.										
80793	20170001	07/26/2017		0917-1	227540	1,462.14	08/24/2017	INV	PD	MATERIAL HAULING
INVOICE: 17741			CHECK	DATE: 09/01/2017						
80794	20170001	08/16/2017		0917-1	227540	6,436.06	08/24/2017	INV	PD	MATERIAL HAULING
INVOICE: 17763			CHECK	DATE: 09/01/2017						
						7,898.20				
581 MAUREEN MCGUIRE										
80476		08/16/2017		0817-4	227456	276.50	08/22/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE: 3682			CHECK	DATE: 08/25/2017						
966 WM. F. MEYER CO.										
80475		08/14/2017		0817-4	227457	170.23	08/22/2017	INV	PD	METER HORN VALVES
INVOICE: S3317851.001			CHECK	DATE: 08/25/2017						
599 MICHAEL'S UNIFORM CO.										
80620		08/15/2017		0817-4	227458	225.90	09/01/2017	INV	PD	UNIFORMS
INVOICE: 85489			CHECK	DATE: 08/25/2017						
615 MIZUNO USA, INC.										
80556		07/17/2017		0817-4	227459	23.26	08/24/2017	INV	PD	CLUB REPAIR
INVOICE: 5285380 RI			CHECK	DATE: 08/25/2017						
1212 MURPHY & MILLER, INC										
80792		07/31/2017		0917-1	227541	803.65	08/24/2017	INV	PD	HVAC REPAIR
INVOICE: SVC00009898			CHECK	DATE: 09/01/2017						
7657 THOMAS J MURPHY										
80619		08/10/2017		0817-4	227460	11,291.00	09/01/2017	INV	PD	960 STACY ROOF
INVOICE: 82417			CHECK	DATE: 08/25/2017						
488 JOHN NERI CONSTRUCTION CO.										
80817	20160044	05/05/2017		0917-1	227542	92,659.47	09/01/2017	INV	PD	CONSTRUCTION ELM-OAK-GENEVA PJ
INVOICE: 6			CHECK	DATE: 09/01/2017						
80814	20170040	08/01/2017		0917-1	227542	246,392.42	09/01/2017	INV	PD	M-E-D-S-T ROADWAY CONSTRUCTION
INVOICE: 83117			CHECK	DATE: 09/01/2017						
						339,051.89				
8790 A NEW DAIRY CO, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80560		08/11/2017		0817-4	227461	457.07	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1552102		CHECK	DATE:	08/25/2017					
80559		08/15/2017		0817-4	227461	325.42	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1552476		CHECK	DATE:	08/25/2017					
80558		08/18/2017		0817-4	227461	329.88	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1552994		CHECK	DATE:	08/25/2017					
80557		08/22/2017		0817-4	227461	411.32	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1553384		CHECK	DATE:	08/25/2017					
80743		08/25/2017		0917-1	227543	386.75	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1553954		CHECK	DATE:	09/01/2017					
80744		08/29/2017		0917-1	227543	282.19	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1554309		CHECK	DATE:	09/01/2017					
						2,192.63				
1458 OFFICE DEPOT, INC										
80479		08/03/2017		0817-4	227462	260.32	08/22/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	949767549001		CHECK	DATE:	08/25/2017					
80477		08/03/2017		0817-4	227462	25.98	08/22/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	949767625001		CHECK	DATE:	08/25/2017					
80478		08/04/2017		0817-4	227462	50.25	08/22/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	950233179001		CHECK	DATE:	08/25/2017					
						336.55				
666 JACK GRAY TRANSPORT INC										
80562		07/31/2017		0817-4	227463	408.07	08/24/2017	INV	PD	LINKS GRAVEL
INVOICE:	24061		CHECK	DATE:	08/25/2017					
80561		07/31/2017		0817-4	227463	405.82	08/24/2017	INV	PD	LINKS GRAVEL
INVOICE:	24062		CHECK	DATE:	08/25/2017					
						813.89				
670 DAVID B COULTER										
80480		08/15/2017		0817-4	227464	922.61	08/22/2017	INV	PD	TREE PRESERVATION SERVICES
INVOICE:	82217		CHECK	DATE:	08/25/2017					
9516 PAHCS II/CADENCE OCC HEALTH										
80485		07/06/2017		0817-4	227465	831.96	08/22/2017	INV	PD	SCREENINGS JUNE 2017
INVOICE:	203808		CHECK	DATE:	08/25/2017					
80483		08/01/2017		0817-4	227465	974.60	08/22/2017	INV	PD	SCREENINGS JULY 2017
INVOICE:	205355		CHECK	DATE:	08/25/2017					
80484		08/01/2017		0817-4	227465	179.50	08/22/2017	INV	PD	SCREENING JULY 2017
INVOICE:	206226		CHECK	DATE:	08/25/2017					
						1,986.06				
6453 PARAMEDIC BILLING SERVICES, INC.										
80635		08/24/2017		0817-4	19149	-.34	08/24/2017	CRM	PD	AMBULANCE BILLING FEE-JULY 17
INVOICE:	PBS-86		CHECK	DATE:	08/25/2017					
7749 PAYMENT SERVICE NETWORK, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6592118 INVOICE: PSN-62		08/24/2017		0817-4	19145	489.95	08/24/2017	DIR	PD	CUST ONLINE BANKING FEE
7166 PERMA-SEAL BASEMENT SYSTEMS										
80621 INVOICE: 20162134		08/21/2017		0817-4	227466	250.00	09/01/2017	INV	PD	RESTORATION DEPOSIT REFUND
6994 PITNEY BOWES, INC										
80482 INVOICE: 3101474088		08/08/2017		0817-4	227467	449.55	08/22/2017	INV	PD	PD POSTAGE METER LEASE
10369 MEGAN PLAHM										
80486 INVOICE: ER082217		08/18/2017		0817-4	227468	75.00	08/22/2017	INV	PD	CAKE STONITCH FAREWELL REIMB
6552 PROVANTAGE CORPORATION										
80481 INVOICE: 7973833		08/14/2017		0817-4	227469	67.60	08/22/2017	INV	PD	VIDEO CABLES, USB HUB
80796 INVOICE: 7976329		08/17/2017		0917-1	227544	55.19	08/24/2017	INV	PD	CD'S, DVDS INVESTIGATIONS
80795 INVOICE: 7976333		08/17/2017		0917-1	227544	67.81	08/24/2017	INV	PD	TONER
						190.60				
10757 R.C. WEGMAN CONSTRUCTION										
80512 INVOICE: 82217		08/07/2017		0817-4	227470	2,750.00	08/22/2017	INV	PD	SCHEMATIC ESTIMATE-CIVIC CTR R
8187 RANGE SERVANT AMERICA, INC										
80564 INVOICE: 84056		08/23/2017		0817-4	227471	267.47	08/24/2017	INV	PD	SIGNS
6514 REPUBLIC SERVICES, INC.										
80490 INVOICE: 551-013700565		08/15/2017		0817-4	227472	102,745.12	08/22/2017	INV	PD	3-0551-61000002 0817
763 ROSENTHAL BROS., INC.										
80489 INVOICE: 112355		03/23/2017		0817-4	227473	50.00	08/22/2017	INV	PD	NOTARY BOND/FEE CONLON
80488 INVOICE: 112357		03/23/2017		0817-4	227473	50.00	08/22/2017	INV	PD	NOTARY BOND/FEE TURNER
						100.00				
10756 MEGAN ROSENTHAL										
80487 INVOICE: 20171146		08/17/2017		0817-4	227474	200.00	08/22/2017	INV	PD	RESTORATION DEPOSIT REFUND



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9604 RULE29 CREATIVE, INC										
80563		05/17/2017		0817-4	227475	1,200.00	08/24/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE: 16276VLS-02			CHECK	DATE: 08/25/2017						
8909 RUSS'S PLUMBING & SEWER										
80622		08/21/2017		0817-4	227476	1,000.00	09/01/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE: 20171391			CHECK	DATE: 08/25/2017						
6093 SCHAMBERGER BROTHERS, INC										
80565		08/11/2017		0817-4	227477	616.30	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 410799			CHECK	DATE: 08/25/2017						
80566		08/18/2017		0817-4	227477	625.00	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 410932			CHECK	DATE: 08/25/2017						
80748		08/25/2017		0917-1	227545	421.90	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 411060			CHECK	DATE: 09/01/2017						
						1,663.20				
9718 SEBIS DIRECT INC										
80623		08/10/2017		0817-4	227478	1,196.10	09/01/2017	INV	PD	WATER BILLS AUG 2017
INVOICE: 23925			CHECK	DATE: 08/25/2017						
10758 IFFAT SHAHID										
80492		08/15/2017		0817-4	227479	500.00	08/22/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE: 20170857			CHECK	DATE: 08/25/2017						
9994 SIGHTS ON SERVICE, INC										
80755		07/07/2017		0917-1	227546	206.00	08/31/2017	INV	PD	SECRET SHOPPER SERVICE
INVOICE: 246463			CHECK	DATE: 09/01/2017						
2405 SIGN IDENTITY, INC										
80574		08/11/2017		0817-4	227480	162.00	08/24/2017	INV	PD	LINKS SIGNS
INVOICE: 1708039			CHECK	DATE: 08/25/2017						
3571 HARRY C SMITH LTD										
80515		05/31/2017		0817-4	227481	33.00	08/22/2017	INV	PD	LEGAL SERVICES
INVOICE: 1396			CHECK	DATE: 08/25/2017						
80514		07/31/2017		0817-4	227481	33.00	08/22/2017	INV	PD	LEGAL SERVICES
INVOICE: 1497			CHECK	DATE: 08/25/2017						
80491		08/15/2017		0817-4	227481	6,424.00	08/22/2017	INV	PD	LEGAL SERVICES
INVOICE: 1549			CHECK	DATE: 08/25/2017						
						6,490.00				
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC										
80573		08/17/2017		0817-4	227482	3,156.52	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 1701585			CHECK	DATE: 08/25/2017						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80746		08/24/2017		0917-1	227547	2,789.50	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	1712117		CHECK	DATE:	09/01/2017					
80745		08/29/2017		0917-1	227547	945.99	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	1717483		CHECK	DATE:	09/01/2017					
						6,892.01				
10764 CLARK STALKER										
80749		08/25/2017		0917-1	227548	225.00	08/31/2017	INV	PD	GOLF REFUND
INVOICE:	GR083117		CHECK	DATE:	09/01/2017					
806 STANDARD EQUIPMENT COMPANY										
80804		06/27/2017		0917-1	227549	226.87	08/29/2017	INV	PD	FILL HOSE #259
INVOICE:	C23703		CHECK	DATE:	09/01/2017					
2687 STAPLES CONTRACT & COMMERCIAL, INC.										
80798		04/26/2017		0917-1	227550	84.28	08/24/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3337862775		CHECK	DATE:	09/01/2017					
80797		04/28/2017		0917-1	227550	51.79	08/24/2017	INV	PD	SUPPLIES
INVOICE:	3338028619		CHECK	DATE:	09/01/2017					
80802		06/03/2017		0917-1	227550	137.71	08/24/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3342225242		CHECK	DATE:	09/01/2017					
80801		06/03/2017		0917-1	227550	137.71	08/24/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3342225246		CHECK	DATE:	09/01/2017					
80800		06/07/2017		0917-1	227550	815.79	08/24/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3342462242		CHECK	DATE:	09/01/2017					
80799		06/09/2017		0917-1	227550	162.06	08/24/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3342608609		CHECK	DATE:	09/01/2017					
						1,389.34				
9084 STATE INDUSTRIAL PRODUCTS CORPORATION										
80510		08/14/2017		0817-4	227483	360.59	08/22/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	900135886		CHECK	DATE:	08/25/2017					
7600 STUEVER & SONS, INC										
80576		08/07/2017		0817-4	227484	142.00	08/24/2017	INV	PD	BEER LINE CLEANING
INVOICE:	192196		CHECK	DATE:	08/25/2017					
80575		08/16/2017		0817-4	227484	142.00	08/24/2017	INV	PD	BEER LINE CLEANING
INVOICE:	197342		CHECK	DATE:	08/25/2017					
80750		08/30/2017		0917-1	227551	142.00	08/31/2017	INV	PD	BEER LINE CLEANING
INVOICE:	197395		CHECK	DATE:	09/01/2017					
						426.00				
835 SUPERIOR BEVERAGE CO.										
80608		08/18/2017		0817-4	227485	-170.00	08/18/2017	CRM	PD	CREDIT BEVERAGE
INVOICE:	104640		CHECK	DATE:	08/25/2017					
80567		08/18/2017		0817-4	227485	516.11	08/24/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	687359		CHECK	DATE:	08/25/2017					
80747		08/25/2017		0917-1	227552	278.56	08/31/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	687413		CHECK	DATE:	09/01/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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						624.67					
10104 SUPREME LOBSTER CO											
80571		08/10/2017		0817-4	227486	745.33	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6187795		CHECK	DATE:	08/25/2017						
80570		08/16/2017		0817-4	227486	671.05	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6191935		CHECK	DATE:	08/25/2017						
80572		08/22/2017		0817-4	227486	263.65	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6196000		CHECK	DATE:	08/25/2017						
80754		08/24/2017		0917-1	227553	567.09	08/31/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6197948		CHECK	DATE:	09/01/2017						
80753		08/29/2017		0917-1	227553	277.20	08/31/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6200985		CHECK	DATE:	09/01/2017						
80752		08/30/2017		0917-1	227553	225.19	08/31/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6201957		CHECK	DATE:	09/01/2017						
80751		08/30/2017		0917-1	227553	136.25	08/31/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	6201958		CHECK	DATE:	09/01/2017						
						2,885.76					
10759 LINDA SVAZAS											
80493		08/15/2017		0817-4	227506	529.00	08/22/2017	INV	PD	IRRIGATION REPAIR REIMB	
INVOICE:	82217		CHECK	DATE:	08/25/2017						
844 SYSCO FOOD SERV - CHICAGO, INC											
80569		08/16/2017		0817-4	227487	668.06	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	124642972		CHECK	DATE:	08/25/2017						
848 TAYLOR MADE GOLF CO., INC.											
80594		08/08/2017		0817-4	227488	154.00	08/24/2017	INV	PD	LINKS PRODUCT RESALE	
INVOICE:	32766877		CHECK	DATE:	08/25/2017						
854 TERRACE SUPPLY COMPANY											
80593		07/31/2017		0817-4	227489	13.64	08/24/2017	INV	PD	LINKS TANK RENTAL	
INVOICE:	979229		CHECK	DATE:	08/25/2017						
10558 TESTA PRODUCE, INC											
80592		08/10/2017		0817-4	227490	221.78	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4219145		CHECK	DATE:	08/25/2017						
80591		08/11/2017		0817-4	227490	347.52	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4220076		CHECK	DATE:	08/25/2017						
80590		08/12/2017		0817-4	227490	814.93	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4221160		CHECK	DATE:	08/25/2017						
80589		08/14/2017		0817-4	227490	497.98	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4221736		CHECK	DATE:	08/25/2017						
80588		08/15/2017		0817-4	227490	16.75	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4222075		CHECK	DATE:	08/25/2017						
80581		08/16/2017		0817-4	227490	443.03	08/24/2017	INV	PD	LINKS FOOD RESALE	
INVOICE:	4223799		CHECK	DATE:	08/25/2017						
80582		08/17/2017		0817-4	227490	47.50	08/24/2017	INV	PD	LINKS FOOD RESALE	



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 80583	4224138			CHECK	DATE: 08/25/2017					
		08/17/2017			0817-4 227490	148.62	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80585	4224749			CHECK	DATE: 08/25/2017					
		08/18/2017			0817-4 227490	162.65	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80584	4225726			CHECK	DATE: 08/25/2017					
		08/19/2017			0817-4 227490	721.13	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80587	4226800			CHECK	DATE: 08/25/2017					
		08/22/2017			0817-4 227490	536.15	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80586	4227860			CHECK	DATE: 08/25/2017					
		08/23/2017			0817-4 227490	221.78	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80759	4229371			CHECK	DATE: 08/25/2017					
		08/24/2017			0917-1 227554	199.71	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80758	4230261			CHECK	DATE: 09/01/2017					
		08/25/2017			0917-1 227554	258.50	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80757	4231289			CHECK	DATE: 09/01/2017					
		08/26/2017			0917-1 227554	574.94	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80756	4232391			CHECK	DATE: 09/01/2017					
		08/28/2017			0917-1 227554	568.17	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE: 80756	4232902			CHECK	DATE: 09/01/2017					
						5,781.14				
5679 THEODORE POLYGRAPH SERVICE INC										
80760		06/30/2017		0917-1	227555	300.00	08/31/2017	INV	PD	POLYGRAPH EXAMS
INVOICE: 5729			CHECK	DATE: 09/01/2017						
865 ACUSHNET COMPANY										
80577		05/31/2017		0817-4	227491	400.00	08/24/2017	INV	PD	CLUB FIT CART
INVOICE: 904287076			CHECK	DATE: 08/25/2017						
80579		06/14/2017		0817-4	227491	67.80	08/24/2017	INV	PD	LINKS UNIFORMS
INVOICE: 904352199			CHECK	DATE: 08/25/2017						
80578		08/03/2017		0817-4	227491	152.99	08/24/2017	INV	PD	LINKS UNIFORMS
INVOICE: 904579098			CHECK	DATE: 08/25/2017						
80580		08/17/2017		0817-4	227491	550.22	08/24/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE: 904633134			CHECK	DATE: 08/25/2017						
						1,171.01				
9078 KEYSTONE MANAGEMENT, INC										
80500		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056960 FS#2 QTRLY ALA
INVOICE: 29073406			CHECK	DATE: 08/25/2017						
80494		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056961 FS#2 QTRLY ALA
INVOICE: 29073407			CHECK	DATE: 08/25/2017						
80498		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056964 WIL/LAM PAS QT
INVOICE: 29073408			CHECK	DATE: 08/25/2017						
80501		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056962 LINKS CLUBHSE
INVOICE: 29073427			CHECK	DATE: 08/25/2017						
80496		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056963 LINKS MAINT QT
INVOICE: 29073428			CHECK	DATE: 08/25/2017						
80499		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 1130569966 NEWTON QTRLY
INVOICE: 29073429			CHECK	DATE: 08/25/2017						
80495		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056967 PW QTRLY ALARM
INVOICE: 29073430			CHECK	DATE: 08/25/2017						
80497		08/12/2017		0817-4	227492	138.00	08/22/2017	INV	PD	01300 113056995 WILSON PUMP QT



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:	29073431		CHECK	DATE:	08/25/2017					
						1,104.00				
										1007 TYLER TECHNOLOGIES, INC.
80502	20160061	08/09/2017		0817-4	227493	1,275.00	08/22/2017	INV	PD	TYLER CONTENT MANAGER SOFTWARE
INVOICE:	45-198832		CHECK	DATE:	08/25/2017					
80805	20160061	09/01/2017		0917-1	227556	14,021.02	09/01/2017	INV	PD	TYLER CONTENT MANAGER SOFTWARE
INVOICE:	45-199452		CHECK	DATE:	09/01/2017					
						15,296.02				
										8482 MICHAEL/JENNIFER UMLAUF
80637		08/18/2017		0817-4	227494	113.87	08/24/2017	INV	PD	REIMBURSE GARDEN WALK ITEMS
INVOICE:	82417		CHECK	DATE:	08/25/2017					
										898 UNITED STATES POSTMASTER
80725		08/31/2017		0817-5	227508	1,176.16	08/31/2017	INV	PD	POSTAGE LINKS NEWSLETTER
INVOICE:	83117		CHECK	DATE:	08/31/2017					
80806		08/20/2017		0917-1	227557	225.00	09/01/2017	INV	PD	PERMIT BR 660000
INVOICE:	83117-1		CHECK	DATE:	09/01/2017					
						1,401.16				
										884 U.S. FOODSERVICE, INC.
80764		07/25/2017		0917-1	227558	194.95	08/31/2017	INV	PD	LINKS SUPPLIES
INVOICE:	1034698		CHECK	DATE:	09/01/2017					
80762		08/01/2017		0917-1	227558	24.00	08/31/2017	INV	PD	LINKS FREIGHT
INVOICE:	1252898		CHECK	DATE:	09/01/2017					
80602		08/11/2017		0817-4	227495	3,458.03	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1614611		CHECK	DATE:	08/25/2017					
80604		08/12/2017		0817-4	227495	57.13	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1626963		CHECK	DATE:	08/25/2017					
80601		08/14/2017		0817-4	227495	4,518.02	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1666434		CHECK	DATE:	08/25/2017					
80600		08/14/2017		0817-4	227495	379.49	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1666435		CHECK	DATE:	08/25/2017					
80599		08/16/2017		0817-4	227495	2,848.04	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1753318		CHECK	DATE:	08/25/2017					
80598		08/18/2017		0817-4	227495	5,793.66	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1848486		CHECK	DATE:	08/25/2017					
80603		08/18/2017		0817-4	227495	56.24	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1852950		CHECK	DATE:	08/25/2017					
80597		08/23/2017		0817-4	227495	7,713.55	08/24/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	1985537		CHECK	DATE:	08/25/2017					
80770		08/25/2017		0917-1	227558	4,365.09	08/25/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2080304		CHECK	DATE:	09/01/2017					
80761		08/26/2017		0917-1	227558	68.82	08/31/2017	INV	PD	LINKS SUPPLIES
INVOICE:	2092920		CHECK	DATE:	09/01/2017					
80771		08/28/2017		0917-1	227558	3,758.36	08/28/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2127189		CHECK	DATE:	09/01/2017					
80772		08/30/2017		0917-1	227558	1,735.70	08/30/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2202321		CHECK	DATE:	09/01/2017					
80769		07/04/2017		0917-1	227558	-3,030.73	07/19/2017	CRM	PD	CREDIT FOOD, SUPPLIES



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:	2959909			CHECK	DATE: 09/01/2017					
80768		07/19/2017		0917-1	227558	-2,570.99	07/19/2017	CRM	PD	REBATE
INVOICE:	2967194			CHECK	DATE: 09/01/2017					
80765		08/21/2017		0917-1	227558	-38.79	08/21/2017	CRM	PD	CREDIT FOOD RESALE
INVOICE:	2968025			CHECK	DATE: 09/01/2017					
80766		08/26/2017		0917-1	227558	-350.00	08/26/2017	CRM	PD	REBATE
INVOICE:	2977107			CHECK	DATE: 09/01/2017					
80767		08/23/2017		0917-1	227558	-99.96	08/23/2017	CRM	PD	CREDIT SUPPLIES
INVOICE:	2990225			CHECK	DATE: 09/01/2017					
80763		07/12/2017		0917-1	227558	188.32	08/31/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	626030			CHECK	DATE: 09/01/2017					
80596		07/13/2017		0817-4	227495	82.50	08/24/2017	INV	PD	LINKS SUPPLIES
INVOICE:	672098			CHECK	DATE: 08/25/2017					
						29,151.43				
915 VERIZON WIRELESS SERVICES LLC										
80503		08/01/2017		0817-4	227497	2,162.02	08/22/2017	INV	PD	887125807-00001 0817
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1876 VIPOE, INC										
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10763 NICHOLAS WALKER										
80628		07/30/2017		0817-4	227499	500.00	08/24/2017	INV	PD	LINKS VIDEOGRAPHER
INVOICE:	1			CHECK	DATE: 08/25/2017					
3995 WAREHOUSE DIRECT OFFICE PRODUCTS										
80627		08/15/2017		0817-4	227500	68.25	09/01/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	3583234-0			CHECK	DATE: 08/25/2017					
935 WATER RESOURCES INC.										
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10760 KEVIN WENTA										
80508		08/14/2017		0817-4	227502	680.00	08/22/2017	INV	PD	GOLF REFUND
INVOICE:	GR082217			CHECK	DATE: 08/25/2017					



09/06/2017 09:48
lthomas

VILLAGE OF GLEN ELLYN
VENDOR INVOICE LIST

P 24
apinvlst

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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6366 TLP VETERINARY SERVICES

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416.98

7711 WINDY CITY DISTRIBUTION COMPANY

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2,839.62

8565 WIDEOPENWEST FINANCE LLC

80625		08/15/2017		0817-4	227505	127.50	09/01/2017	INV	PD	013896527 0817
INVOICE:	80625		CHECK	DATE:	08/25/2017					

419 INVOICES

1,668,514.63

** END OF REPORT - Generated by Lori Thomas **



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

Meeting: 09/11/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6526

DOC ID: 2857

Ordinance No. 6526, An Ordinance Granting Approval of Sign Variations to Allow the Construction of a Free-Standing Monument Sign on the Property Located at 444 North Main Street (Planning and Development Director Hulseberg)

Background. Citibank, tenant of the property located at 444 N. Main Street, is proposing the removal and replacement of an existing freestanding pylon Citibank sign located at the northwest corner of Duane Street and Main Street in the C5A Central Retail Subdistrict. The sign was approved through a building permit issued on August 9, 2000, which was permitted by the Village Sign Code in the C5A District at the time. The current Sign Code, however, permits freestanding signs in the C5B District only and prohibits them in the C5A District. Pylon signs are prohibited in every district. The existing pylon sign is therefore considered a legal nonconforming sign. Other nonconformities of the sign include the area of 53.19 square feet, the total sign height of 15.23 feet, the base height of 10 feet, and the setback of 2 feet from the front property line. Furthermore, the material of the base of the sign does not match the material of the principal building, as is required for freestanding signs.

The face of the sign has fallen into disrepair and the petitioner originally proposed to replace only the sign face. Section 4-5-17(I)3(b), however, of the Sign Code allows nonconforming signs to continue provided, among other restrictions, the sign face is not replaced. Replacing the sign face will require the entire sign to come into conformance with the Sign Code. As a result, the petitioner is proposing to replace the existing nonconforming sign with a sign that is closer to being in compliance with the Sign Code.

The petitioner is proposing to replace the freestanding pylon sign with a freestanding monument sign which is more in keeping with the regulations of the Sign Code. The proposed monument sign will have an overall height of 6 feet including a base height of 2 feet, with a material that matches the building. The proposed sign will have an overall sign face area of 32 square feet, reduced from the existing 53.19 square feet. Because freestanding signs are not permitted in the C5A district, no regulations exist with respect to height or surface area of a monument sign within the District. Therefore, staff is applying the freestanding sign regulations for the C5B district which includes a maximum height of 8 feet and maximum surface area of 32 square feet.

The use of a freestanding sign in the C5A District will require approval of a variation. Furthermore, the location of the sign encroaches into the required five foot setback from the front property line off of Main Street by three feet, requiring a variation from Section 4-5-4(R)3 of the Sign Code to allow a two foot setback.

In order to construct the sign as proposed, the petitioner is requesting approval of the following variations from the Sign Code:

1. Section 4-5-4(R)3 to allow a setback of 2 feet in lieu of the minimum required setback of 5 feet from the Main Street front property line.
2. Section 4-5-11 to allow a free-standing sign within the C5A District. Free-standing signs are not permitted in the C5A District.

Plan Commission Recommendation: The Plan Commission considered the petitioner's applications for approval of Variations from the Sign Code at a public hearing on August 24, 2017. No one from the public spoke in favor or against the request. By a vote of 6-1, the Plan Commission recommended approval of the Sign Variations.

Action Requested. The Village Board may approve, approve with conditions or deny the petitioner's requests for Sign Variations. An Ordinance approving the requests is attached for the Board's consideration at the September 11, 2017 Village Board Meeting.

Attachments.

- Ordinance
- Location Map
- Draft Plan Commission Minutes 8.24.17 – Exhibit "A"
- Sign Location Plan – Exhibit "B"
- Sign Elevations – Exhibit "C"
- Sign Variation Application

Cc: Elizabeth Morales, Citibank
Anthony Perna, Sign Contractor

Village Of Glen Ellyn

Ordinance No. 6526

**An Ordinance Granting Approval of Sign Variations
to Allow the Construction of a Free-Standing Monument Sign on the Property
Located at 444 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 ____ Day of _____, 20____.**

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

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

Ordinance No. _____

**An Ordinance Granting Approval of Sign Variations
to Allow the Construction of a Free-Standing Monument Sign on the Property
Located at 444 North Main Street
Glen Ellyn, Illinois 60137**

Whereas, Citibank, tenant of 444 North Main Street, has petitioned the Village President and Board of Trustees for approval of the following variations from the Glen Ellyn Sign Code:

- A. A variation from Section 4-5-4(R)3 to allow a setback of 2 feet in lieu of the minimum required setback of 5 feet from the Main Street front property line.
- B. A variation from Section 4-5-11 to allow a free-standing sign within the C5A District.

to accommodate the replacement of an existing free-standing pylon sign with a free-standing monument sign; and

Whereas, the subject property is located at 444 North Main Street in the C5A Central Retail Subdistrict; and

Whereas, the subject property is legally described as follows:

PARCEL 1:

THE WEST 50 FEET OF LOT 5 (EXCEPT THE NORTH 45 FEET) IN SMITH'S RESUBDIVISION OF LOT 3 IN BLOCK 8 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF THE 66 FEET WEST OF AND ADJOINING SAID LOT 3, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 (EXCEPT THE NORTH 45 FEET AND EXCEPT THE WEST 50 FEET THEREOF) IN SMITH'S RESUBDIVISION OF LOT 3 IN BLOCK 8 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE 66 FEET WEST OF AND ADJOINING SAID LOT 3 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOTS 2, 3 AND 4 (EXCEPT THE NORTH 45 FEET OF SAID LOTS) OF SMITH'S RESUBDIVISION OF LOT 3 IN BLOCK 8 OF THE ASSESSMENT DIVISION OF

SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE 66 FEET LYING WEST OF AND ADJOINING SAID LOT 3, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 22, 1891, AS DOCUMENT 45853 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF DUANE STREET AND THE WEST LINE OF MAIN STREET FOR A PLACE OF BEGINNING; THENCE WEST 197.3 FEET TO AN OLD IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1 IN SMITH'S RESUBDIVISION (RECORDED JUNE 22, 1891 AS DOCUMENT 45843 IN DUPAGE COUNTY, ILLINOIS); THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 65 FEET; THENCE EAST 197.3 FEET TO A POINT ON THE WEST LINE OF MAIN STREET WHICH IS 67.0 FEET NORTHERLY OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF MAIN STREET 67.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-320-011, 05-11-320-012, 05-11-320-013, 05-11-320-014.

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 August 24, 2017 at which hearing the Plan Commission considered the petitioner's request for approval of the two aforementioned variations from the Sign Code; and

Whereas, at the August 24, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits relative to the request for approval of variations from the Sign Code and no members of the public spoke in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the August 24, 2017 Plan Commission public hearing, by a vote of six (6) "yes" and one (1) "no", the Plan Commission recommended approval of the variations from the Sign Code; and

Whereas, this recommendation is set forth in the minutes from the August 24, 2017 Plan

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 August 24, 2017 public hearing of the Plan Commission and hereby adopt the findings of fact contained in the petitioner’s application for the requested variations from the Sign Code as set forth in the draft minutes from the August 24, 2017 Plan Commission public hearing; and

Whereas, the President and Board of Trustees have determined that approving the variations from the Sign Code for the project is in the best interest of the Village and is consistent with the objectives of the Glen Ellyn Sign 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 August 24, 2017 Plan Commission public hearing, the Village President and Board of Trustees hereby grant approval of the following variations from the Sign Code to allow the installation of a free-standing monument sign on the subject property:

- A. A variation from Section 4-5-4(R)3 to allow a setback of 2 feet in lieu of the minimum required setback of 5 feet from the Main Street front property line.
- B. A variation from Section 4-5-11 to allow a free-standing sign within the C5A District.

Section Two: The granting of the aforementioned variations is subject to the project being constructed in substantial conformance with the plan as submitted and the testimony presented at the August 24, 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:

- A. Sign Variation Application prepared by Anthony Perna of Signco, Inc., stamped received June 27, 2017.
- B. Sign Location Plan (Page number 3) prepared by American Signcrafters, stamped received June 27, 2017, attached hereto as Exhibit "B".
- C. Sign Elevation (Page number 5) prepared by American Signcrafters, stamped received June 27, 2017, attached hereto Exhibit "C".
- D. Structural and Electrical Details (Page number 6) prepared by American Signcrafters, stamped received June 27, 2017.
- E. Footing Details (Page number 7) prepared by American Signcrafters stamped received June 27, 2017.

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 variations from the Sign Code 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 _____.)

ATTACHMENTS:

- Location Map (PDF)

Ordinance 6526

Meeting of September 11, 2017

- Draft Plan Commission Minutes 8.24.17 - Exhibit A (PDF)
- Sign Plan Location Plan - Exhibit B (PDF)
- Sign Elevation - Exhibit C (PDF)
- Sign Variation Application (PDF)



444 N Main St - Aerial Photo



Map created on August 17, 2017.

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

Exhibit "A"

PLAN COMMISSION

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AUGUST 24, 2017

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that having considered the application of Two Hound Red Brewpub for approval of variations from the Zoning Code for 486 Pennsylvania Avenue, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets 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 requests.

The motion carried unanimously with seven (7) yes votes as follows: Plan Commissioners Heming-Littwin, Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

PUBLIC HEARING – 444 NORTH MAIN STREET – CITIBANK – SIGN VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS TO SECTION 4-5-4(R) AND SECTION 4-5-11 OF THE GLEN ELLYN SIGN CODE FOR 444 NORTH MAIN STREET TO ACCOMMODATE THE CONSTRUCTION OF A PROPOSED FREE-STANDING MONUMENT SIGN. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND DUANE STREET IN THE C5A CENTRAL RETAIL CORE SUB-DISTRICT.

(Citibank, represented by Anthony Maroni)

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

Staff Introduction

Village Planner John Sterrett stated that Citibank is located at 444 N. Main Street in the C5A zoning district of Glen Ellyn. Mr. Sterrett displayed a map and stated that Citibank is located on the northwest corner of Main Street and Duane Street just south of the railroad tracks. He stated that the petitioner is seeking variations from the sign code. He stated that there is currently an existing free-standing Citibank sign on the front of the building along Main Street. He added that free-standing signs are prohibited in the C5A zoning district, however, are not prohibited in the C5B zoning district and there are several free-standing monument signs in the downtown that are permitted. He added that pylon and pole signs are prohibited in every district in the Village as they are considered nonconforming.

Mr. Sterrett stated that the existing Citibank sign is 53 square feet in size and slightly over 15 feet tall. He also stated the base material does not match one of the materials of the building which is now a requirement of the sign code. He also stated that the base height is 10 feet and the requirement for a monument sign is no more than 5 feet. He added that the subject sign is

PLAN COMMISSION

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AUGUST 24, 2017

approximately 3 feet from the front property line and is, therefore, nonconforming with respect to the setback distance from the front property line.

Mr. Sterrett stated that Citibank would like to replace the subject sign which pre-dates the Village's current sign code that allowed free-standing and pylon signs in the C5A zoning district. He stated that the face of the Citibank sign has wear and tear and is faded so the bank is interested in replacing a portion of the sign. He added that once a non-conforming sign is touched, the entire sign has to be brought up to code so any nonconformity with the Citibank sign must be brought up to code. He stated that they would have to address the fact that it is a free-standing sign in the C5A zoning district, that the surface area is too large and the sign is too tall. Mr. Sterrett stated that Citibank has proposed a sign that will be much closer to being in compliance with the Village's sign code. He stated that the sign is still free-standing so it is still prohibited in the C5A zoning district. He stated that the petitioner is seeking a variation to allow a sign in the C5A zoning district but instead of being a pylon sign, it is a ground-mounted sign which could be located in the C5B zoning district. He added that the sign is only 32 square feet in area which would be what a C5B sign can be and it is only 6 feet tall. He stated that if this sign was in the C5B zoning district, it could be no more than 8 feet tall so they have brought it close to compliance with what a C5B zoning district would be. Mr. Sterrett stated that the proposed base material matches the brick material on the building and that the base height is only 2 feet and the sign is 2 feet from the property line so it will still be closer than the required 5 feet. He summarized that the two variations are to have a free-standing sign in the C5B zoning district and then to have it be 2 feet from the property line in lieu of the required 5 feet.

Responses to Questions from the Plan Commission

Plan Commissioner Fanella asked if Citibank decided to leave their existing building and the sign needed to be changed for a new tenant, would that trigger another review of the sign. Mr. Sterrett responded that the sign would comply if approved by the Village to allow a free-standing sign. He stated that if a new sign face was installed, it would be on a sign that complies.

Petitioner's Presentation

Anthony Maroni, the petitioner, of 690 Kenilworth, Glen Ellyn, Illinois stated that Citibank has a free-standing sign downtown. He stated that Citibank has always gone above and beyond to keep their buildings looking good and to keep their brand looking consistent. Mr. Maroni stated that Citibank would prefer to leave their existing sign as is, freshen it up so it does not look like it is in disrepair and meet their criteria to stay consistent with their branding. He added that everything would be in compliance with the Village's recommendations.

PLAN COMMISSION

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AUGUST 24, 2017

Karen Ryan, with Citibank, 15W605 Virginia, Elmhurst, Illinois with Citibank stated their preference would be to maintain the same branding and keep the existing sign with a brand new face. She added that one of their marketing strategies is line of sight and having a sign that tall provides an ideal line of sight. She stated that if they cannot have that sign, they would ask for the variation to go with the lower sign that is closer to the ground.

Additional Responses to Questions from the Plan Commission

Mr. Maroni responded to Plan Commissioner Vondruska that there is not a significant difference in brightness other than what one would see when a light bulb is changed. He added that the fluorescent lights that are typically in these signs are affected by the cold so they look bad during the winter. Mr. Maroni stated they will be using LED's in this sign so that it will look crisp, bright white and even. Plan Commissioner Heming-Littwin asked if they had looked at putting the sign on the building and removing the monument sign. Ms. Ryan responded they have an option to put illuminated letters on the outside of the building, however, they would like to continue to have one monument sign. She responded to Plan Commissioner Heming-Littwin that most of their suburban locations have monument signs. Plan Commissioner Heming-Littwin asked if the petitioner would be in compliance if they had a lighted sign on the building. Mr. Sterrett responded that the petitioner could have two (2) wall signs because the building is on a corner building, adding that a monument sign would not be allowed. Chairperson Loch asked if the petitioner would consider having a monument sign that is moved back from the street so that it is more in line with the C5B code. She also questioned why the placement of the sign is located where it is. Ms. Ryan responded that their marketing department reviews the placement of signs and that the sign will be located where the Village prefers it to be. Mr. Maroni added that there are many bushes and trees in the line of sight coming southbound so the line of sight visibility will be better if the sign is closer to the street. Plan Commissioner Hartweg felt that the new sign is more attractive and appropriate. Ms. Ryan responded that they have been trying to have the sign re-faced for a very long time because of the violation issue and that they came to the Village before the Village came to them.

Persons in Favor of or in Opposition to the Request

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

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

Persons in Favor of or in Opposition to the Request

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

PLAN COMMISSION

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AUGUST 24, 2017

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

Comments from the Plan Commission

Plan Commissioner Heming-Littwin stated that while she believes that the new sign is an upgrade, Citibank has quite a few locations that have signage only on the building. She stated that Glen Ellyn has always been strict about how people advertise in the downtown and is worried about what precedent the proposed sign could set. She stated that she has reservations regarding making this change to the sign, wants the large sign taken down and smaller signs installed on the building and stated that she will vote no on this project unless someone or something changes her mind.

Plan Commissioner Vondruska stated that the property presents itself like it is in the C5B zoning district as opposed to the C5A zoning district as most of the businesses in the C5A zoning district are up against the sidewalk and the C5B properties stand alone more. He stated that because it is a somewhat historic building, it may look worse to have two (2) giant Citibank signs on two sides of the corners attached to the building as opposed to the one monument sign in front. He added that he would be supportive of the modified monument sign.

Plan Commissioner Hartweg stated that he was definitely in favor of the modification of the sign in front and felt that a lower sign would be a benefit regarding safety.

Plan Commissioner Saeed felt that the existing sign looks very ugly and makes the area look congested. He stated that the proposed sign will provide clarity and will look better. He added that he was in favor of the new proposed sign.

Plan Commissioner Rodemann stated that he did not feel a monument sign is inappropriate with a front yard. He stated he would be concerned regarding having, for example, doctors' names on a sign. He stated that he felt the proposed monument sign for Citibank is fine.

Plan Commissioner Fanella stated that she agreed with Plan Commissioner Heming-Littwin's concerns, however, would vote in favor of the proposed sign because she would rather see the new sign be installed rather than the old sign be removed.

Chairperson Loch stated that she agreed with Plan Commissioner Vondruska in that this property presents itself differently than on Main Street where there are just store fronts all running together because it has the train on one side and Duane Street on the other side so it sits by itself and is set back. She stated that this business has a different feel to it than the other businesses up and down Main Street. She stated that the new sign is so much better than the existing sign so she would love to see the modification of the new sign which would be an improvement.

PLAN COMMISSION

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AUGUST 24, 2017

Motion

Plan Commissioner Vondruska moved that having considered the application of Citibank for approval of variations from the Sign Code for 444 North Main Street, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets 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 requests.

The motion carried with six (6) yes votes and one (1) no vote as follows: Plan Commissioners Vondruska, Saeed, Fanella, Hartweg, Rodemann and Chairperson Loch voted yes; Plan Commissioner Heming-Littwin voted no.

citibank

PROPOSED SIGN PLACEMENT AND PLOT PLAN

The map shows Parcel 4, a 2-story brick building, situated between North Main Street and Lot 1. The building is labeled "PARCEL 4" and "2 STORY BRICK BUILDING 8444". The map includes various dimensions and bearings, such as 113.50', 65.00', 3.50', 117.00', 197.30', 67.00', 13.04', 2.07', 13.17', 15.05', 4.54', 172.30', 65.00', 113.50', 3.50', 117.00', 197.30', 67.00', 13.04', 2.07', 13.17', 15.05', 4.54', 172.30', 65.00', 113.50', 3.50', 117.00', 197.30', 67.00', 13.04', 2.07', 13.17', 15.05', 4.54', 172.30'. The map also shows features like asphalt pavement, concrete curbs, and easements. The map is titled "NORTH MAIN STREET" and "LOT 1".

Sales Person SC Drawn By AD Date 4/18/17 Revision Page Number 3

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interstate

EO1

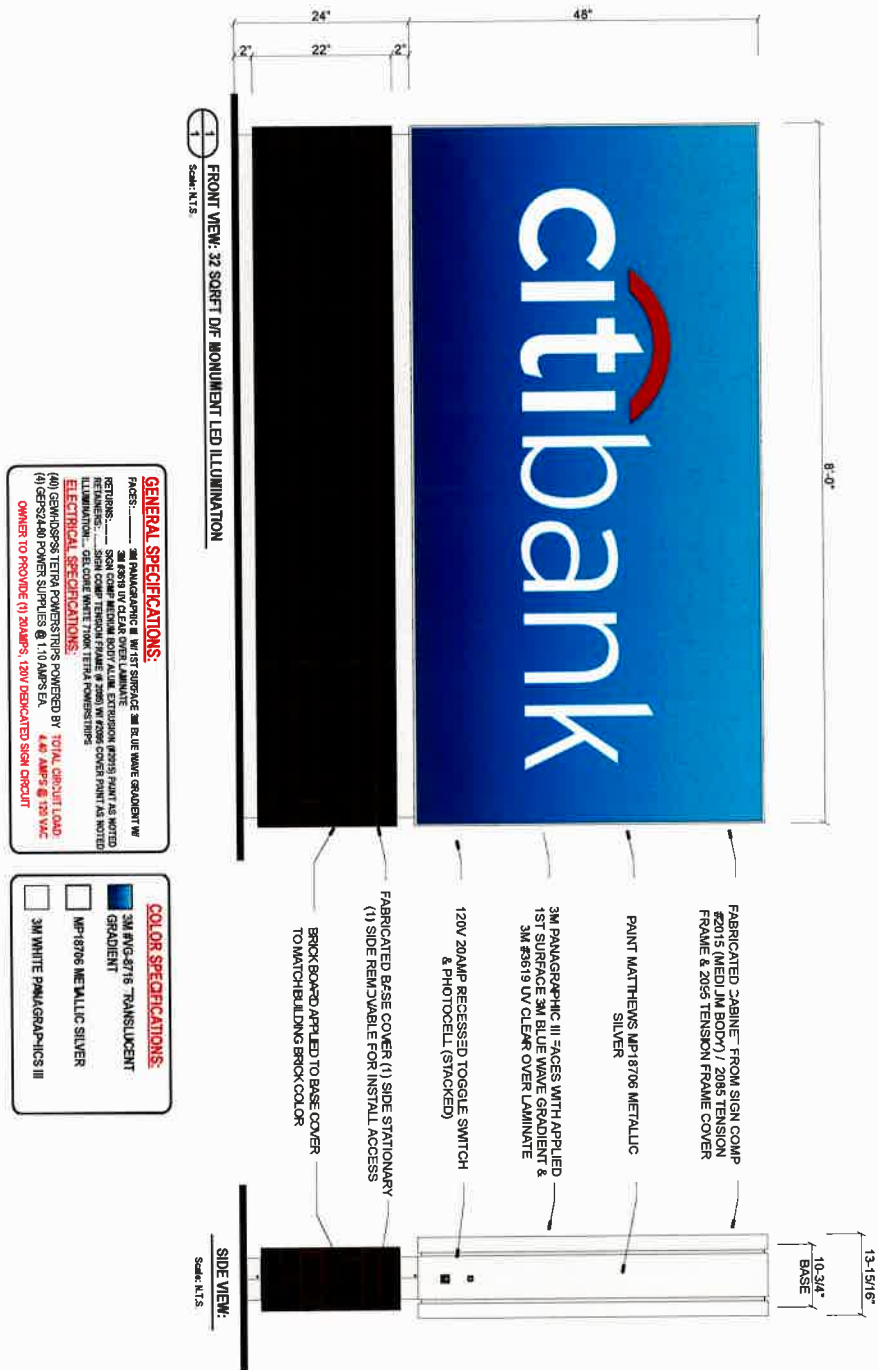


Citibank
444 Main Street, Glen Ellyn, IL 60137

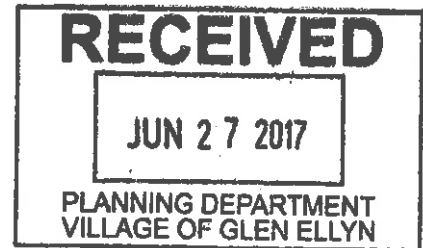
Sales Person: SC Drawn By: AD Date: 04.18.17 Revision: Page Number: 5

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177 FREEMAN AVENUE • ISLIP, NY 11751 TEL: (631) 273-4800 / FAX: (631) 273-5439



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



APPLICATION FOR SIGN VARIATION

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 Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: Anthony PERNA Sigico Inc.
Address: 1327 N 31st Ave Melrose Park, IL 60160
Phone No.: 708-865-1717 Fax No.: 708-865-1729
E-mail: Anthony@sigicochicago.com
Ownership Interest in the Property in Question: Sign Contractor
Name and address of the legal owner of the property (if other than the applicant):
Ying Di Chan (See Attached Landlord approval)

PROPERTY IN

II. PROPERTY INFORMATION

Common address: 444 Main St. Permanent tax index number: 5333
Zoning classification: retail Present use: LIBRARY

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

- A variation from Section 4-5-4(R)3 to allow a setback of 2 feet in lieu of the minimum required setback of 5 feet.
- A variation from Section 4-5-11 to allow a monument sign within the C5A Zoning District where one is not permitted.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Architectural Review Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies to the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

Sign in question is already in place and has been for years. Intent is to restore the appearance of the face of said sign so as to maintain an aesthetically pleasing appearance.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

The sign is already installed and the full support structure (base) is already in place as well.

While relocating sign or modifying base would reduce the number of non-conformities, such work would constitute additional work of a construction nature and an even larger overall sign. By increasing the width of the base or modifying the materials of the base, end result would be a sign that would likely be deemed additional visual clutter.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

Specific goal of variation is to restore the aesthetically pleasing appearance of said sign.

Restoring the aesthetics of the sign will increase the appeal of the surrounding area or neighborhood.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

Sign is currently installed. Improvements to the aesthetic would have positive impact on the character of the surrounding area.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

Necessary repairs to the sign would increase the structural integrity of said sign thus reducing the possibility of danger to public health, safety or welfare.

- B. For the purpose of supplementing the above standards, the ARC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The proposed repairs to the sign will in no way modify the size of the sign or make the property more visible thus drawing additional business to the property. Goal is to maintain the aesthetics of the property and thus surrounding area.

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

This is a pre-existing sign. Sign was conforming to code at time of initial installation. No outside factors besides a change in code have led to degree of non-conformity.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

Proposed scope of work to repair the face of the sign would be the minimal update to bring the sign into good staling. As stated in section A.3. of this form, a decrease in sections of non-conformity by modifying the base and relocating sign would increase level of visual clutter.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

Sign was at one point fully conforming to code. No proposed sign that would be installed

in lieu of current sign would provide the same amount of visibility to the public.

Cost associated with the full removal of existing signage and the fabrication and installation of a replacement would be at much greater cost than a repair of the existing.

Please add any additional comments which you believe may assist the ARC in reviewing this application:

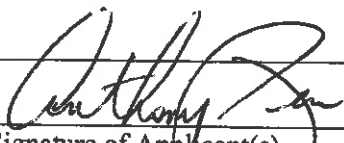
VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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 Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.



Signature of Applicant(s)

6-33-17

Date filed



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

Meeting: 09/11/17 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Purchase
Prepared By: Frank Frasco

SCHEDULED

AGENDA ITEM (ID # 2855)

DOC ID: 2855

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the Suburban Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) 2018 Ford Transit Connect cargo van and one (1) 2018 Ford Transit Connect Wagon from Currie Motors of Frankfort Illinois in the amount of \$47,673 to be expensed to the Equipment Services Fund. Motion to waive competitive bidding and approve the lowest responsible proposal for one (1) Ford F-150 pickup truck from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$27,938 to be expensed to the Equipment Services Fund. (Public Works Director Hansen)

Background

The Equipment Services Division has evaluated the Public Works fleet and determined that two of the Administration Division vehicles and one of the Utilities Division inspection vans should be replaced. This decision is based on a number of factors including vehicle mileage, engine operating hours, mechanical condition, body condition, frame integrity, reliability, safety, operating cost, and the vehicle's ability to meet the needs of the community and the department. Staff's goal is to determine the optimum point in time to replace the vehicle and recoup its residual value through a public auction.

Public Works Truck #212 is a model year 2009 vehicle and has over 140,000 driving miles. It has lasted 1 year longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the frame cross members and weldments are rusted, the engine rear main oil seal is starting to leak, the suspension struts are weak, the a/c refrigerant hose is leaking, the rear differential pinion and half shaft seals are seeping oil, the left rear upper control arm is worn out, the front edge of the hood has aluminum oxidation, and the paint has scratches and minor dents.

Public Works car #222 is a model year 2004 vehicle and has over 27,000 driving miles. It has lasted 6 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the fuel gauge does not work causing the check engine light to be on, the tires are dry rotted, the cradle and undercarriage are rusted, the engine, transmission, and power steering have oil leaks, the exhaust system is rusted, and the paint has numerous scratches and minor dents.

Public Works Truck #245 is a model year 2008 vehicle and has over 60,000 driving miles. It has lasted 2 years longer than originally planned and has reached the end of its useful life. Annual contributions have been made to the vehicle replacement fund and the replacement vehicle is fully funded. Recent vehicle inspections have revealed that the driver's door hinges are worn out, the left rear wheel opening is rotted, the chassis undercarriage and unibody are corroded, the exhaust heat shields and hangers are rusted through, the front bumper is damaged, the suspension struts and shocks are worn, the engine and front differential leaks oil, and the body has numerous dents and scratches.

The Equipment Services staff collaborated with the Public Works Administration, Engineering, and Utilities Divisions to understand their needs and to determine which vehicles will meet those needs in an environmentally friendly and fiscally responsible way. It has been determined that the replacement vehicles should be Ford Transit Connect Van/Wagon's and a Ford F-150 pickup truck. These vehicles will have all the necessary safety equipment including backup cameras. They will be equipped with emergency lighting, tool boxes, and equipment racks where needed. These vehicles are multipurpose and used 4 seasons.

Subject

The Suburban Purchasing Cooperative (SPC) is a joint purchasing program sponsored by the DuPage Mayors & Managers Conference and represents 135 municipalities and townships in the Chicagoland region. The SPC has created specifications that mirror our specs and they have completed a competitive bidding process for these vehicles. When utilizing SPC contracts, the Village saves on the administrative time and cost associated with the procurement process. The SPC exemplifies the benefits of intergovernmental cooperation on a regional basis. The goal is to combine the resources and purchasing power of governments to jointly negotiate advantageous contract terms on a line of high quality products at the lowest possible price. Economies of scale in terms of pricing and staff resources are the prime objectives of the Joint Purchasing Programs. By purchasing through the SPC, the Village saves time and money through volume pricing and by avoiding the needless duplication of effort involved in the procurement process itself.

Currie Motors, the (SPC) contractor winner has the best price on the 2018 Ford Transit Connect Wagon and on the 2018 Ford Transit Connect Cargo Van. The Equipment Services Division also receives proposals from local vehicle and equipment dealers. Packey Webb Ford submitted the lowest responsible proposal for the 2018 Ford F-150 pickup truck.

VENDOR	MAKE/MODEL	PROPOSAL
CURRIE MOTORS (SPC)	2018 Ford Tran. Conn. Wagon	\$ 24,089.00
PACKEY WEBB	2018 Ford Tran. Conn. Wagon	\$ 24,329.00
MORROW BRO. (STATE)	2018 Ford Tran. Conn. Wagon	\$ 25,825.00
HAGGERTY	2018 Ford Tran. Conn. Wagon	non-responsive

VENDOR	MAKE/MODEL	PROPOSAL
CURRIE MOTORS (SPC)	2018 Ford Tran. Conn. Van	\$ 23,584.00
PACKEY WEBB	2018 Ford Tran. Conn. Van	\$ 24,168.00
MORROW BRO. (STATE)	2018 Ford Tran. Conn. Van	\$ 24,285.00
HAGGERTY	2018 Ford Tran. Conn. Van	non-responsive

VENDOR	MAKE/MODEL	PROPOSAL
PACKEY WEBB	2018 Ford F-150 XL Pickup	\$ 27,938.00
WRIGHT AUTO (STATE)	2018 Ford F-150 XL Pickup	\$ 28,817.00
ROESCH FORD (SPC)	2018 Ford F-150 XL Pickup	\$ 30,845.00
HAGGERTY	2018 Ford F-150 XL Pickup	non-responsive

Recommendation

The Equipment Services staff researched and developed specifications that will allow the Village to obtain the equipment that best meets the needs of the Public Works Department at the most competitive price. Staff is recommending that the Village Board approve the purchase of one (1) 2018 Ford Transit Connect Cargo Van and one (1) 2018 Ford Transit Connect Wagon from Currie Motors of Frankfort, Illinois, in the amount of \$47,673 and one (1) Ford F-150 pickup truck from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$27,938. Funding should be expensed to the FY17 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

It should be noted that additional work is required to place these vehicles into service after purchase and those funds are also included in the FY17 Capital Outlay -Vehicles Fund.

Budget Impact (Include Funding Source)

In the current FY17 Equipment Services Capital Outlay budget, the Board approved \$90,000 for the purchase of one (1) engineers field van, one (1) utilities inspector van, and one (1) public works director's truck. The cost of the lowest responsible proposals is \$75,611, which is within budget. Funding should be expensed to the FY17 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

Action Requested

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the Suburban Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) 2018 Ford Transit Connect cargo van and one (1) 2018 Ford Transit Connect Wagon from Currie Motors of Frankfort Illinois in the amount of \$47,673 to be expensed to the Equipment Services Fund.

Motion to waive competitive bidding and approve the lowest responsible proposal for one (1) Ford F-150 pickup truck from Packey Webb Ford of Downers Grove, Illinois, in the amount of \$27,938 to be expensed to the Equipment Services Fund.

Agenda Item (ID # 2855)

Meeting of September 11, 2017

Attachments

FY17 Public Works Vehicle Replacement Packet

ATTACHMENTS:

- SKM_C454e17083016140 (PDF)
- SKM_C454e17083016100 (PDF)
- SKM_C454e17083016110 (PDF)
- SKM_C454e17083016120 (PDF)

VILLAGE OF GLEN ELLYN
2017 BUDGET

FUND: EQUIPMENT SERVICES
DEPARTMENT: PUBLIC WORKS
ORGANIZATION: EQUIPMENT SERVICES

2017 BUDGET

65000 530315 - TIRES	14,000
REPLACEMENT TIRES	14,000
65000 530445 - UNIFORMS	1,575
MECHANIC II	450
MECHANIC II	450
SUPERINTENDENT	450
FLEET ASSISTANT	225
65000 570155 - VEHICLES	240,000
REPLACE POLICE PATROL SQUAD 01	35,000
REPLACE POLICE PATROL SQUAD 03	35,000
REPLACE POLICE PATROL SQUAD 07	35,000
REPLACE POLICE PATROL SQUAD 18	35,000
LEASE POLICE H-D PATROL MOTORCYCLE	10,000
→ REPLACE PW 212 DIRECTORS VEHICLE	35,000
→ REPLACE PW 222 ENGINEERS VEHICLE	30,000
→ REPLACE PW 245 UTILITY INSPECTOR VEHICLE	25,000
65000 580110 - EQUIPMENT/CAPITAL OUTLAY	15,545
DIAGNOSTIC EQUIPMENT SOFTWARE UPDATE FORD IDS	1,600
INTERNATIONAL UPDATE	1,400
SNAP-ON SCANNER UPDATE	2,000
57 GPS FLEET TRACKING MODULES	10,545
65000 590113 - FACIL MAINT SERVICE CHARGE	9,400
FACILITIES MAINTENANCE SERVICE CHARGE	9,400
65000 590130 - PW SERVICE CHARGE	14,500
IFT - PUBLIC WORKS SERVICE CHARGE	14,500
65000 590600 - TRANSFER TO INSURANCE - HEALTH	50,900
HEALTH INSURANCE TRANSFER TO INSURANCE FUND	50,900
65000 590610 - TRANSFER TO INSURANCE - GEN	12,600
GENERAL INSURANCE TRANSFER TO INSURANCE FUND	12,600

\$ 57,938



Packey Webb Ford

2150 W. Ogden Ave, Downers Grove, Illinois, 605152618
Office: 630-598-4700 Fax: 630-968-0115

Customer Proposal

Prepared by:

Joseph bellavia
Office: 630-598-4700

Date: 08/24/2017

Vehicle: 2018 F-150 XL
4x4 SuperCab Styleside 6.5' box 145" WB

Quote ID: voGE





Packey Webb Ford
2150 W. Ogden Ave, Downers Grove, Illinois,
605152618
Office: 630-598-4700

2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Selected Options

Code	Description	MSRP
Base Vehicle		
X1E	Base Vehicle Price (X1E)	\$34,895.00
Packages		
101A	Equipment Group 101A Mid	\$2,255.00
	- Option Discount	-\$750.00
	<i>Includes:</i> - Engine: 3.3L V6 PDFI <i>Includes auto start-stop technology and flex-fuel capability.</i> - Transmission: Electronic 6-Speed Automatic <i>Includes selectable drive modes: normal/tow-haul/sport.</i> - 3.73 Axle Ratio - GVWR: 6,500 lbs Payload Package - Tires: P265/70R17 OWL A/T - Wheels: 17" Silver Steel - Cloth 40/20/40 Front Seat <i>Includes 2-way manual driver/passenger adjustment and armrest.</i> - XL Power Equipment Group - Power Glass Sideview Mirrors w/Black Skull Caps <i>Includes manual-folding.</i> - Illuminated Entry - MyKey - Perimeter Alarm - Power Door Locks <i>Includes flip key and integrated key transmitter keyless-entry (includes Autolock).</i> - Power Tailgate Lock - Power Front & Rear Windows - Radio: AM/FM Stereo/Single-CD Player <i>Includes 6 speakers.</i> - 4.2" Productivity Screen in Instrument Cluster <i>Includes compass.</i> - SYNC <i>Includes enhanced voice recognition communication and entertainment system, 911 assist, 4.2" LCD display in center stack, Applink and 1 smart charging USB port.</i> - Cruise Control	
Powertrain		
995	Engine: 5.0L V8	\$1,995.00
	LATE AVAILABILITY for flex-fuel capability. <i>Includes auto start-stop technology and flex-fuel capability.</i> <i>Includes:</i> - 3.31 Axle Ratio - GVWR: 7,050 lbs Payload Package	
44G	Transmission: Electronic 10-Speed Automatic	N/C
	<i>Includes selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport.</i>	
X27	3.31 Axle Ratio	Included
NONGV2	GVWR: 7,050 lbs Payload Package	Included
Wheels & Tires		
T2P	Tires: P275/55R20 BSW AT	Included
	<i>Includes 275/65R18 OWL all-season/all-terrain spare tire.</i>	

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Packey Webb Ford
2150 W. Ogden Ave, Downers Grove, Illinois,
605152618
Office: 630-598-4700

2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Selected Options (cont'd)

Code	Description	MSRP
642	Wheels: 20" Machined-Aluminum <i>Includes flash gray painted pockets.</i>	Included
Seats & Seat Trim		
J	Unique Sport Cloth 40/Console/40 Front-Seats <i>Includes 4-way adjustable driver/passenger headrests, manual driver/passenger lumbar, flow-through console with steering column mounted shift and 2nd outlet in console when ordered with 110V/400W outlet (91V).</i>	Included
Other Options		
145WB	145" Wheelbase	STD
58B_	Radio: AM/FM Stereo/Single-CD Player <i>Includes 6 speakers.</i>	Included
861	XL Sport Appearance Package <i>Includes:</i> - Body-Color Front & Rear Bumpers Includes body-color front fascia. - Box Side Decals - Fog Lamps	\$775.00
61S	STX Appearance Package - Option Discount <i>Includes:</i> - Wheels: 20" Machined-Aluminum Includes flash gray painted pockets. - Tires: P275/55R20 BSW AT Includes 275/65R18 OWL all-season/all-terrain spare tire. - Body-Color Surround w/Black Mesh Insert Grille Includes black mesh insert. - Body-Color Front & Rear Bumpers Includes body-color front fascia. - Box Side Decals - Rear Window Defroster - Fog Lamps - Manual Driver/Passenger Lumbar - Privacy Glass - Driver/Passenger Seat Back Map Pocket - SYNC 3 Includes enhanced voice recognition communications and entertainment system, 8" LCD touchscreen in center stack with swipe capability, AppLink, 911 Assist, Apple CarPlay and Android Auto and 2 smart charging USB ports. - Unique Sport Cloth 40/Console/40 Front-Seats Includes 4-way adjustable driver/passenger headrests, manual driver/passenger lumbar, flow-through console with steering column mounted shift and 2nd outlet in console when ordered with 110V/400W outlet (91V).	\$1,995.00 -\$1,250.00
53B	Class IV Trailer Hitch Receiver Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately. <i>Includes towing capability up to 5,000 lbs. on 3.3L V6 PFDI engine (99B) and 2.7L EcoBoost engine (99P) or up to 7,000 lbs. on 3.5L EcoBoost engine (99G) and 5.0L V8 engine (99S), smart trailer tow connector and 4-pin/7-pin wiring harness.</i>	\$95.00
54R_	Power Glass Heated Sideview Mirrors	\$305.00

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Packey Webb Ford
2150 W. Ogden Ave, Downers Grove, Illinois,
605152618
Office: 630-598-4700

2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Selected Options (cont'd)

Code	Description	MSRP
	<i>Includes manual folding, turn signal, auto-dimming feature (driver's side) and black skull caps. Includes: - Auto-Dimming Rearview Mirror</i>	
59S	LED Sideview Mirror Spotlights	\$175.00
	<i>Includes high-intensity LED security approach lamps.</i>	
PAINT	Monotone Paint Application	STD
924	Rear Window Fixed Privacy Glass	\$100.00
57Q	Rear Window Defroster	Included
76R	Reverse Sensing System	\$275.00
595_	Fog Lamps	Included
168_	Color-Coordinated Carpet w/Carpeted Floor Mats	\$145.00

Fleet Options

85A	XL Power Equipment Group	Included
	<i>Includes: - Power Glass Sideview Mirrors w/Black Skull Caps Includes manual-folding. - Illuminated Entry - MyKey - Perimeter Alarm - Power Door Locks Includes flip key and integrated key transmitter keyless-entry (includes Autolock). - Power Tailgate Lock - Power Front & Rear Windows</i>	
52P	SYNC	Included
	<i>Includes enhanced voice recognition communication and entertainment system, 911 assist, 4.2" LCD display in center stack, Applink and 1 smart charging USB port.</i>	
50S	Cruise Control	Included

Interior Colors

JG_01	Medium Earth Gray	N/C
-------	-------------------	-----

Primary Colors

YZ_01	Oxford White	N/C
-------	--------------	-----

SUBTOTAL	\$41,010.00
Destination Charge	\$1,295.00
TOTAL	\$42,305.00

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Packey Webb Ford
 2150 W. Ogden Ave., Downers Grove, Illinois, 605152618
 Office: 630-598-4700



2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB XL(X1E)
 Price Level: 815 Quote ID: voGE

Major Equipment

(Based on selected options, shown at right)
 5.0L V-8 DOHC w/port/direct injection 395hp
 10 speed automatic w/OD

- * Auto stop-start feature
- * Brake assistance
- * Traction control
- * Battery with run down protection
- * Air conditioning
- * AM/FM stereo with seek-scan, single in-dash CD player, MP3 decoder, external memory control
- * Daytime running
- * Variable intermittent wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Rear window defroster
- * Message Center
- * Reclining front bucket seats
- * Audio control on steering wheel
- * Front axle capacity: 3750 lbs.
- * Front spring rating: 3600 lbs.
- * Frame section modulus: 5 cu.in.

Exterior: Oxford White
 Interior: Medium Earth Gray

- * 4-wheel ABS
- * Electric parking brake
- * P 275/55R20 BSW AT S-rated tires
- * Advance Trac w/Roll Stability Control
- * Tinted glass
- * Bluetooth wireless streaming
- * Dual power remote heated mirrors
- * 20 x 8.5 aluminum wheels
- * Driver and front passenger seat mounted side airbags
- * SecurLock immobilizer
- * Tachometer
- * Underseat ducts
- * 60-40 folding rear split-bench
- * Class IV hitch
- * Rear axle capacity: 4800 lbs.
- * Rear spring rating: 3800 lbs.
- * Frame Yield Strength 49300 psi

Fuel Economy

City
N/A



Hwy
N/A

Selected Options

STANDARD VEHICLE PRICE	MSRP
145" Wheelbase	\$34,895.00
Monotone Paint Application	STD
Equipment Group 101A Mid	STD
- Option Discount	\$2,255.00
Engine: 5.0L V8	-\$750.00
Transmission: Electronic 10-Speed Automatic	\$1,995.00
Class IV Trailer Hitch Receiver	N/C
Reverse Sensing System	\$95.00
STX Appearance Package	\$275.00
- Option Discount	\$1,995.00
XL Sport Appearance Package	-\$1,250.00
LED Sideview Mirror Spotlights	\$775.00
Power Glass Heated Sideview Mirrors	\$175.00
Rear Window Fixed Privacy Glass	\$305.00
Oxford White	\$100.00
Medium Earth Gray	N/C
Color-Coordinated Carpet w/Carpeted Floor Mats	N/C
XL Power Equipment Group	\$145.00
Power Glass Sideview Mirrors w/Black Skull Caps	Included
Illuminated Entry	Included

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Prepared by: Joseph bellavia Date: 08/24/2017

Packey Webb Ford
 2150 W. Ogden Ave., Downers Grove, Illinois, 605152618
 Office: 630-598-4700



2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB XL(X1E)
 Price Level: 815 Quote ID: voGE

MyKey	Included
Perimeter Alarm	Included
Power Door Locks	Included
Power Tailgate Lock	Included
Power Front & Rear Windows	Included
Radio: AM/FM Stereo/Single-CD Player	Included
4.2" Productivity Screen in Instrument Cluster	Included
SYNC	Included
Cruise Control	Included
3.31 Axle Ratio	Included
GVWR: 7,050 lbs Payload Package	Included
Wheels: 20" Machined-Aluminum	Included
Tires: P275/55R20 BSW AT	Included
Body-Color Surround w/Black Mesh Insert Grille	Included
Body-Color Front & Rear Bumpers	Included
Box Side Decals	Included
Rear Window Defroster	Included
Fog Lamps	Included
Manual Driver/Passenger Lumbar	Included
Privacy Glass	Included
Driver/Passenger Seat Back Map Pocket	Included

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Prepared by: Joseph bellavia Date: 08/24/2017

Packet Webb Ford
2150 W. Ogden Ave, Downers Grove, Illinois, 605152618
Office: 630-598-4700



2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB XL(X1E)
Price Level: 815 Quote ID: voGE

SYNC 3	Included
Unique Sport Cloth 40/Console/40 Front-Seats	Included
Auto-Dimming Rearview Mirror	Included
SUBTOTAL	\$41,010.00
Destination Charge	\$1,295.00
TOTAL	\$42,305.00

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Prepared by: Joseph bellavia Date: 08/24/2017



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605152618
Office: 630-598-4700

2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Warranty - Standard Equipment & Specs

Warranty

Basic

Distance	36000 miles	Months	36 months
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Powertrain

Distance	60000 miles	Months	60 months
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Corrosion Perforation

Distance	Unlimited miles	Months	60 months
----------	-----------------	--------	-----------

Roadside Assistance

Distance	60000 miles	Months	60 months
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605152618
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2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Selected Equipment & Specs

Dimensions

- * Exterior length: 231.9"
- * Exterior height: 77.2"
- * Turning radius: 23.5'
- * Max ground clearance: 10.3"
- * Rear legroom: 33.5"
- * Rear headroom: 40.3"
- * Rear hiproom: 64.7"
- * Rear shoulder room: 65.8"
- * Approach angle: 25.8 deg
- * Maximum cargo volume: 31.6cu.ft.
- * Exterior width: 79.9"
- * Wheelbase: 145.0"
- * Min ground clearance: 9.3"
- * Front legroom: 43.9"
- * Front headroom: 40.8"
- * Front hiproom: 62.5"
- * Front shoulder room: 66.7"
- * Passenger volume: 116.0cu.ft.
- * Departure angle: 26.1 deg
- * Box length: 78.0"

Powertrain

- * 395hp 5.0L DOHC 32 valve V-8 engine with Ti-VCT variable valve control, variable intake length, port/direct injection
- * Recommended fuel : regular unleaded
- * 10 speed automatic transmission with overdrive
- * Fuel Economy Cty: N/A
- * Capless fuel filler
- * Auto stop-start feature
- * LEV3-ULEV125
- * Part-time
- * Fuel Economy Highway: N/A

Suspension/Handling

- * Front independent double wishbone suspension with anti-roll bar, gas-pressurized shocks
- * Speed-sensing electric power-assist rack-pinion Steering
- * P275/55SR20 BSW AT front and rear tires
- * Rear rigid axle leaf spring suspension with gas-pressurized shocks
- * Front and rear 20 x 8.5 machined w/painted accents aluminum wheels

Body Exterior

- * 4 doors
- * Reverse opening right rear passenger
- * Turn signal indicator in mirrors
- * Body-coloured bumpers
- * Bed-rail protectors
- * Easy lower tailgate
- * Box style: regular
- * Badging
- * Reverse opening left rear passenger
- * Driver auto dimming power remote heated folding door mirror with turn signal indicator, passenger power remote heated folding door mirror with turn signal indicator
- * Black door mirrors
- * Class IV trailer hitch with trailer sway control
- * Easy lift tailgate
- * Trailer harness
- * Clearcoat paint
- * Front and rear 20 x 8.5 wheels

Convenience

- * Manual air conditioning
- * Power windows
- * Driver and passenger 1-touch down
- * Manual tilt steering wheel
- * Day-night rearview mirror with auto-dimming
- * Apple CarPlay and Android Auto smart device integration
- * Front and rear cupholders
- * Full floor console
- * Cruise control with steering wheel controls
- * Driver and passenger 1-touch up
- * Remote power door locks with 2 stage unlock and illuminated entry
- * Manual telescopic steering wheel
- * Wireless phone connectivity
- * 2 1st row LCD monitors
- * Passenger visor mirror
- * Driver and passenger door bins

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Packey Webb Ford
 2150 W. Ogden Ave, Downers Grove, Illinois,
 605152818
 Office: 630-598-4700

2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB
 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

- * Rear door bins

Seats and Trim

- * Seating capacity of 5
- * 4-way driver seat adjustment
- * 4-way passenger seat adjustment
- * Centre front armrest
- * Cloth seat upholstery
- * Front bucket seats
- * Manual driver lumbar support
- * Manual passenger lumbar support
- * 60-40 folding rear split-bench seat

Entertainment Features

- * AM/FM stereo radio
- * Steering wheel mounted radio controls
- * Wireless streaming
- * SYNC external memory control
- * 6 speakers
- * Fixed antenna

Lighting, Visibility and Instrumentation

- * Halogen aero-composite headlights
- * Fully automatic headlights
- * Variable intermittent front windshield wipers
- * Deep tinted windows
- * Voltmeter
- * Compass
- * Camera(s) - rear
- * Trip computer
- * Trip odometer
- * Delay-off headlights
- * Front fog lights
- * Rear window defroster
- * Tachometer
- * Oil pressure gauge
- * Outside temperature display
- * Low tire pressure warning
- * Parking sensors

Safety and Security

- * 4-wheel ABS brakes
- * Electric parking brake
- * Electronic stability control
- * Dual front impact airbag supplemental restraint system
- * Safety Canopy System curtain 1st and 2nd row overhead airbag supplemental restraint system
- * Remote activated perimeter/approach lighting
- * Security system with SecuriLock immobilizer
- * Manually adjustable front head restraints with tilt
- * Brake assist with hill hold control
- * 4-wheel disc brakes
- * ABS and driveline traction control
- * Dual seat mounted side impact airbag supplemental restraint system
- * Airbag supplemental restraint system occupancy sensor
- * Power remote door locks with 2 stage unlock and panic alarm
- * MyKey restricted driving mode
- * 3 manually adjustable rear head restraints

Dimensions

General Weights

Curb	4663 lbs.	GVWR	7050 lbs.
Front GAWR	3600 lbs.	Rear GAWR	3800 lbs.
Payload	2200 lbs.	Front curb weight	2788 lbs.
Rear curb weight	1875 lbs.	Front axle capacity	3750 lbs.
Rear axle capacity	4800 lbs.	Front spring rating	3600 lbs.
Rear spring rating	3800 lbs.	Front tire/wheel capacity	3650 lbs.
Rear tire/wheel capacity	4056 lbs.		

Trailer Type

Type	Regular	Harness	Yes
Class	IV	Hitch	Yes
Trailer sway control	Yes		

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2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB
 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

General Trailering

5th-wheel towing capacity	7000 lbs.	Towing capacity	7200 lbs.
GCWR	12200 lbs.		

Fuel Tank type

Capacity	23 gal.	Capless fuel filler	Yes
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Off Road

Approach angle	26 deg	Departure angle	26 deg
Ramp breakover angle	20 deg	Min ground clearance	9"
Max ground clearance	10"	Load floor height	34"

Exterior cargo

Length	78.0"	Minimum width	50.6"
Volume	62.3 cu.ft.	Pickup box depth	21.4"
Maximum width	65.2"	Tailgate width	60.3"

Interior cargo

Maximum cargo volume	31.6 cu.ft.
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Powertrain

Engine Type

Block material	Aluminum	Cylinders	V-8
Head material	Aluminum	Ignition	Electronic
Injection	Port/direct injection	Liters	5.0L
Orientation	Longitudinal	Recommended fuel	Regular unleaded
Valves per cylinder	4	Valvetrain	DOHC
Variable valve control	Ti-VCT		

Engine Spec

Bore	3.63"	Compression ratio	10.5:1
Displacement	302 cu.in.	Stroke	3.65"

Engine Power

SAEJ1349 AUG2004 compliant	Yes	Output	395 HP @ 5,750 RPM
Torque	400 ft.-lb @ 4,500 RPM		

Alternator

Amps	200
------	-----

Battery

Amp hours	70	Cold cranking amps	610
Run down protection	Yes		

Engine Extras

Auto stop-start feature	Yes
-------------------------	-----

Transmission

Electronic control	Yes	Lock-up	Yes
Overdrive	Yes	Speed	10
Type	Automatic		

Transmission Gear Ratios

1st	4.696	2nd	2.985
3rd	2.146	4th	1.769

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605152618
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2018 F-150, SuperCab Styleside
4x4 SuperCab Styleside 6.5' box 145" WB
XL(X1E)
Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

5th	1.52	6th	1.275
7th	1	8th	0.854
9th	0.689	10th	0.616
Reverse Gear ratios	4.866		
Transmission Extras			
Driver selectable mode	Yes	Sequential shift control	SelectShift
Drive Type			
4wd type	Part-time	Type	Four-wheel
Drive Feature			
Traction control	ABS and driveline	Locking hub control	Auto
Transfer case shift	Electronic		
Drive Axle			
Ratio	3.31		
Exhaust			
Material	Stainless steel	System type	Single
Emissions			
CARB	LEV3-ULEV125	EPA	Tier 2 Bin 4
Fuel Economy			
Fuel type	Gasoline		
Fuel Economy (Alternate 1)			
Fuel type	E85		
Driveability			
Brakes			
ABS	4-wheel	ABS channels	4
Type	4-wheel disc	Vented discs	Front and rear
Electric parking brake	Yes		
Brake Assistance			
Brake assist	Yes	Hill hold control	Yes
Suspension Control			
Ride	Regular	Electronic stability control anti-roll	Stability control with
Front Suspension			
Independence	Independent	Type	Double wishbone
Anti-roll bar	Regular		
Front Spring			
Type	Coil	Grade	Regular
Front Shocks			
Type	Gas-pressurized		
Rear Suspension			
Independence	Rigid axle	Type	Leaf
Rear Spring			

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2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB
 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

Type	Leaf	Grade	Regular
Rear Shocks			
Type	Gas-pressurized		
Steering			
Speed-sensing	Yes	Activation	Electric power-assist
Type	Rack-pinion		
Steering Specs			
# of wheels	2		
Exterior			
Front Wheels			
Diameter	20"	Width	8.50"
Rear Wheels			
Diameter	20"	Width	8.50"
Spare Wheels			
Wheel material	Steel		
Front and Rear Wheels			
Appearance	Machined w/painted accents	Material	Aluminum
Front Tires			
Aspect	55	Diameter	20"
Sidewalls	BSW	Speed	S
Tread	AT	Type	P
Width	275mm		
Rear Tires			
Aspect	55	Diameter	20"
Sidewalls	BSW	Speed	S
Tread	AT	Type	P
Width	275mm		
Spare Tire			
Mount	Underbody w/crankdown	Type	Full-size
Wheels			
Turning radius	23.5'	Wheelbase	145.0"
Body Features			
Body material	Aluminum	Side impact beams	Yes
Active grille shutters	Yes		
Body Doors			
Door count	4	Left rear passenger	Reverse opening
Right rear passenger	Reverse opening	Rear cargo	Tailgate
Pickup			
Box style	Regular	Bed-rail protectors	Yes
Easy lift tailgate	Yes	Easy lower tailgate	Yes
Exterior Dimensions			

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2018 F-150, SuperCab Styleside
 4x4 SuperCab Styleside 6.5' box 145" WB
 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

Length	231.9"	Body width	79.9"
Body height	77.2"	Frame section modulus	5.0cu.in.
Frame yield strength (psi)	49300.0	Front bumper to Front axle	37.8"

Safety

Airbags

Driver front-impact	Yes	Driver side-impact	Seat mounted
Occupancy sensor	Yes	Overhead Safety Canopy System	curtain 1st and 2nd row
Passenger front-impact	Yes	Passenger side-impact	Seat mounted

Seatbelt

Rear centre 3 point	Yes	Height adjustable	Front
Pre-tensioners	Front	Pre-tensioners (#)	2

Security

Immobilizer	SecuriLock	Panic alarm	Yes
Restricted driving mode	MyKey		

Seating

Passenger Capacity

Capacity	5
----------	---

Front Seats

Split	Buckets	Type	Bucket
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Driver Seat

Fore/aft	Manual	Reclining	Manual
Way direction control	4	Lumbar support	Manual

Passenger seat

Fore/aft	Manual	Reclining	Manual
Way direction control	4	Lumbar support	Manual

Front Head Restraint

Control	Manual	Type	W/tilt
---------	--------	------	--------

Front Armrest

Centre	Yes
--------	-----

Rear Seats

Descriptor	Split-bench	Facing	Front
Folding	60-40	Folding position	Fold-up cushion
Type	Fixed		

Rear Head Restraints

Control	Manual	Type	Adjustable
Number	3		

Front Seat Trim

Material	Cloth	Back material	Cloth
----------	-------	---------------	-------

Rear Seat Trim Group

Material	Cloth	Back material	Carpet
----------	-------	---------------	--------

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 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

Convenience

AC And Heat Type

Air conditioning	Manual	Underseat ducts	Yes
Console ducts	Yes		

Audio System

Radio	AM/FM stereo	Radio grade	Regular
Seek-scan	Yes	External memory control	SYNC

Audio Speakers

Speaker type	Regular	Speakers	6
--------------	---------	----------	---

Audio Controls

Steering wheel controls	Yes	Voice activation	Yes
Wireless streaming	Bluetooth yes		

Audio Antenna

Type	Fixed
------	-------

LCD Monitors

1st row	2	Primary monitor size (inches)	4.2
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Cruise Control

Cruise control	With steering wheel controls
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Convenience Features

Retained accessory power	Yes	12V DC power outlet	3
Wireless phone connectivity	Bluetooth	AC power outlet	1
Smart device integration	App link		

Door Lock Activation

Type	Power with 2 stage unlock	Remote	Keyfob (front doors)
Integrated key/remote	Yes	Auto locking	Yes

Door Lock Type

Tailgate/rear door lock	Included with power door locks
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Instrumentation Type

Display	Analog
---------	--------

Instrumentation Gauges

Tachometer	Yes	Oil pressure	Yes
Engine temperature	Yes	Voltmeter	Yes
Inclinometer	Yes	Transmission fluid temp	Yes

Instrumentation Warnings

Oil pressure	Yes	Engine temperature	Yes
Battery	Yes	Lights on	Yes
Key	Yes	Low fuel	Yes
Lighting malfunction	Yes	Door ajar	Yes
Service interval	Yes	Brake fluid	Yes
Low tire pressure	Tire specific		

Instrumentation Displays

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 XL(X1E)
 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

Clock	In-radio display	Compass	Yes
Exterior temp	Yes	Systems monitor	Yes
Camera(s) - rear	Yes		
Instrumentation Feature			
Trip computer	Yes	Trip odometer	Yes
Parking sensors	Rear		
Steering Wheel Type			
Material	Urethane	Tilting	Manual
Telescoping	Manual		
Front Side Windows			
Window 1st row activation	Power		
Windows Rear Side			
2nd row activation	Power		
Window Features			
1-touch down	Driver and passenger	1-touch up	Driver and passenger
Tinted	Deep		
Front Windshield			
Wiper	Variable intermittent		
Rear Windshield			
Defroster	Yes	Window	Fixed
Interior			
Passenger Visor			
Mirror	Yes		
Rear View Mirror			
Day-night	Yes	Auto-dimming	Yes
Headliner			
Coverage	Full	Material	Cloth
Floor Trim			
Coverage	Full	Covering	Carpet
Mats	Carpet front and rear		
Trim Feature			
Gear shift knob	Urethane	Cabback insulator	Yes
Interior accents	Chrome		
Lighting			
Dome light type	Fade	Illuminated entry	Yes
Variable IP lighting	Yes		
Floor Console Storage			
Storage	Locking	Type	Full
Storage			
Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Yes	Passenger door bin	Yes

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 Price Level: 815 Quote ID: voGE

Selected Equipment & Specs (cont'd)

Seatback storage pockets	2	Rear yes	Yes
Instrument panel	Bin	Dashboard	Yes
Rear door bins	Yes		
<i>Legroom</i>			
Front	43.9"	Rear	33.5"
<i>Headroom</i>			
Front	40.8"	Rear	40.3"
<i>Hip Room</i>			
Front	62.5"	Rear	64.7"
<i>Shoulder Room</i>			
Front	66.7"	Rear	65.8"
<i>Interior Volume</i>			
Passenger volume	116.0 cu.ft.		

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WAGON
2017 Ford Transit Connect ~~Cargo Van~~
 Contract# 139



0•	c
19,505•	+
3,085•	+
29•	+
38•	+
166•	+
490•	+
85•	+
81•	+
150•	+
60•	+
400•	+
24,089•	*

Currie Motors Fleet

"Nice People To Do Business With"

Your Full-Line Municipal Dealer
www.CurrieFleet.com

GOOD THRU: March 2017





Currie Motors Frankfort

SPC Contract Winner

2017 Ford Transit Connect XL Cargo Van

Call Tom Sullivan (815) 464-9200

Standard Package: 19505.00

Warranty 3 Years 36,000 miles Bumper to Bumper/ 5 Years 60,000 Power train

Free Delivery With in 30 Miles from Point of purchaser's Billing Address

Down on Drivers Side
Vinyl Seating Surfaces

Exterior

Bodyside Moldings – Gray, molded-in-color
Front Bumper – Gray, Molded-in-Color
Grille – Gray, Molded-in-Color
Manual Adjust Exterior Mirrors with Manual Fold – Black, Molded in Color
Rear Bumper and Rear Bumper End Caps – Gray, Molded in Color
Dual Sliding Side Doors Without Glass on Either Side
180 Degree Rear Cargo Doors
Side & Rear Cargo Door Handles – Black, Molded in Color
Halogen Headlamps

Interior

2 Front Cupholders
2 Front Speakers
2-Way Manual Driver Seat
4-Way Adjustable Steering Column
12V Powerpoint in Center Console
AM/FM Stereo Receiver
Audio Input Jack
Cargo Tie Down Hooks
Front Vinyl Floor Cover
2-Way Manual Passenger Seat with Folding Back
Power Front Row Windows with One-Touch

Powertrain/Functional

2.5L DOHC I-4 Gas Engine
6-Speed SelectShift® Automatic Transmission
Alternator – 150A
Battery 60 Amp hour, 590 Cold Cranking Amp
Breaking – Power Front & Rear Disc Brakes
Breaking – ABS with ESC & RSC
Breaking – Electronic Emergency Brake Assist
Breaking – Hill Launch Assist
Electric Power-Assist Steering (EPAS)
Front Wheel Drive
Fuel Tank – 15.8 Gal with Easy Capless Fuel Fill (with fill door cover & misfuel inhibitor)
Suspension – MacPherson Strut Independent Front Suspension
Tires – 215/55 R 16 97H XL All Season
Wheels – 6.5" x 16" Steel with XL Full Wheel Covers

Safety/Security

Driver & Passenger Front Airbags
Driver & Passenger Side Airbags
1st Row Curtain Airbags
Power Central Single Door – Locks with One Step Unlocking
Remote Keyless-Entry with 2 Key Fobs
SecuriLock® Passive Anti-Theft System (PATs)
Tire Pressure Monitoring system (TPMS)

Factory Order Cutoff Date: TBD

Contract# 139

**Model**

☐	XL Cargo Van	STD
☐	XL Cargo Van LWB	1484.00
☐	XLT Cargo Van	1625.00
☐	XLT Cargo Van LWB	2726.00
☒	XL Wagon LWB only	3085.00
☐	XLT Wagon	2525.00
☐	XLT Wagon LWB	4511.00

Powertrain

☒	2.5L DOHC I-4 Gasoline	STD
☐	CNG Prep Package (N/A on XLT Wagon)	268.00
☐	Trailer Tow Package	337.00
☒	Block Heater	29.00

Glass

☐	No Side/Rear Glass	STD
☐	Rear Door Privacy Glass	508.00
☒	Side/Rear Door Privacy Glass	568.00
☐	Windshield Defroster	320.00
☒	Rear Defroster	129.00

INCLUDED w/WAGON

INCLUDED w/WAGON

Doors

☒	Rear Symmetrical Doors	N/C
☐	Rear Liftgate	N/C

Exterior

☒	Reverse Sensing System	252.00
☒	Daytime Running Lights	38.00
☒	Large Exterior Mirrors	166.00
☐	4-Corner Strobe	850.00
☐	Splash Guards	119.00

INCLUDED w/WAGON

Interior

☐	AM/FM CD w/Sync	634.00
☒	AM/FM CD w/Camera	490.00
☐	CD w/Sync & Camera	827.00
☒	Cloth Seats	85.00
☐	4-Way Drivers Seat w/Fixed Passenger	119.00
☒	6-Way Drivers Seat w/Folding Passenger	81.00
☐	All Weather Mats- Wagons Only	52.00

Contract# 139



☒	Cruise Control	192.00
☐	Rear Cargo LED Light – cargo vans only	60.00
☐	Key Fobs	56.00

INCREASED w/ WAGON

Accessories		
☐	Adrian Van Package	1565.00
☐	Ladder Rack	650.00
☒	Rustproofing/Undercoating ONLY	395.00
☐	5 Year 100,000 mile Powertrain Care	1195.00
☐	Delivery over 30 Miles	150.00

\$ 150.00

Exterior Color	
☐	Guard – Wagon only
☐	Deep Impact Blue – Wagon only
☐	Magnetic Metallic – Wagon only
☐	Solar – Wagon only
☐	Dark Blue
☐	Race Red
☐	Silver Metallic
☐	Shadow Black
☒	Frozen White

Interior Color		
☐	Pewter Vinyl	STD
☒	Charcoal Black Cloth	85.00

CHOSE THIS OPTION ON THE PREVIOUS PAGE

☒ 86 G W/ FIT HARNESS

\$ 60.00

☒ 904 PRIVACY GLASS

\$ 400.00

Contract# 139



Please enter the following:

Agency Name & Address

QB 855

VILLAGE OF GLEN ELM

30 S. LAMBERT RD

GLEN ELM IL 60137

Contact Name

FRANK FRASCO

Phone Number

(630) 547-5585

Purchase Order Number

Total Dollar Amount

\$ 24,089

Total Number of Units

1

Delivery Address

SAME

Please submit P.O. & tax exempt letter with Vehicle Order:

Currie Motors

9423 W. Lincoln Hwy

Frankfort, IL 60423

PHONE: (815) 464-9200 FAX: (815) 464-7500

CurrieFleet@gmail.com

Contact Person: Tom Sullivan

IF WE HAVE MISSED AN OPTON, PLEASE CONTACT OUR OFFICE.
COMPLETE UNITS IN STOCK FOR IMMEDIATE DELIVERY, CAN BE VIEWED
ON OUR WEBSITE WWW.CURRIEFLEET.COM

Contract# 139



2017 Ford Transit Connect Cargo Van

Contract# 139



0• c

19,505• +

1,484• +

29• +

568• +

129• +

252• +

38• +

166• +

490• +

85• +

81• +

192• +

60• +

150• +

60• +

295• +

23,584• *

Currie Motors Fleet

"Nice People To Do Business With"

Your Full-Line Municipal Dealer

www.CurrieFleet.com

GOOD THRU: March 2017



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You Tube

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Currie Motors Frankfort
SPC Contract Winner
2017 Ford Transit Connect XL Cargo Van
Call Tom Sullivan (815) 464-9200

Standard Package: 19505.00

Warranty 3 Years 36,000 miles Bumper to Bumper / 5 Years 60,000 Power train

Free Delivery With in 30 Miles from Point of purchaser's Billing Address

Down on Drivers Side
Vinyl Seating Surfaces

Exterior

Bodyside Moldings – Gray, molded-in-color
 Front Bumper – Gray, Molded-in-Color
 Grille – Gray, Molded-in-Color
 Manual Adjust Exterior Mirrors with Manual Fold – Black, Molded in Color
 Rear Bumper and Rear Bumper End Caps – Gray, Molded in Color
 Dual Sliding Side Doors Without Glass on Either Side
 180 Degree Rear Cargo Doors
 Side & Rear Cargo Door Handles – Black, Molded in Color
 Halogen Headlamps

Interior

2 Front Cupholders
 2 Front Speakers
 2-Way Manual Driver Seat
 4-Way Adjustable Steering Column
 12V Powerpoint in Center Console
 AM/FM Stereo Receiver
 Audio Input Jack
 Cargo Tie Down Hooks
 Front Vinyl Floor Cover
 2-Way Manual Passenger Seat with Folding Back
 Power Front Row Windows with One-Touch

Powertrain/Functional

2.5L DOHC I-4 Gas Engine
 6-Speed SelectShift® Automatic Transmission
 Alternator – 150A
 Battery 60 Amp hour, 590 Cold Cranking Amp
 Breaking – Power Front & Rear Disc Brakes
 Breaking – ABS with ESC & RSC
 Breaking – Electronic Emergency Brake Assist
 Breaking – Hill Launch Assist
 Electric Power-Assist Steering (EPAS)
 Front Wheel Drive
 Fuel Tank – 15.8 Gal with Easy Capless Fuel Fill (with fill door cover & misfuel inhibitor)
 Suspension – MacPherson Strut Independent Front Suspension
 Tires – 215/55 R 16 97H XL All Season
 Wheels – 6.5" x 16" Steel with XL Full Wheel Covers

Safety/Security

Driver & Passenger Front Airbags
 Driver & Passenger Side Airbags
 1st Row Curtain Airbags
 Power Central Single Door – Locks with One Step Unlocking
 Remote Keyless-Entry with 2 Key Fobs
 SecuriLock® Passive Anti-Theft System (PATS)
 Tire Pressure Monitoring system (TPMS)

Factory Order Cutoff Date: TBD

Contract# 139

**Model**

☐	XL Cargo Van	STD
☒	XL Cargo Van LWB	1484.00
☐	XLT Cargo Van	1625.00
☐	XLT Cargo Van LWB	2726.00
☐	XL Wagon LWB only	3085.00
☐	XLT Wagon	2525.00
☐	XLT Wagon LWB	4511.00

Powertrain

☒	2.5L DOHC I-4 Gasoline	STD
☐	CNG Prep Package (N/A on XLT Wagon)	268.00
☐	Trailer Tow Package	337.00
☒	Block Heater	29.00

Glass

☐	No Side/Rear Glass	STD
☐	Rear Door Privacy Glass	508.00
☒	Side/Rear Door Privacy Glass	568.00
☐	Windshield Defroster	320.00
☒	Rear Defroster	129.00

Doors

☒	Rear Symmetrical Doors	N/C
☐	Rear Liftgate	N/C

Exterior

☒	Reverse Sensing System	252.00
☒	Daytime Running Lights	38.00
☒	Large Exterior Mirrors	166.00
☐	4-Corner Strobe	850.00
☐	Splash Guards	119.00

Interior

☐	AM/FM CD w/Sync	634.00
☒	AM/FM CD w/Camera	490.00
☐	CD w/Sync & Camera	827.00
☒	Cloth Seats	85.00
☐	4-Way Drivers Seat w/Fixed Passenger	119.00
☒	6-Way Drivers Seat w/Folding Passenger	81.00
☐	All Weather Mats- Wagons Only	52.00

Contract# 139



☒	Cruise Control	192.00
☒	Rear Cargo LED Light – cargo vans only	60.00
☐	Key Fobs	56.00

Accessories

☐	Adrian Van Package	1565.00
☐	Ladder Rack	650.00
☒	Rustproofing/Undercoating <i>only</i>	395.00
☐	5 Year 100,000 mile Powertrain Care	1195.00
☐	Delivery over 30 Miles	150.00

\$150.00

Exterior Color

☐	Guard – Wagon only
☐	Deep Impact Blue – Wagon only
☐	Magnetic Metallic – Wagon only
☐	Solar – Wagon only
☐	Dark Blue
☐	Race Red
☐	Silver Metallic
☐	Shadow Black
☒	Frozen White

Interior Color

☐	Pewter Vinyl	STD
☒	Charcoal Black Cloth	85.00

*CHOOSE THIS OPTION
ON PREVIOUS PAGE*

☒ 86 G V-FIT HARNESS

\$60.00

☒ SERVICE MANUAL CD ROM

\$95.00

Contract# 139



Please enter the following:

Agency Name & Address

QB 855

VILLAGE OF GLEN ELLEN

30 S. LANBERT RD.

GLEN ELLEN IL 60137

Contact Name

Phone Number

(630) 547-5535

Purchase Order Number

Total Dollar Amount

\$ 23,584

Total Number of Units

①

Delivery Address

SAME

Please submit P.O. & tax exempt letter with Vehicle Order:

Currie Motors

9423 W. Lincoln Hwy

Frankfort, IL 60423

PHONE: (815)464-9200 FAX: (815) 464-7500

CurrieFleet@gmail.com

Contact Person: Tom Sullivan

IF WE HAVE MISSED AN OPTON, PLEASE CONTACT OUR OFFICE.
COMPLETE UNITS IN STOCK FOR IMMEDIATE DELIVERY, CAN BE VIEWED
ON OUR WEBSITE WWW.CURRIEFLEET.COM

Contract# 139

Packet Pg. 100

2016

Packet Pg. 101

3:54:37 PM

Equipment Cost Summary for the Life-To-Date

Report - E1060

Cost(\$)									
Equipment#	In-House Part	Labor	Outside Repair	Fuel	Total	Road Calls	Usage(1)	Fuel Econ	Total Cost(\$)/ Usage(1)
212	\$11,316.52	\$23,602.50	\$7,066.02	\$27,370.88	\$69,355.92	0	139659	14.69	\$0.50
222	\$2,518.91	\$5,583.75	\$75.00	\$5,329.45	\$13,507.11	0	27541	14.26	\$0.49
245	\$7,194.17	\$15,783.75	\$2,575.33	\$16,610.63	\$42,063.88	1	60002	10.57	\$0.70
Grand Total	(3 Equipment#s)								
	\$21,029.60	\$44,970.00	\$9,716.35	\$49,210.96	\$124,926.91	1	227,202	13.27	\$0.55

3:57:59 PM

Equipment Cost Detail - Curr/YTD/LTD/Last Year

Report - E1220

Period 1 2017

Equipment#/ Serv Inc	Asset#/ License	Miscellaneous Id	Fleet	Class	Cost Ctr	Region	EqpUserDef	
212		P/W ADMINISTRATION	021	01				
Active	M174608 IL							
Purchase Price(\$): \$ 0.00		Salvage Value(\$): \$ 0.00		Book Value(\$): \$ 0.00				
	<u>Current Period</u>		<u>Year-To-Date</u>		<u>Life-To-Date</u>		<u>Last Year</u>	
Miles(1):	1,659		1,659		139,659		13,200	
Hours(2):	0		0		0		0	
<u>Repair Detail</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>
Non Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PREVENTIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$6,608.55	\$0.05	\$970.56	\$0.07
TIRE RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$2,336.69	\$0.02	\$1,209.03	\$0.09
CAB RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$7,998.84	\$0.06	\$1,019.18	\$0.08
CHASSIS RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$3,570.02	\$0.03	\$882.33	\$0.07
DRIVE TRAIN RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$2,461.71	\$0.02	\$0.00	\$0.00
ELECTRICAL RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$2,745.53	\$0.02	\$1,174.18	\$0.09
MAIN ENGINE RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$5,819.18	\$0.04	\$5,594.18	\$0.42
ACCESSORIES	\$0.00	\$0.00	\$0.00	\$0.00	\$918.42	\$0.01	\$315.00	\$0.02
BODIES/VESSELS	\$0.00	\$0.00	\$0.00	\$0.00	\$682.03	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$8,460.23	\$0.06	\$3,115.75	\$0.24
SNOW FIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$383.84	\$0.00	\$135.00	\$0.01
Repair Total	\$0.00	\$0.00	\$0.00	\$0.00	\$41,985.04	\$0.30	\$14,415.21	\$1.09
<u>Total Costs</u>								
UNL(1)	\$332.76	\$0.20	\$332.76	\$0.20	\$27,370.88	\$0.20	\$1,826.65	\$0.14
Shop Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$11,316.52	\$0.08	\$2,696.23	\$0.20
Shop Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$23,602.50	\$0.17	\$7,965.00	\$0.60
Outside Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$3,163.21	\$0.02	\$1,523.28	\$0.12
Outside Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$3,902.81	\$0.03	\$2,230.70	\$0.17
Total	\$332.76	\$0.20	\$332.76	\$0.20	\$69,355.92	\$0.50	\$16,241.86	\$1.23

3:57:59 PM

Equipment Cost Detail - Curr/YTD/LTD/Last Year
Period 1 2017

Report - E1220

Equipment#/ Asset#

Serv Inc	License	Miscellaneous Id	Fleet	Class	Cost Ctr	Region	EqpUserDef
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222

P/W ADMINISTRATION

021

01

Active M147381 IL

Purchase Price(\$): \$ 0.00

Salvage Value(\$): \$ 0.00

Book Value(\$): \$ 0.00

	<u>Current Period</u>		<u>Year-To-Date</u>		<u>Life-To-Date</u>		<u>Last Year</u>	
Miles(1):	699		699		27,541		1,644	
Hours(2):	0		0		0		0	
<u>Repair Detail</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>
Non Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PREVENTIVE	\$195.12	\$0.28	\$195.12	\$0.28	\$1,549.68	\$0.06	\$0.00	\$0.00
TIRE RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$0.00	\$0.00
CAB RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$657.10	\$0.02	\$77.87	\$0.05
CHASSIS RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$638.14	\$0.02	\$0.00	\$0.00
ELECTRICAL RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$1,549.31	\$0.06	\$576.75	\$0.35
MAIN ENGINE RELATED	\$90.00	\$0.13	\$90.00	\$0.13	\$2,285.78	\$0.08	\$2,053.28	\$1.25
MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$1,063.15	\$0.04	\$90.00	\$0.05
SNOW FIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$329.50	\$0.01	\$90.00	\$0.05
Repair Total	\$285.12	\$0.41	\$285.12	\$0.41	\$8,177.66	\$0.30	\$2,887.90	\$1.76
<u>Total Costs</u>								
UNL(1)	\$100.77	\$0.14	\$100.77	\$0.14	\$5,329.45	\$0.19	\$243.44	\$0.15
Shop Parts	\$60.12	\$0.09	\$60.12	\$0.09	\$2,518.91	\$0.09	\$1,200.40	\$0.73
Shop Labor	\$225.00	\$0.32	\$225.00	\$0.32	\$5,583.75	\$0.20	\$1,687.50	\$1.03
Outside Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Outside Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00
Total	\$385.89	\$0.55	\$385.89	\$0.55	\$13,507.11	\$0.49	\$3,131.34	\$1.90

3:57:59 PM

Equipment Cost Detail - Curr/YTD/LTD/Last Year

Report - E1220

Period 1 2017

Equipment#/ Serv Inc	Asset#/ License	Miscellaneous Id	Fleet	Class	Cost Ctr	Region	EqpUserDef	
245		UTILITIES-SEWER DEPT	032	01				
Down	M171968 IL							
Purchase Price(\$): \$ 0.00		Salvage Value(\$): \$ 0.00		Book Value(\$): \$ 0.00				
	<u>Current Period</u>		<u>Year-To-Date</u>		<u>Life-To-Date</u>		<u>Last Year</u>	
Miles(1):	820		820		60,002		5,654	
Hour(2):	0		0		0		0	
<u>Repair Detail</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>	<u>Cost\$</u>	<u>\$/Miles(1)</u>
Non Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PREVENTIVE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,918.24	\$0.03	\$90.00	\$0.02
TIRE RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$2,927.37	\$0.05	\$0.00	\$0.00
CAB RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$1,272.04	\$0.02	\$261.96	\$0.05
CHASSIS RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$5,097.48	\$0.08	\$0.00	\$0.00
DRIVE TRAIN RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$734.93	\$0.01	\$734.93	\$0.13
ELECTRICAL RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$1,983.34	\$0.03	\$1,043.66	\$0.18
MAIN ENGINE RELATED	\$0.00	\$0.00	\$0.00	\$0.00	\$4,778.05	\$0.08	\$2,737.22	\$0.48
ACCESSORIES	\$0.00	\$0.00	\$0.00	\$0.00	\$407.91	\$0.01	\$0.00	\$0.00
BODIES/VESSELS	\$0.00	\$0.00	\$0.00	\$0.00	\$48.42	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$5,316.72	\$0.09	\$720.00	\$0.13
SNOW FIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.75	\$0.02	\$90.00	\$0.02
Repair Total	\$0.00	\$0.00	\$0.00	\$0.00	\$25,553.25	\$0.43	\$5,677.77	\$1.00
<u>Total Costs</u>								
UNL(1)	\$151.36	\$0.18	\$151.36	\$0.18	\$16,510.63	\$0.28	\$1,065.64	\$0.19
Shop Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$7,194.17	\$0.12	\$1,113.46	\$0.20
Shop Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$15,783.75	\$0.26	\$3,510.00	\$0.62
Outside Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$1,694.06	\$0.03	\$605.24	\$0.11
Outside Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$881.27	\$0.01	\$449.07	\$0.08
Total	\$151.36	\$0.18	\$151.36	\$0.18	\$42,063.88	\$0.70	\$6,743.41	\$1.19



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

Meeting: 09/11/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6527

DOC ID: 2858

Ordinance No.6527, An Ordinance Approving Variations from the Zoning Code to Accommodate a Proposed Restaurant on Property Commonly Known as 486 Pennsylvania Avenue for Two Hound Red Brewpub (Planning and Development Director Hulseberg)

Background: Jon With, one of the owners of Two Hound Red Brewpub, a proposed restaurant and brewery at the property located at 486 Pennsylvania, is requesting approval of Variations from the Zoning Code to accommodate the proposed parking for the future restaurant. The subject property is located on the north side of Pennsylvania Avenue, west of Main Street and east of Glenwood Avenue, in the C5B Central Service Sub-district.

In order to construct the parking lot as proposed to serve the restaurant use, the petitioner is requesting approval of the following variations from the Zoning Code:

1. Section 10-5-8(H) to allow parking landscape islands to have a width of as little as 3.5' in lieu of the minimum required 9'; and
2. Section 10-4-17-2(G) to allow seventeen (17) parking stalls in lieu of the minimum required forty-two (42) parking stalls.

The petitioner has begun renovating the interior of the existing building to accommodate a new restaurant known as Two Hound Red Brewpub. The restaurant will feature rooftop dining, which will be located toward the rear of the building. The parking lot will be completely reconstructed to bring it into compliance with the parking requirements of the Zoning Code with the exception of the requested variations.

When Schmid Pharmacy was open, the traffic pattern of the parking lot was different than today. Visitors to 486 Pennsylvania Avenue entered a one way driveway aisle with 22 60-degree angled parking spaces on-site and exited through the 490 Pennsylvania Avenue driveway. There was never an actual cross access agreement for this arrangement and when the pharmacy closed, the access to the adjacent property was blocked. Therefore, all parking for the restaurant must be accommodated on the subject property.

Section 10-14-17-2 (G) of the Zoning Code credits the property with 32 parking stalls based on the previous retail use. The new sit-down restaurant use will require 1 parking stall per 3 seats. Based on the 154 proposed seats, 52 parking stalls are required. Section 10-14-17-2 (G) states that any new use, such as the restaurant, which is subject to a different parking requirement from the previous use need only provide the difference between the credited amount of parking stalls and the amount required by the new use. Therefore, the petitioner must provide 20 parking spaces in addition to the 22 parking spaces that served the previous use. As such, 42 parking stalls are required for the new use. The submitted site plan indicates that 17 parking stalls are proposed to accommodate the use.

This amount will require a variation to Section 10-14-17-2 (G) to provide 17 parking stalls in lieu of the required 42. The parking lot, which most recently was leased by the Village for public parking, currently has 17 parking spaces.

The petitioner, at the advice of staff, is proposing a total of seventeen (17) parking stalls with thirteen (13) parking stalls being 90 degree perpendicular along the east property line and four (4) parking stalls being parallel along the east side of the building. Included in the stalls on the east property line is the required ADA stall. This arrangement allows all proposed parking spaces and drive aisles to conform to the Zoning Code. The existing constraints of the property prevent all forty-two (42) parking stalls from being provided. No additional spaces above 17 can be added without reducing either parking stall depths or the drive aisle width. A reduction in either the parking stall depths or drive aisle widths would create a negative impact on the traffic circulation on site and pose an operational and safety hazard for vehicles entering and exiting the property. Instead, compliance is being sought for a parking lot that meets the required dimensions rather than increasing the number of parking spaces since it is not possible to provide the required amount of parking.

Plan Commission Recommendation: The Plan Commission considered the petitioner's applications for approval of the Variations from the Zoning Code at a public hearing on August 24, 2017. No one from the public spoke at the hearing either in favor of or in opposition to the project. By a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the Variations from the Zoning Code.

Village Board Action: The Village Board may approve, approve with conditions or deny the proposed variations from the Zoning Code. A draft Ordinance approving the request is attached for consideration at the September 11, 2017 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Draft Plan Commission Meeting Minutes-August 24, 2017 – Exhibit "A"
- Site Plan – Exhibit "B"
- Zoning Variation Application

CC: Jon With, Petitioner

Village Of Glen Ellyn

**Ordinance No. 6527
An Ordinance Approving
Variations from the Zoning Code to Accommodate a
Proposed Restaurant on Property Commonly Known as
486 Pennsylvania Avenue for Two Hound Red Brewpub
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This ____ Day of _____, 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 Approving
Variations from the Zoning Code to Accommodate a**

**Proposed Restaurant on Property Commonly Known as
486 Pennsylvania Avenue for Two Hound Red Brewpub
Glen Ellyn, Illinois 60137**

Whereas, Jon With, owner of Two Hound Red Brewpub, has petitioned the Village President and Board of Trustees for approval of the following Variations from the Glen Ellyn

Zoning Code:

- A. Section 10-5-8(H) to allow two (2) parking landscape islands on the east row of parking to have widths of as little as 3.5' in lieu of the minimum required 9'; and
- B. Section 10-4-17-2(G) to allow seventeen (17) parking stalls in lieu of the minimum required forty-two (42) parking stalls.

to accommodate a new restaurant called Two Hound Red Brewpub; and

Whereas, the subject property is located on the north side of Pennsylvania Avenue between Main Street and Glenwood Avenue in the C5B Central Business District, Central Service Sub-district; and

Whereas, the property is legally described as follows:

LOT 39 IN BLOCK 17 OF THE COUNTY CLERK'S SECOND ASSESSMENT DIVISION, IN GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-310-050; and

Whereas, the petitioner received approval from the President and Board of Trustees for the proposed exterior appearance of the existing building on the property by Ordinance No. 6474 on January 9, 2017; 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 August 24, 2017 at which hearing the Plan Commission

considered the petitioner's request for approval of the requested Variations from the Zoning Code; and

Whereas, at the August 24, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the request and no one spoke in opposition to or in support of the proposal; 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 seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests as set forth in the August 24, 2017 minutes of the Plan Commission, 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 August 24, 2017 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

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

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

Section One: The minutes from the draft August 24, 2017 Plan Commission public hearing, attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's application, as well as in the findings of fact and 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 August 24, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Variations from the Zoning Code to accommodate a new restaurant to be called Two Hound Red Brewpub at the property commonly known as 486 Pennsylvania Avenue.

Section Three: The granting of the Variations from the Zoning Code is subject to being constructed in substantial conformance with the plans submitted and the testimony presented at the August 24, 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 prepared by Jon With stamped received August 15, 2017.
- B. Site Plan (Sheet T1.1) stamped received August 15, 2017, attached hereto to Exhibit "B".

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Zoning Variations approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned request shall expire and become null and void within 24 months of the date of this Ordinance unless a temporary 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 ____ 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 6527

Meeting of September 11, 2017

ATTACHMENTS:

- Location Map (PDF)
- Draft Plan Commission Minutes 8.24.17 - Exhibit A (PDF)
- Site Plan - Exhibit B (PDF)
- Zoning Variation Application (PDF)



Map created on December 30, 2016.

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

Exhibit "A"

DRAFT
PLAN COMMISSION
MINUTES
AUGUST 24, 2017

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner Terra Costa Howard was excused. Also present were Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett 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 June 29, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda were public hearings regarding the Two Hound Red Brew Pub at 486 Pennsylvania Avenue, Citibank at 444 N. Main Street and Enterprise Rent-a-Car at 404 Roosevelt Road.

PUBLIC HEARING – 486 PENNSYLVANIA AVENUE – TWO HOUND RED BREW PUB
ZONING VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS TO SECTION 10-5-8(H) AND SECTION 10-4-17-2(G) OF THE GLEN ELLYN ZONING CODE FOR 486 PENNSYLVANIA AVENUE TO ACCOMMODATE THE RECONSTRUCTION OF A PARKING LOT TO SERVE A PROPOSED RESTAURANT USE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF PENNSYLVANIA AVENUE, WEST OF MAIN STREET AND EAST OF GLENWOOD AVENUE IN THE C5B CENTRAL SERVICE SUB-DISTRICT.
(John With, petitioner)

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

Staff Introduction

Village Planner John Sterrett stated that John With, the petitioner and owner of Two Hound Red Brew Pub, was present to speak on behalf of the subject property at 486 Pennsylvania Avenue. Mr. Sterrett displayed an aerial photo of the subject site which he stated is in the C5B Zoning District in the downtown. He stated that Mr. With would like a variation from the Zoning Code regarding the parking lot layout of the property that is proposed to be a restaurant which is a permitted use. He stated that a total of 17 parking spaces are proposed to be provided by the petitioner and that 13 of those parking spaces are perpendicular or parallel on

PLAN COMMISSION

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AUGUST 24, 2017

the east part of the property and four (4) stalls are perpendicular along the east side of the building. He added that the ADA space is on the southeast corner of the property. Mr. Sterrett stated that all 17 of the parking spaces do comply with the required stall dimensions, the drive aisle width also complies with the Zoning Code and the location of the ADA stall complies with the Zoning Code as well as the state requirement.

Mr. Sterrett stated that there are no parking requirements for the C5A zoning district in the downtown, however, there are parking requirements for the C5B zoning district. Mr. Sterrett stated that the property previously had 22 parking stalls when it was used as a pharmacy. He stated that this type of use would have required 32 parking stalls, adding that the Village's zoning code credits a property with meeting the parking requirement regardless of how many parking stalls are actually there. He added that even though the pharmacy use only had 22 parking stalls, the Village's zoning code treats it as though it had 32 parking stalls regardless of how many parking stalls are there so it does credit a future use of what those parking stalls would have been. Mr. Sterrett stated that when the property was purchased by the petitioner for the proposed restaurant, it contained 17 parking stalls so it actually decreased from 22 parking stalls down to 17 parking stalls. He stated that because the pharmacy was required to have 32 parking stalls, the property is credited with 32 parking stalls and must be viewed as having 32 parking stalls.

Mr. Sterrett stated that, regarding parking, a restaurant use is different from a retail use. He stated that retail use parking is one parking space per 250 square feet of gross floor area which is where 32 parking stalls came from with the pharmacy. He stated that a restaurant use requires one space per three seats so with the amount of seats the petitioner is proposing for this restaurant use, 52 parking spaces are actually required. He stated that because the zoning code credits this property with 32 parking spaces, they are only actually required to provide an additional 20 parking spaces because that is the difference between what is required for the restaurant use and what was required for the previous retail use. Mr. Sterrett added that they are only required to provide 20 parking spaces, however, that is in addition to how many parking spaces there were for the previous use. He added that, in total, the petitioner not only has to provide what was already on there—the 22 parking spaces—but they only have to provide an additional 20 spaces which brings it up to 42 spaces. Mr. Sterrett summarized that the petitioner is requesting a variation to allow the 17 parking spaces in lieu of providing 20 additional parking spaces in addition to those previous 22 spaces. He stated there should be 42 parking spaces, however, they are only able to provide 17 parking spaces.

Mr. Sterrett displayed a photo of the subject site as it currently exists with a 2-way access with vehicles entering and exiting the site at the same location on Pennsylvania Avenue. He stated there are 17 parking spaces located on the site and those parking spaces do not comply with the Village's zoning code as they are 17 feet in depth and 8-1/2 feet in width. He stated that this parking lot was previously used as public parking that was leased to the Village from the previous property owner, however, now that the property has changed hands, the Village no

PLAN COMMISSION

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AUGUST 24, 2017

longer uses it as public parking. Mr. Sterrett stated that the parking lot has a 24-foot drive aisle which meets the code, however, they are only 17 feet in depth for parking spaces. He added that when the parking lot was a public parking lot, it did not meet the requirements of the zoning code. Mr. Sterrett stated that when the subject building was a pharmacy, it had a one-way access so the parking lot layout and circulation was different. He stated that cars would enter off Pennsylvania and drive through the adjacent property to the east and exit onto Pennsylvania Avenue from that property. He added that this parking lot was able to be used as one-way parking and because of that they could fit 22 additional parking stalls there. He added that those stall dimensions did conform with the zoning code. He stated that once the access was closed off so cars could no longer pull onto the adjacent property, that drive had to become a two-way drive instead of a one-way drive and the parking stalls had to become perpendicular rather than angled.

Mr. Sterrett stated that the two zoning variations being requested are to allow 17 parking stalls in lieu of 42 which is 22 existing from Schmid's Pharmacy plus the additional 20 that they are required to provide and to allow a landscape parking island to have a minimum width of 3-1/2 feet in lieu of the required 9 feet. Mr. Sterrett stated that staff worked with the petitioner to provide parking spaces that met the length and width of parking stalls to make sure the parking lot would work from an operational standpoint. He stated there was a proposal to provide perpendicular stalls also on the west end of the property on the east side of the building similar to the way it is now, however, staff felt that would be problematic because cars would not be able to maneuver in and out of the parking spaces efficiently and the narrow drive aisle would create hazards with onsite circulation. He stated that this solution provides a drive aisle which is wide enough to accommodate two-way traffic and the parking stall dimensions meet the codes so cars will not have a problem maneuvering in and out of parking stalls.

Responses to Questions from the Plan Commission

Mr. Sterrett responded to Plan Commissioner Rodemann that both of the landscape islands shown in the plan are required and he responded to Plan Commissioner Heming-Littwin that the landscape islands are new. Mr. Sterrett responded to Plan Commissioner Rodemann that the McChesney property is currently being used for public parking. Director Hulseberg added that the Village has public and private parking stalls for each of the quarters of the downtown. She stated that in the subject quadrant of the downtown there is sufficient parking, especially in the evenings, and there is also a lot of extra private parking in this quadrant. She stated that studies indicate that only 70 percent of the parking spaces are occupied in this quadrant so there are always parking spaces available.

Petitioner's Presentation

John With, the petitioner, of 2915 Kelly Drive, Elgin, Illinois stated they will comply with the Village regarding outdoor seating. He also stated that the business will be more of a restaurant

PLAN COMMISSION

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AUGUST 24, 2017

than a bar and will be open until 12:00 a.m. He responded to Plan Commissioner Heming-Littwin that the restaurant will open at 11:00 a.m. although the Saturday and Sunday morning hours have not yet been finalized as they have not yet determined the time of the brunch that will occur on those two days. Mr. With responded to Chairperson Loch that they will be negotiating with their neighbors on both sides regarding parking because they have spaces available later in the day. He also stated that their employees will not be allowed to park on the street or in their lot. Mr. With responded to Plan Commissioner Rodemann that there is a space with a flat roof at the rear of the restaurant where walk-in coolers from the previous grocery store were kept. He stated that the entrance to outdoor seating will be from the interior of the restaurant and people will go up the staircase to that seating area. He stated that area will have a privacy fence around it and a neighbor has spoken of extending the fence along the rear of her property to shield it from the parking lot of the building to the west. Mr. With responded to Plan Commissioner Hartweg that the rear area is approximately 800 square feet with a capacity of 30. He added that he did not believe the overall capacity will be increased because people who would be sitting in the restaurant are now sitting outside to eat. Mr. With responded to Plan Commissioner Rodemann that the outdoor space will have ambience type music—not loud music. He added that they are a restaurant and not a bar.

Persons in Favor of or in Opposition to the Request

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

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

Comments from the Plan Commission

Plan Commissioner Rodemann stated that the numbers presented by Mr. Sterrett were helpful. He stated that the restaurant will be serving the downtown although it is in a different district and the available shared parking is something that will always be discussed. He also stated he hoped we always react to and support new businesses coming in. He also felt the number of parking spaces in the limited area is fine and felt the landscaping islands will be a benefit. Plan Commissioner Heming-Littwin stated she had no issues with this project. Plan Commissioner Fanella thanked the petitioner for bringing this restaurant to Glen Ellyn. Plan Commissioner Vondruska stated the landscaping is nice in the front and softens the garbage containers. He also stated that other restaurants in town do not have parking for their customers as does the petitioner and was supportive of the project. Plan Commissioner Hartweg was also supportive of the proposed project and felt it would be interesting to see how the project fits in to the area. Plan Commissioner Saeed felt the subject restaurant would be a good addition to the downtown area as the property was not being used for any type of business. Chairperson Loch stated she was supportive of the parking and landscaping variation and was looking forward to opening day.

PLAN COMMISSION

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AUGUST 24, 2017

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that having considered the application of Two Hound Red Brewpub for approval of variations from the Zoning Code for 486 Pennsylvania Avenue, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets 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 requests.

The motion carried unanimously with seven (7) yes votes as follows: Plan Commissioners Heming-Littwin, Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

PUBLIC HEARING – 444 NORTH MAIN STREET – CITIBANK – SIGN VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS TO SECTION 4-5-4(R) AND SECTION 4-5-11 OF THE GLEN ELLYN SIGN CODE FOR 444 NORTH MAIN STREET TO ACCOMMODATE THE CONSTRUCTION OF A PROPOSED FREE-STANDING MONUMENT SIGN. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF MAIN STREET AND DUANE STREET IN THE C5A CENTRAL RETAIL CORE SUB-DISTRICT.

(Citibank, represented by Anthony Maroni)

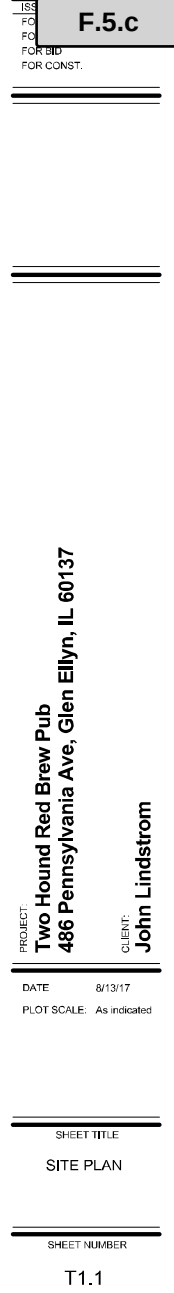
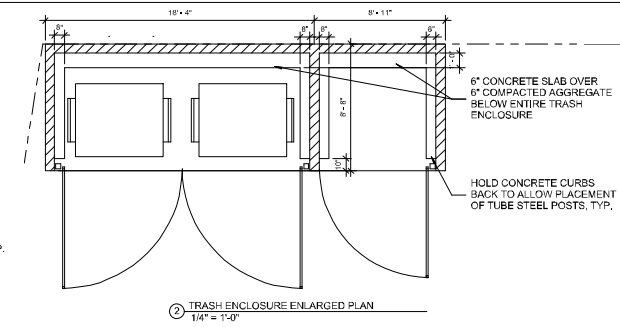
Plan Commissioner Saeed moved, seconded by Plan Commissioner Hartweg, to open the public hearing. The motion carried unanimously by voice vote.

Staff Introduction

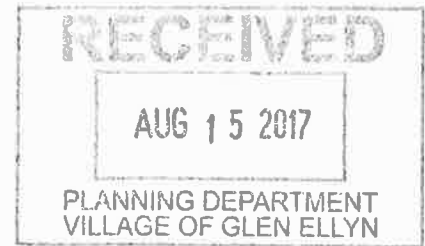
Village Planner John Sterrett stated that Citibank is located at 444 N. Main Street in the C5A zoning district of Glen Ellyn. Mr. Sterrett displayed a map and stated that Citibank is located on the northwest corner of Main Street and Duane Street just south of the railroad tracks. He stated that the petitioner is seeking variations from the sign code. He stated that there is currently an existing free-standing Citibank sign on the front of the building along Main Street. He added that free-standing signs are prohibited in the C5A zoning district, however, are not prohibited in the C5B zoning district and there are several free-standing monument signs in the downtown that are permitted. He added that pylon and pole signs are prohibited in every district in the Village as they are considered nonconforming.

Mr. Sterrett stated that the existing Citibank sign is 53 square feet in size and slightly over 15 feet tall. He also stated the base material does not match one of the materials of the building which is now a requirement of the sign code. He also stated that the base height is 10 feet and the requirement for a monument sign is no more than 5 feet. He added that the subject sign is

Exhibit "B"



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



APPLICATION FOR VARIATION

For the property at 486 Pennsylvania Ave 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: Jon With

Address: 2915 Kelly Dr Elgin, IL

Phone No.: 630-337-6520

Fax No.: _____

E-mail: jon.p.with@gmail.com

Ownership Interest in the Property in Question: 50%

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):

188 Pennsylvania LLC

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

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: 486 Pennsylvania AvePermanent tax index number: 05-11-310-050

Legal description: Lot 39 IN BLOCK 17 OF THE COUNTY CLERK'S SECOND
ASSESSMENT DIVISION, IN GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS

Zoning classification: C5 B - Service CommercialLot size: 112.5 ft. x 164 ft. Area: 18,348.29 sq. ft.Present use: VACANT property**IV. 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):

Section 10-5-8(G) to allow parking landscape islands to have a width of 3.5' in lieu of the minimum required 9'
Section 10-4-17-2 (G) to allow 17 parking stalls in lieu of the required 20.

Estimated date to begin construction: May 2017

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

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:

See attachment

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):

Meeting the code is not possible without making large changes to the current parking lot i.e. parking garage. This change would also require a variance

OR

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

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

The existing surface parking lot would remain in place and maintain the aesthetic of Pennsylvania Avenue. Entry and exit will remain from Pennsylvania Avenue.

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:

If the strict letter of the zoning were to be carried out, it would require the construction of a parking garage that would not only be extremely costly and punitive but, would not conform with the code either.

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION

A. 1.

Section 10-5-8(G) to allow parking landscape islands to have a width of 3.5' in lieu of the minimum required 10'.

- The use of the building is changing. In order to come close to maximize the number of spaces within the existing space parameters, it is necessary to shrink the width of the landscape island at the far end of the lot. The 3.5' is sufficient to support a row of arborvitae that will provide sufficient green screen for the trash enclosure.

10-4-17-2(G) to allow 17 parking stalls in lieu of the minimum required 20.

- The width and length of the parking lot are fixed. It would take an unreasonable effort that would make the project unfeasible in order to meet the required spaces, i.e. a parking garage. In addition, any solution that would meet the requirement would also require a zoning variation.

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:

The existing size, location and orientation of the parking does not allow it to comply.

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:

The purpose of the variation is based solely on the existing size of the property

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.

Existing site constraint condition.

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

Granting the variation will keep the aesthetic of Pennsylvania Ave and maintain the traffic pattern in and out of the parking area

6. Provide evidence that the proposed variation will not:

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

Surface parking to remain as is

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

N/A. Existing condition

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

N/A. Existing condition

- d. Diminish or impair property values within the neighborhood;

N/A. Existing condition

- e. Unduly increase traffic congestion in the public streets and highway;

Existing area is used for surface parking and will maintain that function.

- f. Create a nuisance; or

Maintaining existing use of parking area

- g. Results in an increase in public expenditures.

N/A

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Providing variation will allow the restaurant to provide parking spaces sufficient to meet the code and does not change the current use of the parking

8. Please add any comments which may assist the commission in reviewing this application.



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

Meeting: 09/11/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Contract
Prepared By: Mark Franz

SCHEDULED

AGENDA ITEM (ID # 2872)

DOC ID: 2872

Motion to approve ongoing monthly payments for cleaning service to Commercial Janitorial, of Phoenix, Arizona, for an aggregate total of \$28,000 for 2016-17 and a contract renewal totaling \$29,000 for 2017-18 to be expensed to the Village Links/Reserve 22 Fund. (General Manger Vesevick)

Background

Village Links/Reserve 22 management staff realized that one of the important features of a successful restaurant operation was to provide a consistently clean facility. In the beginning, management relied on part time bussers, servers, bartenders, and hosts to clean the facility on a nightly basis, after a long day of serving guests. In their haste to end their day, management became frustrated with the inconsistent, and less than thorough results. In addition, by outsourcing these tasks, we reduced the hours worked by employees thereby minimizing some employees going over the IMRF threshold and providing some scheduling flexibility.

Subject

Common to this industry, and many others, is to have dedicated professional service do a daily thorough cleaning. Management sought quotes from 4 cleaning services, and determined that Commercial Janitorial, whose parent company is based in Phoenix, AZ, offered the best value for Village Links/Reserve 22. The contract was signed November 18, 2016. At that time, management was not focused on the fact that the service would eventually total more than \$20,000 aggregate, and thus need approval by the Village Board of Trustees. The contract is set to renew automatically November 18, 2017. Current management is satisfied with service levels and recommends approving the contract for another 12 month cycle.

The Board is requested to approve ongoing monthly payments for cleaning service to Commercial Janitorial, of Phoenix, Arizona, for an aggregate total of \$28,000 for 2016-17, to be expensed to the Village Links/Reserve 22 Fund and approve a contract renewal, with an annual 3% increase totaling \$29,000 for 2017-18 to be expensed to the Village Links/Reserve 22 Fund.

Budget Impact

Prior to the service, part time service staff was spending between 4-6 man hours per evening cleaning the facility and restrooms, with inconsistent results, at a cost of up to \$59 per day, or \$20,709 annually. Commercial Janitorial was selected from among 4 competitors, and performs expert and thorough cleaning at a cost of roughly \$77 per day, or \$27,186.04 annually. While the initial cost is roughly 31% higher, the difference in results is substantial. Reducing staff hours worked by up to 2,106 annually, also helps to mitigate IMRF (pension) and Affordable Care Act hours restrictions make staff hours more manageable for management staff. The costs of hiring,

training, conducting background checks, and providing uniforms for new employees further minimizes the gap between the cost of the service, and performing the task in-house. The cost of the service is paid from the Village Links/Reserve 22 operating fund.

Recommendation

Village Links/Reserve 22 management staff recommends, based on service results, and minimal budget impact, that a cleaning service continues to be retained for the daily facility cleaning. The cost of the aggregate total services will exceed the \$20,000 spending threshold, which requires approval by the Village Board of Trustees for the 2016/2017 contract. Village Links/Reserve 22 management recommends that the Village Board approve ongoing monthly payments for cleaning service to Commercial Janitorial, of Phoenix, Arizona, for an aggregate total of \$28,000 for 2016-17, to be expensed to the Village Links/Reserve 22 Fund and approve a contract renewal, with an annual 3% increase totaling \$29,000 for 2017-18 to be expensed to the Village Links/Reserve 22 Fund.



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

Meeting: 09/11/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6528

DOC ID: 2856

Ordinance No. 6528, An Ordinance Approving A Special Use Permit, Variations from the Zoning Code, A Variation from the Sign Code, and the Exterior Appearance For the Operation of an Automotive Vehicle Rental Facility for Enterprise Rent-A-Car Proposed on Property Commonly Known as 404 Roosevelt Road (Planning and Development Director Hulseberg)

Background: Enterprise Leasing Company of Chicago, LLC, future tenant of 404 Roosevelt Road, is requesting approval of a Special Use Permit, Variations from the Zoning Code and a Variation from the Sign Code to operate an Enterprise Rent-A-Car facility.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit for an Automotive Vehicle Rental in accordance with Section 10-4-14(B)3 of the Zoning Code.
2. The following variations from the Glen Ellyn Zoning Code:
 - a. A variation from Section 10-5-8(G)1 of the Zoning Code to not install the required curb around the reconstructed parking lot on the east and west side of the new permeable pavers.
 - b. A variation from Section 10-5-13(M)2(b)(1) of the Zoning Code to allow the three light poles on the northwest corner of the property to have a separation of as little as 47' in lieu of the minimum required distance of 68'.
 - c. A variation from Section 10-5-13(M)2(a)(2) of the Zoning Code to allow light levels along the eastern non-residential property line to be as much as 20.4 foot-candles in lieu of the maximum 3.0 foot-candles and to allow light levels along the western non-residential property line to be as much as 4.8 foot-candles in lieu of the maximum 3.0 foot-candles for a non-residential property line.
 - d. A variation from Section 10-5-5(C) of the Zoning Code to allow a minimum surface setback of as little as 1.1' in lieu of the required 6.5' to accommodate a concrete pad for the trash enclosure along the west property line.
 - e. A variation from Section 10-5-11(B) to allow two (2) access points for a Special Use in lieu of the maximum one (1) access point permitted.
3. A variation from Section 4-5-10(A) of the Glen Ellyn Sign Code to allow three (3) signs on the property in lieu of the maximum two (2) signs permitted.

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

The petitioner plans to renovate and construct a 300 square foot addition at the former Beijing restaurant site at 404 Roosevelt Road to accommodate a new Enterprise Rent-A-Car facility. Enterprise is relocating from their existing location on the south side of Roosevelt Road at 395 Roosevelt Road. The existing location previously included car sales and fleet management in addition to the automobile rental services. Enterprise has since relocated the car sales and fleet management component of the Glen Ellyn location and will only be using the subject property for automobile rental services.

Plan Commission Recommendation: The Plan Commission considered the petitioner's applications for approval of the Special Use Permit, Variations from the Zoning Code, and Variation from the Sign Code at a public hearing on August 24, 2017. One member of the public spoke at the hearing in opposition to the project. By a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the Special Use Permit, Variations from the Zoning Code, and Variation from the Sign Code with the condition that the petitioner install three (3) foot evergreen species along the north residential property line for added screening for the residential property to the north.

Exterior Appearance Recommendation: Staff has reviewed the request for Exterior Appearance for the renovated building and found the façade remodel to be in substantial conformance with the Appearance Review Guidelines and further recommends approval of the Exterior Appearance for the project.

Village Board Action: The Village Board may approve, approve with conditions or deny the request for approval of the Special Use Permit, Variations from the Zoning Code, Variation from the Sign Code, and Exterior Appearance. A draft Ordinance approving the requests is attached for consideration at the September 11, 2017, Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Draft Plan Commission Meeting Minutes-August 24, 2017 – Exhibit "A"
- Site Plan – Exhibit "B"
- Landscape Plan – Exhibit "C"
- Building Elevations – Exhibit "D"
- Photometric Plan – Exhibit "E"
- Sign Elevations – Exhibit "F"
- Special Use Application and Narrative
- Zoning Variation Applications
- Sign Variation Application

CC: Dana Steben, Petitioner

Ordinance 6528

Meeting of September 11, 2017

Village Of Glen Ellyn

**Ordinance No. 6528
An Ordinance Approving
A Special Use Permit, Variations from the Zoning Code,
A Variation from the Sign Code, and the Exterior Appearance
For the Operation of an Automotive Vehicle Rental Facility for Enterprise Rent-A-Car
Proposed on Property Commonly Known as 404 Roosevelt Road
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This ____ Day of _____, 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 Approving**

**A Special Use Permit, Variations from the Zoning Code,
A Variation from the Sign Code, and the Exterior Appearance
For the Operation of an Automotive Vehicle Rental Facility for Enterprise Rent-A-Car
Proposed on Property Commonly Known as 404 Roosevelt Road
Glen Ellyn, Illinois 60137**

Whereas, Enterprise Leasing Company of Chicago, LLC, future tenant of property commonly known as 404 Roosevelt Road, has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Special Use Permit for an Automotive Vehicle Rental in accordance with Section 10-4-15(B)3 of the Zoning Code.
 - B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-8(G)1 of the Zoning Code to not install the required curb around the reconstructed parking lot on the east and west side of the new permeable pavers.
 - 2. A variation from Section 10-5-13(M)2(b)(1) of the Zoning Code to allow the three light poles on the northwest corner of the property to have a separation of as little as 47' in lieu of the minimum required distance of 68'.
 - 3. A variation from Section 10-5-13(M)2(a)(2) of the Zoning Code to allow light levels along the eastern non-residential property line to be as much as 20.4 foot-candles in lieu of the maximum 3.0 foot-candles and to allow light levels along the western non-residential property line to be as much as 4.8 foot-candles in lieu of the maximum 3.0 foot-candles for a non-residential property line.
 - 4. A variation from Section 10-5-5(C) of the Zoning Code to allow a minimum surface setback of as little as 1.1' in lieu of the required 6.5' to accommodate a concrete pad for the trash enclosure along the west property line.
 - 5. A variation from Section 10-5-11(B) to allow two (2) access points for a Special Use in lieu of the maximum one (1) access point permitted.
 - C. A variation from Section 4-5-10(A) of the Glen Ellyn Sign Code to allow three (3) signs on the property in lieu of the maximum two (2) signs permitted.
 - D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508
- all to accommodate the operation of an automotive vehicle rental facility; and

Whereas, the subject property is located on the north side of Roosevelt Road between Greenwood Street and Hillcrest Avenue in the C3 Service Commercial District; and

Whereas, the property is legally described as follows:

THE WEST 113.7 FEET (EXCEPT THE SOUTH 5 FEET THEREOF) AND (EXCEPT THE NORTH 108.0 FEET THEREOF) OF BLOCK 8 AND THE EATS HALF OF VACATED BRANDON AVENUE LYING WEST OF AND ADJOINING BLOCK 8 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1909 AS DOCUMENT 95781, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-306-033

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 August 24, 2017 at which hearing the Plan Commission considered the petitioner's request for approval of the requested Special Use Permit, Variations from the Zoning Code, and Variation from the Sign Code; and

Whereas, at the August 24, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and one (1) person spoke in opposition to the proposal; 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 seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the August 24, 2017 minutes of the Plan Commission, 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 August 24, 2017 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

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

Whereas, the President and Board of Trustees have determined that granting the requested Special Use Permit and Variations from the Zoning Code is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variation from the Sign Code is consistent with the goals of the Glen Ellyn Sign Code, and that granting approval 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 August 24, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's applications, 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 August 24, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission for the Special Use Permit, Variations from the Zoning Code, and Variation from the Sign Code, and the staff recommendation for the Exterior Appearance approval, 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 Special Use Permit, Variations from the Zoning Code, Variations from the Sign Code, and the Exterior Appearance to allow the operation of an automotive vehicle rental facility at the property commonly known as 404 Roosevelt Road.

Section Three: The granting of the approvals for the Special Use Permit, Variations from the Zoning Code, Variation from the Sign Code, and the Exterior Appearance is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at a draft of which is public hearing before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
 1. Application for a Special Use Permit stamped received June 30, 2017
 2. Application for Zoning Variations stamped received May 26, 2017
 3. Application for a Sign Variation stamped received May 26, 2017
 4. Application for Exterior Appearance Review stamped received May 26, 2017
 5. Narrative prepared by the petitioner stamped received August 17, 2017
 6. Site Plan prepared by JAQ Corp. Int. (Sheet C1.0) stamped received August 17, 2017, attached hereto as Exhibit "B"
 7. Landscape Plan prepared by Nadi Design (Sheet L-002 and L-003) stamped received August 17, 2017, attached hereto as Exhibit "C"
 8. Building Elevations prepared by JAQ Corp. Int. (Sheet A2.1) stamped received August 17, 2017, attached hereto as Exhibit "D"
 9. Photometric Plan prepared by Electromatic, stamped received August 17, 2017, attached hereto as Exhibit "E"
 10. Sign Elevations (Two Sheets), stamped received August 17, 2017, attached hereto as Exhibit "F"
 11. Trash Enclosure Elevations (Sheet A1.3), stamped received August 17, 2017
- B. That three (3) foot evergreen species be installed along the north residential property line, subject to review and approval by Village staff, prior to the final inspection for the property.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Special Use Permit, Zoning Variations, Sign Variation, 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 a temporary 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 ____ 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:

Ordinance 6528

Meeting of September 11, 2017

Village Clerk

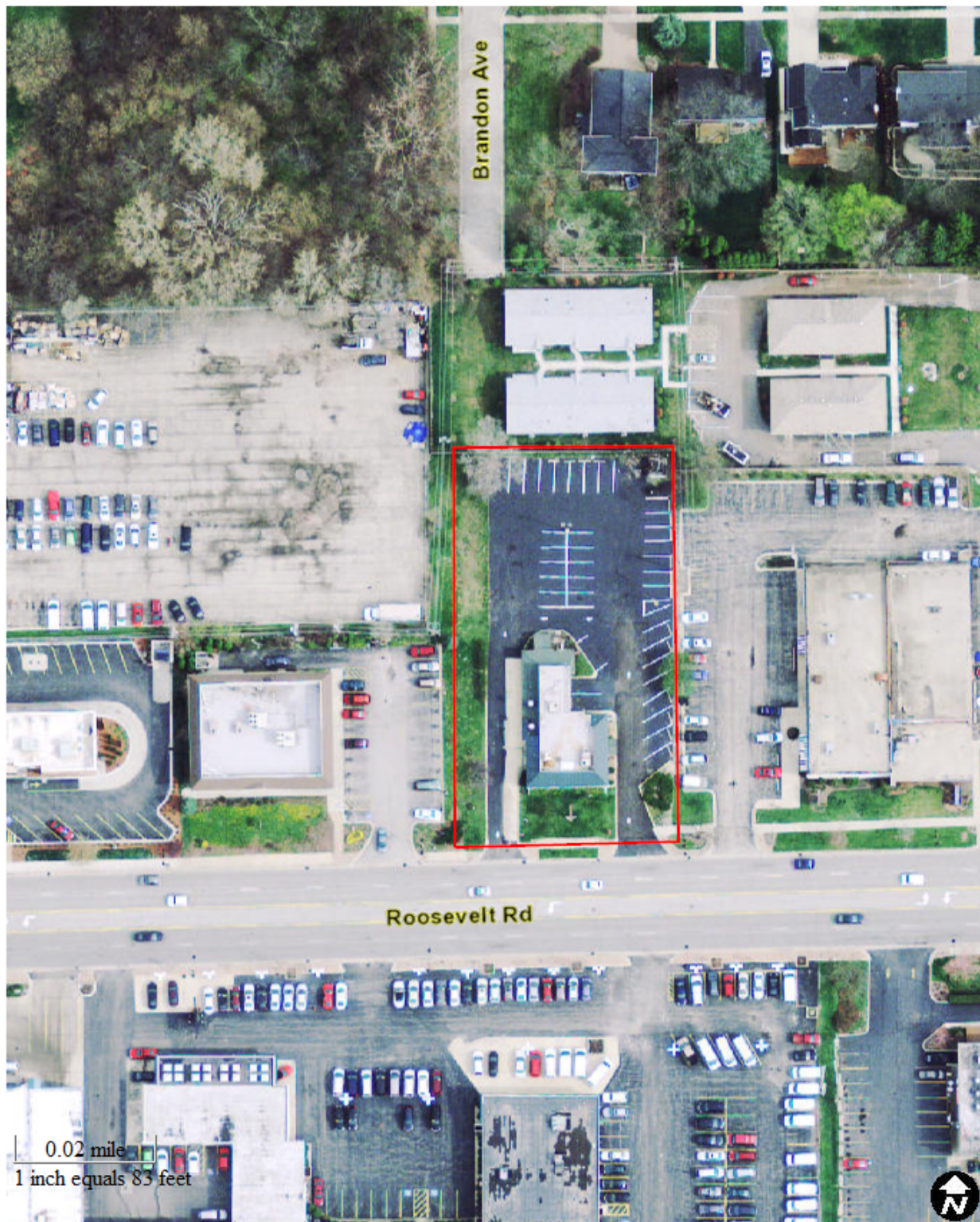
(Published in pamphlet form and posted on the ____ day of _____.)

ATTACHMENTS:

- Location Map (PDF)
- Draft Plan Commission Minutes 8.24.17 - Exhibit A (PDF)
- Site Plan - Exhibit B (PDF)
- Landscape Plan - Exhibit C (PDF)
- Building Elevations - Exhibit D (PDF)
- Photometric Plan - Exhibit E (PDF)
- Sign Elevations - Exhibit F (PDF)
- Special Use Application and Narrative (PDF)
- Zoning Variation Application (PDF)
- Sign Variation Application (PDF)



404 Roosevelt Rd - Aerial Photo



Map created on August 17, 2017.

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

Exhibit "A"

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Motion

Plan Commissioner Vondruska moved that having considered the application of Citibank for approval of variations from the Sign Code for 444 North Main Street, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets 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 requests.

The motion carried with six (6) yes votes and one (1) no vote as follows: Plan Commissioners Vondruska, Saeed, Fanella, Hartweg, Rodemann and Chairperson Loch voted yes; Plan Commissioner Heming-Littwin voted no.

PUBLIC HEARING – 404 ROOSEVELT ROAD – ENTERPRISE RENT-A-CAR
SPECIAL USE PERMIT, ZONING VARIATIONS AND SIGN VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS AND SIGN VARIATIONS FOR THE PROPERTY AT 404 ROOSEVELT ROAD TO ALLOW THE DEVELOPMENT OF AN ENTERPRISE RENT-A-CAR FACILITY. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF ROOSEVELT ROAD BETWEEN GREENWOOD STREET AND HILLCREST AVENUE IN THE C3 SERVICE COMMERCIAL DISTRICT.

(Dana Steben, Enterprise Leasing Company of Chicago, LLC)

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

Staff Introduction

Village Planner John Sterrett stated that Enterprise Leasing Company of Chicago is requesting a special use permit, zoning variations and a sign variation in order to operate an Enterprise Rent-a-Car facility at 404 Roosevelt Road. Mr. Sterrett displayed a photo of the proposed site and stated it was formerly the Beijing Restaurant on the north side of Roosevelt Road in the C3 Service Commercial District. He stated that both properties on either side of the subject property are also C3 Service Commercial District as well as the property to the east and north of the subject property is an R4 multi-family residential district. Mr. Sterrett stated that the petitioner is proposing a special use permit to operate an automobile vehicle rental facility which is a permitted special use within the C3 district. He added that the petitioner intends to remove the existing pole sign, replace it with a free-standing monument sign and do some upgrades to the exterior of the building.

Mr. Sterrett stated that the petitioner plans to do a complete renovation of the existing building and are proposing a 300-square foot addition located towards the rear of the building. He added that they will be providing 21 parking stalls for customers and employees which

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meets the requirement for parking on this property. He stated they will also be providing 28 parking stalls for rental vehicles which do not count toward the requirement. Mr. Sterrett stated that the petitioner intends to install permeable pavers on the east side for part of the parking area and green space on the west side will be removed and replaced with permeable pavers.

Mr. Sterrett stated that the petitioner intends to maintain the existing access and added that there are currently two access points. He stated that when a restaurant was located on the property, there was an entrance only with a full access at the east portion of the property and an exit only full access on the west portion of the property. He added that they intend to maintain those existing turn movements and those existing access points as well as the same site circulation. He also stated that the petitioner plans to remove the existing pole sign and replace it with a co-compliant monument sign.

Mr. Sterrett stated that several zoning variations are being requested. He stated the petitioner is seeking relief from providing the required curbing around the perimeter of the parking where the permeable pavers will be located, the rest of the areas where the landscape islands are and the entrance to the property that will be curbed. Mr. Sterrett stated that a variation is being requested to allow three (3) of the proposed lightpoles to have a distance of 47 feet apart from one another in lieu of the required 68 feet. He stated they are also proposing to exceed the maximum illumination levels at the east and west commercial property lines which are 20.4 footcandles on the east property line and 4.8 footcandles on the west property line. Mr. Sterrett stated that the petitioner is also seeking a variation to allow an impervious surface setback to be 1.1 feet in lieu of the required 6-1/2 feet to accommodate a concrete pad for the trash enclosure and a variation to allow two access points for a special use in lieu of the maximum one access point. He stated that special uses are typically requested for properties that have two access points and that the Zoning Code stipulates that only one access is allowed for a special use unless a traffic study is provided that demonstrates one can have two access points. He stated that staff did not require a traffic study for this project because typically a vehicle rental facility generates a relatively low volume of traffic. He added that if a traffic study is not submitted, two access points could be allowed but approval must first be requested. Mr. Sterrett stated that the Village stormwater engineer has stated that from a stormwater perspective there would be no detrimental effect by not providing curbing around the perimeter of the parking. Mr. Sterrett also stated that the illumination levels for the proposed light located on the northwest corner of the property is 4.9 foot-candles and at the property line, the maximum level is 3 footcandles and as it goes out onto the property, it decreases to below what the maximum level would be. Mr. Sterrett stated that on the east property line, it is 20.4 footcandles and because of the angle of the lighting toward the parking area the levels comply with the zoning code, adding that there is eventually no spillover. He added that the lighting complies with the residential property line to the north so there is no spillover onto those properties. He stated that the three lightpoles at the northwest corner of

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the property are closer than the required distance and two lightpoles are separated by 47 feet instead of the required 68 feet. He indicated the two access points and added that the existing entrance only has a full access which they intend to maintain that same type of access and to the west is an existing existing only west access which will not be changed. He added there will be an entrance only on the east and exit only on the west.

Mr. Sterrett stated that one variation from the Village's sign code is being requested which is to allow three (3) signs instead of the maximum two (2) signs permitted for an interior lot in the C3 district. He stated that the petitioner is requesting a wall sign on the south elevation of the building along Roosevelt Road, on the east elevation that would face the parking area and also above the entrance to the building. He added that these signs apply to the sign code regarding the height, square footage and surface area and the only variation is the number of signs being requested.

Responses to Questions from the Plan Commission

Mr. Sterrett responded to Plan Commissioner Vondruska that a petitioner can have two (2) wall signs or a wall sign and a free-standing sign. Mr. Sterrett also responded that a petitioner can have two (2) signs on the front of a building on the street side if they do not have a free-standing sign. Mr. Sterrett responded to Plan Commissioner Saeed that the proposed project does meet the stormwater requirement. Plan Commissioner Hartweg asked if there are existing curbs around the pervious area and Mr. Sterrett responded no. Mr. Sterrett also responded to Plan Commissioner Hartweg that the parking lot on both sides will need to be constructed of material that will accommodate vehicle traffic. Mr. Sterrett responded to Plan Commissioner Fanella that there is an existing 6-foot fence located behind the building to add screening from the nearby residential property. He added that the fence is on the neighboring property and because it could be removed, the petitioner would need to provide additional screening to soften the view. Mr. Sterrett responded to Plan Commissioner Rodemann that no parking is proposed for the pervious area west of the building. Mr. Sterrett also responded to Plan Commissioner Rodemann that the lights will be uniform, however, the angle of the light fixture will be different to avoid glare issues. Mr. Sterrett responded to Plan Commissioner Hartweg that the pavers will have barriers.

Petitioner's Presentation

Dana Steben, Operations Supervisor, Enterprise Leasing Company of Chicago, 1050 N. Lombard Road, Lombard, Illinois stated that Brendan Klein, Operations Manager with Enterprise and Greg Toste, Group Operations Manager with Enterprise were present at this public hearing. Ms. Steben stated that the property at 395 Roosevelt Road where the current Enterprise facility is located has been sold so they are relocating across the street to 404 Roosevelt Road.

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Ms. Steben stated that their proposed improvements include a renovation of the inside of the proposed space to make room for the office and quite a bit of site work will be done. She added that the parking lot is in good condition and permeable pavers will be used to offset any existing runoff. She added that the pavers come with a method for installation that will help keep them in place. She also stated that they have proposed a 2-inch curb for which they will require a variation. Ms. Steben stated that they do not meet the minimum setback for landscaping along the east and west sides of the property, however, the permeable pavers will allow them to have any stormwater runoff go back into the ground. She also stated that a double drive-thru bucket wash day will be added. She added that they want to be sure that the drive aisles are wide enough for their needs as customers walk around the lot as they look at automobiles so they want to expand the parking area to accommodate this. Ms. Steben stated that the variation for the number of lightpoles is for safety as well as for the employees to be able to see well enough to inspect cars when it is dark. Regarding the sign variation, Ms. Steben stated that the monument sign will allow customers to see the entrance into the site, the sign above the door will guide people to the entrance of the building and the sign on the front of the building will allow anyone passing by to see the name of the company.

Ms. Steben stated that the hours of operation will remain as is—Monday through Friday will continue to be 7:30 a.m. to 6:00 p.m., Saturday will be 9:00 a.m. to 2:00 p.m. and Sunday will be 10:00 a.m. to 1:00 p.m.

Additional Responses to Questions from the Plan Commission

In response to Plan Commissioner Heming-Littwin, Ms. Steben stated that the extra permeable pavers to the south of the trash enclosure will contain vehicles that are awaiting some type of service and are moved out of that area as quickly as possible. Ms. Steben responded to Plan Commissioner Rodemann that the 10-foot tall garage door is to accommodate 15-passenger vans that they rent. She added that they do not rent box-type trucks out of this facility. Ms. Steben responded to Plan Commissioner Fanella that she would consider staff's recommendation to add taller greens to the rear of the property. Ms. Steben responded to Plan Commissioner Rodemann that she will check to see if the handicapped spaces can be changed to another location on the lot. Mr. Sterrett responded to Plan Commissioner Hartweg that the plants on either side of the drive are part of the Village's streetscape improvements on Roosevelt Road. Plan Commissioner Hartweg asked that whoever does the planting should know that there will be much salt at that location which will be detrimental to the plants. Mr. Sterrett stated that Public Works will work with the petitioner to re-align the sidewalk at that location. Ms. Steben responded to Plan Commissioner Fanella that the lighting at the site will be turned off at 10:00 p.m. Mr. Toste added that they have requirements for security lighting that will allow lighting at certain hours and then will dim.

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Persons in Favor of or in Opposition to the Request

Byrd Parmelee, 411 Dorset Place, Glen Ellyn, Illinois asked if the sidewalks in the front of the building would restrict passage and requested that all of the variations be denied.

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

Comments from the Plan Commission

Plan Commissioner Rodemann stated he did not have much concern regarding this project and felt that it is a good move for the petitioner to stay in Glen Ellyn. He also felt it was a good idea to scale back the operation and focus on rentals. He also felt the renovation is nice, especially as compared to the existing eyesore. He added that regarding security, there is always an officer sitting next to the subject building.

Plan Commissioner Heming-Littwin addressed the concern of a resident regarding the sidewalk by stating that the Village will work with Enterprise to make sure that the sidewalk will be better than it is now and that it is fully compliant within the code since no variances are being requested. Mr. Sterrett agreed that was a correct statement. Plan Commissioner Heming-Littwin stated that it will be nice to see the existing building on the subject site change. She stated that she does not have a problem with the extra sign on the side of the building because of the handicapped parking space in front. She appreciated that some of the landscaping will be kept and also felt that permeable pavers is an interesting way to make a change for the better. She was pleased that the petitioner is staying in Glen Ellyn and just moving across the street from their current location. She also was pleased that the petitioner is helping out with the eyesore they are replacing.

Plan Commissioner Fanella stated she is fine with the proposal as it has been laid out, however, she would like to add the condition for the evergreens behind the site in order to be good neighbors for those residents. She stated she appreciated the improvement to the subject property.

Plan Commissioner Vondruska stated that the solution regarding permeable pavers for the required curb is a good one. He stated that the only concern he had was regarding the lighting variation for the northernmost single light and he suggested dimming that light. Mr. Sterrett stated there is no light spillover from that light. Plan Commissioner Vondruska stated he had no other issues with this project.

Plan Commissioner Hartweg liked the proposed plan and stated the site is difficult as it is small and narrow. He stated that the petitioner has put a lot of thought into the project and has headed off most of the problems. He also stated that it sounds like the petitioner is planning

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on handling the customers the way they should be handled. He stated that he liked the lighting on the north side of the property.

Plan Commissioner Saeed stated that he appreciated that the petitioner is downsizing the business but is not moving out of Glen Ellyn. He stated that they have done a good job with their plan although he expressed some concern regarding stormwater. He added that he is in favor of the proposed project and the requested variations.

Chairperson Loch stated she works for a company that owns the properties to the north of the subject property and stated they would rather have Enterprise at the subject location than a restaurant so they are in favor of the project. She stated she is also supportive of the project.

Motion

Plan Commissioner Fanella moved, seconded by Plan Commissioner Heming-Littwin, that having considered the application of Enterprise Leasing Company of Chicago, LLC for approval of a Special Use Permit, Variations from the Zoning Code and Variations from the Sign Code for 404 Roosevelt Road, 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 requests subject to the condition that evergreen landscaping species with a height of 3-4 feet be provided along the north property line to adequately screen the car rental storage area from the residential properties to the north.

The motion carried unanimously with seven (7) yes votes as follows: Plan Commissioners Fanella, Littwin, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

Trustee Report

Trustee Liaison Bill Enright stated that regarding the Dominick's space, the Village Board is currently working on getting a tax rebate approved, however, a decision has not yet been made. He stated that the Village Board has been talking about whether or not an underpass or overpass could be built at the train station and added that an underpass is cheaper than an overpass. Trustee Enright responded to Chairperson Loch that this project would take several years to complete. Trustee Enright also stated that the budget seminars will soon be coming up.

Chairperson Report

Chairperson Loch stated that there will be a Plan Commission meeting next week regarding training which will be open to the public. John Sterrett stated that Attorney Julie Tappendorf will present information to the Plan Commissioners.

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Staff Report

Village Planner John Sterrett stated that the Plan Commission will continue to have a full agenda for a while.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Vondruska, to close the public hearing at 8:40 p.m. The motion carried unanimously by voice vote.

Prepared by:
Barbara Utterback
Recording Secretary

Reviewed by:
John Sterrett
Village Planner

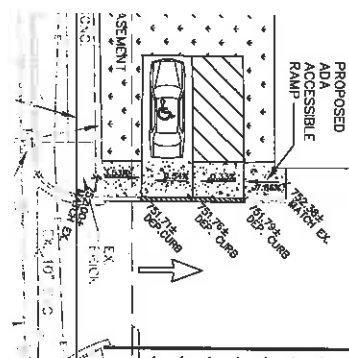
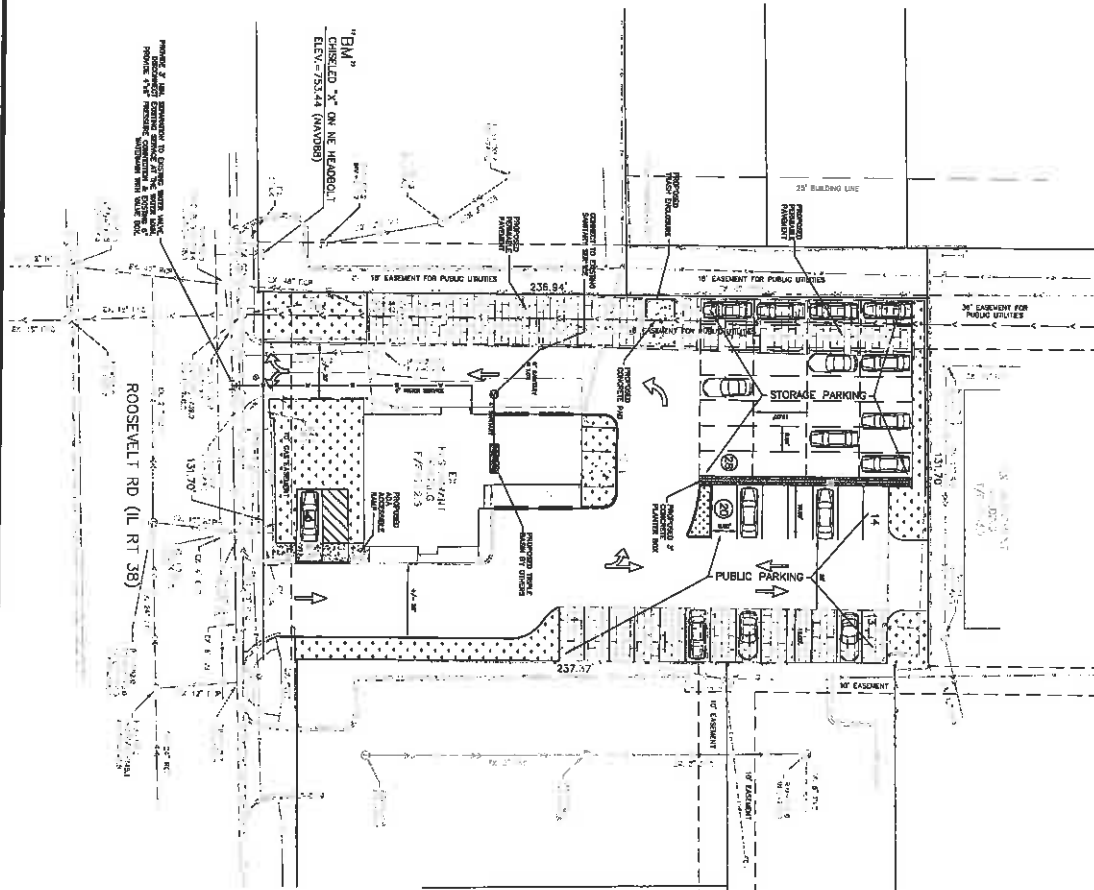
NORTH
SCALE: 1"=20'



THE EXISTING SANITARY SEWER LINE SHALL BE VIDEO-INSPECTED TO DETERMINE IF ITS PRESENT CONDITION IS SUITABLE FOR CONTINUED USE OR IF REPAIRS/REPLACEMENT ARE NECESSARY.

NOTE: THE TOPOGRAPHY AND SURVEY INFORMATION WAS PROVIDED BY THE OWNER AND PREPARED BY LAND TECHNOLOGY, INC.

PARKING PLAN



		J&J CORP., INC. 27 N. WICKERDRIVE SUITE 100 CHICAGO, IL 60609
312.726.1911 877.768.8885		OWNER
PROJECT LOCATION	JOB ADDRESS	Enterprise Leasing Co. of Chicago, LLC 1500 DOWNING ROAD LOMBARD, IL 60148 (630) 653-8375
PROJECT NO.	ADDRESS NO.	

CIVIL ENGINEER THE HOFFERLE-SUTTLER PROFESSIONAL DESIGN FIRM NUMBER: 19-000819-0002		LANDSCAPE ARCHITECT nadi design
MGS PLANNER DYNAMIX LTD.		
19		
20		
1	DESIGNER	LANDSCAPE ARCHITECT
2	DESIGNER	LANDSCAPE ARCHITECT
3	DESIGNER	LANDSCAPE ARCHITECT
4	DESIGNER	LANDSCAPE ARCHITECT
5	DESIGNER	LANDSCAPE ARCHITECT
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7	DESIGNER	LANDSCAPE ARCHITECT
8	DESIGNER	LANDSCAPE ARCHITECT
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11	DESIGNER	LANDSCAPE ARCHITECT
12	DESIGNER	LANDSCAPE ARCHITECT
13	DESIGNER	LANDSCAPE ARCHITECT
14	DESIGNER	LANDSCAPE ARCHITECT
15	DESIGNER	LANDSCAPE ARCHITECT
16	DESIGNER	LANDSCAPE ARCHITECT
17	DESIGNER	LANDSCAPE ARCHITECT
18	DESIGNER	LANDSCAPE ARCHITECT
19	DESIGNER	LANDSCAPE ARCHITECT
20	DESIGNER	LANDSCAPE ARCHITECT

**ENTERPRISE
GLEN ELLYN
71**

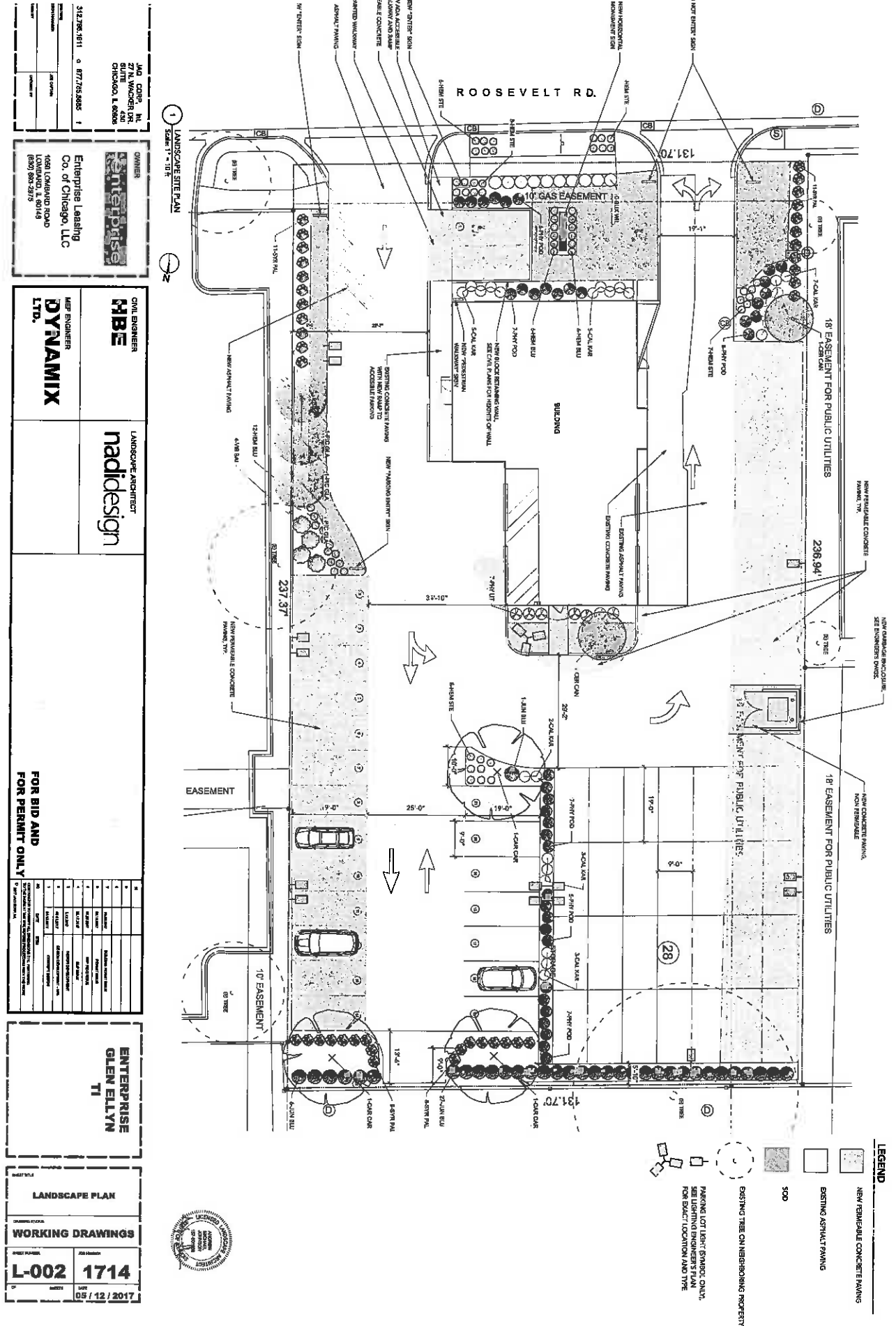
DEVELOPMENT PLAN

STREET NAME

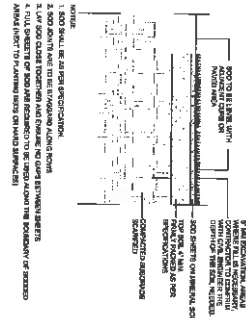
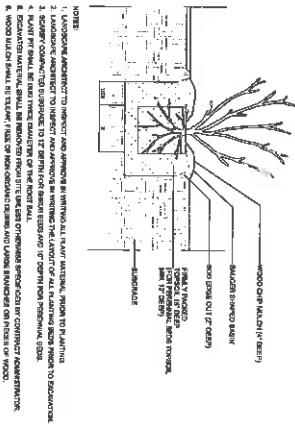
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JOB NUMBER

DATE



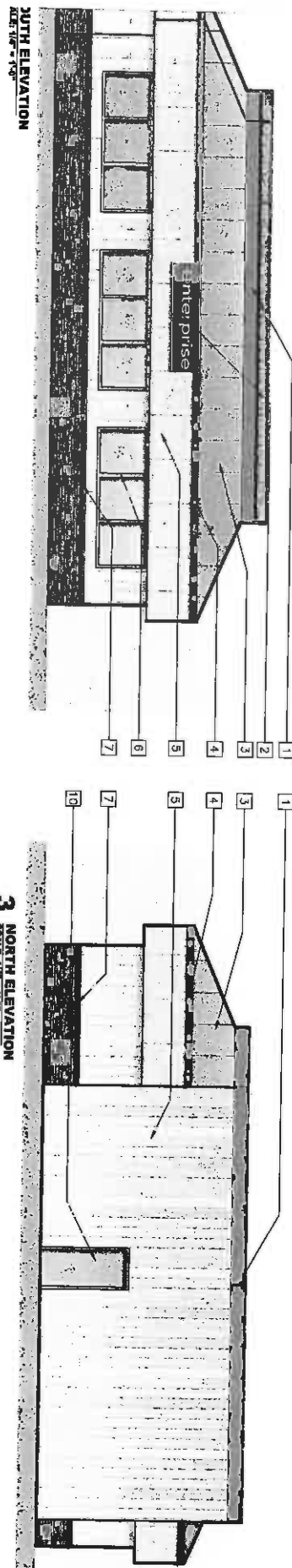
PROJECT TITLE	
LANDSCAPE DETAILS & LEGEND	
DRAWING SPECIAL	
WORKING DRAWINGS	
DRAWING NUMBER	JOB NUMBER
L-003	1714
DATE	DATE
05/12/2017	05/12/2017



PLANTING LEGEND					
Symbol	ID	Latin Name	Common Name	Quantity	Size
		Tree			
	001	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	002 (C.H.)	Cordia cordalloba	Coronil Redwood	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	003 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	004 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	005 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	006 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	007 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	008 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	009 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	010 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	011 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	012 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling
	013 (C.H.)	Cordia alliodora	Amoroso Hieronimo	3	1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling 1 1/2" x 1/2" sapling



Packet Pg. 151



1	ALUMINUM CORING (COLOR: BLACK)
2	ALUMINATED BOX SIGN
3	PAINTED ALL STANDING BEAM ROOF (COLOR: DARK BROWN)
4	OF ALUMINUM BOX GUTTER (COLOR: DARK BROWN)
5	PAINTED MAGNET PANEL, (COLOR: LIGHT BROWN)
6	ALUMINUM THERMALLY BROKEN WINDOW (COLOR: CLEAR ANODIZED)
7	FIELD STONE (COLOR: ALUMINUM INSULATED DARK BROWN)
8	ALUMINUM INSULATED DARK BROWN
9	ALUMINUM & GLASS EYE DOOR (COLOR: CLEAR ANODIZED)
10	PAINTED STEEL DOOR & FRAME (COLOR: DARK BROWN)
11	NEW RTU
12	PAINTED PERFORATED METAL CORING, SEE A-5.0

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CIVIL ENGINEER HBE INC.		LANDSCAPE ARCHITECT nadi design	
MEP ENGINEER DYNAMIX LTD.			
			
FOR BID AND FOR PERMIT ONLY			
1			
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4	ARCHITECT	BRUNY & BROWN INC.	
5	MECHANICAL	BRUNY & BROWN INC.	
6	ELECTRICAL	BRUNY & BROWN INC.	
7	PLUMBING	BRUNY & BROWN INC.	
8	PAINTING	BRUNY & BROWN INC.	
9	GLASS	BRUNY & BROWN INC.	
10	IRONWORK	BRUNY & BROWN INC.	
11	ROOFING	BRUNY & BROWN INC.	
12	CONCRETE	BRUNY & BROWN INC.	
13	FOUNDATION	BRUNY & BROWN INC.	
14	STRUCTURE	BRUNY & BROWN INC.	
15	MECHANICAL	BRUNY & BROWN INC.	
16	PLUMBING	BRUNY & BROWN INC.	
17	ELECTRICAL	BRUNY & BROWN INC.	
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23	FOUNDATION	BRUNY & BROWN INC.	
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26	PLUMBING	BRUNY & BROWN INC.	
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30	IRONWORK	BRUNY & BROWN INC.	
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36	PLUMBING	BRUNY & BROWN INC.	
37	ELECTRICAL	BRUNY & BROWN INC.	
38	PAINTING	BRUNY & BROWN INC.	
39	GLASS	BRUNY & BROWN INC.	
40	IRONWORK	BRUNY & BROWN INC.	
41	ROOFING	BRUNY & BROWN INC.	
42	CONCRETE	BRUNY & BROWN INC.	
43	FOUNDATION	BRUNY & BROWN INC.	
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45	MECHANICAL	BRUNY & BROWN INC.	
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47	ELECTRICAL	BRUNY & BROWN INC.	
48	PAINTING	BRUNY & BROWN INC.	
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50	IRONWORK	BRUNY & BROWN INC.	
51	ROOFING	BRUNY & BROWN INC.	
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53	FOUNDATION	BRUNY & BROWN INC.	
54	STRUCTURE	BRUNY & BROWN INC.	
55	MECHANICAL	BRUNY & BROWN INC.	
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57	ELECTRICAL	BRUNY & BROWN INC.	
58	PAINTING	BRUNY & BROWN INC.	
59	GLASS	BRUNY & BROWN INC.	
60	IRONWORK	BRUNY & BROWN INC.	
61	ROOFING	BRUNY & BROWN INC.	
62	CONCRETE	BRUNY & BROWN INC.	
63	FOUNDATION	BRUNY & BROWN INC.	
64	STRUCTURE	BRUNY & BROWN INC.	
65	MECHANICAL	BRUNY & BROWN INC.	
66	PLUMBING	BRUNY & BROWN INC.	
67	ELECTRICAL	BRUNY & BROWN INC.	
68	PAINTING	BRUNY & BROWN INC.	
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70	IRONWORK	BRUNY & BROWN INC.	
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77	ELECTRICAL	BRUNY & BROWN INC.	
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80	IRONWORK	BRUNY & BROWN INC.	
81	ROOFING	BRUNY & BROWN INC.	
82	CONCRETE	BRUNY & BROWN INC.	
83	FOUNDATION	BRUNY & BROWN INC.	
84	STRUCTURE	BRUNY & BROWN INC.	
85	MECHANICAL	BRUNY & BROWN INC.	
86	PLUMBING	BRUNY & BROWN INC.	
87	ELECTRICAL	BRUNY & BROWN INC.	
88	PAINTING	BRUNY & BROWN INC.	
89	GLASS	BRUNY & BROWN INC.	
90	IRONWORK		

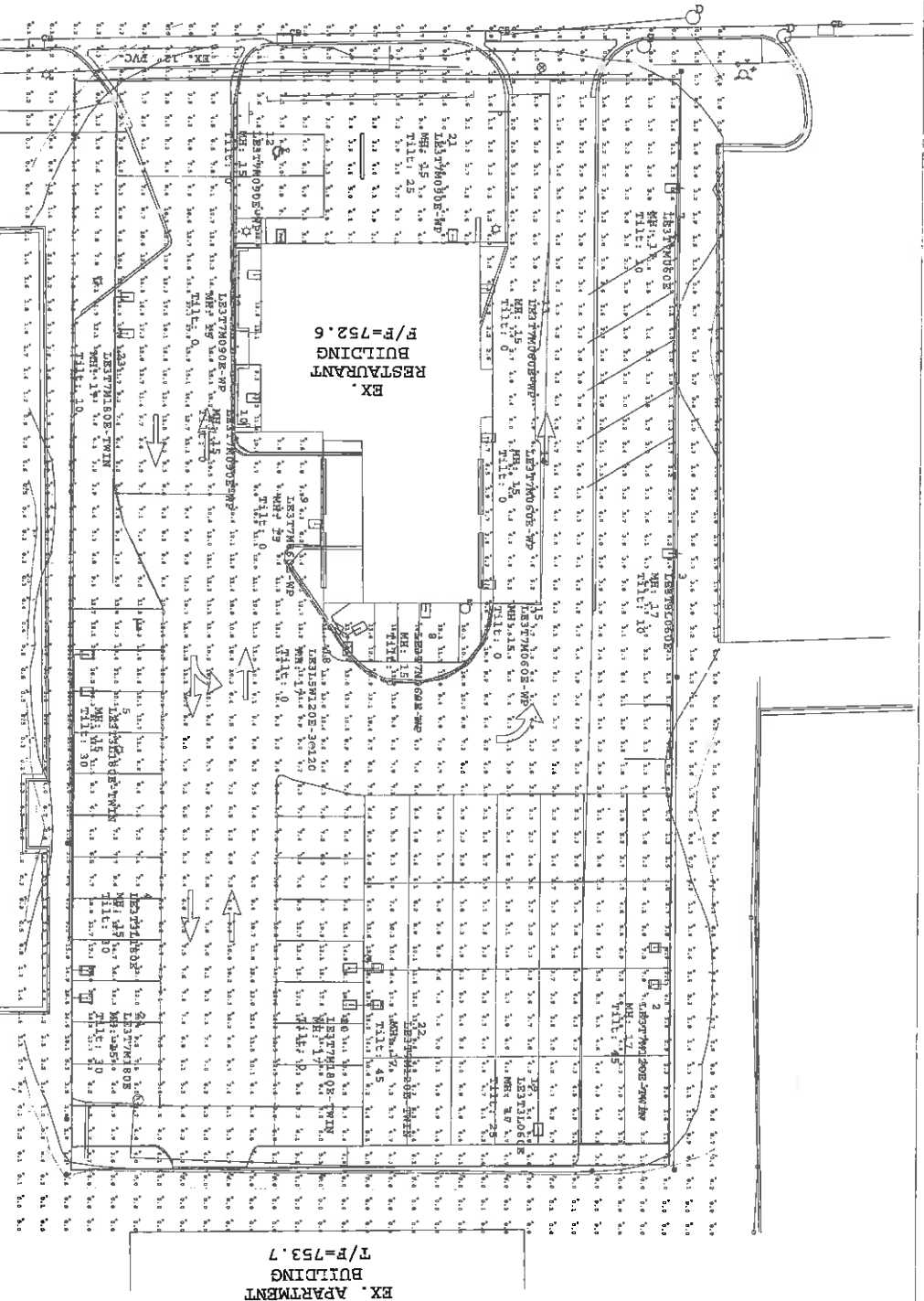
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Exhibit "E"

ROOSEVELT RD (IL RT 38)

Scale: 1 inch= 12 Ft.

Drive Through	Parking/Drive Only	12 Parking Spaces	7 Parking Spaces
Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)	Illuminance (Fc)
Average = 12.15	Average = 7.19	Average = 12.10	Average = 10.52
Maximum = 18.1	Maximum = 26.2	Maximum = 26.2	Maximum = 18.7
Minimum = 5.3	Minimum = 0.9	Minimum = 3.3	Minimum = 5.4
Avg/Min Ratio = 2.29	Avg/Min Ratio = 7.99	Avg/Min Ratio = 3.67	Avg/Min Ratio = 1.95
Max/Min Ratio = 3.42	Max/Min Ratio = 29.11	Max/Min Ratio = 7.94	Max/Min Ratio = 3.46



Enterprise Car
 Lot Lighting
 Fixture Wattage *varies*

Job Name: Enterprise Car
 Description: Given Locations & Heights
 Drawn By: Bill Frisk
 Design By: Jim Zimmerman - MIZ
 Date: 5/15/2017
 Scale: 1" = 12'

#	Date	Comments
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ELECTRO-MATIC
 LED LIGHTING PRODUCTS
 23660 Industrial Park Dr.
 Farmington Hills, MI 48335
 (248) 478-1182



Door Vinyl

enterprise
rent-a-car

Official Rent-A-Car Of

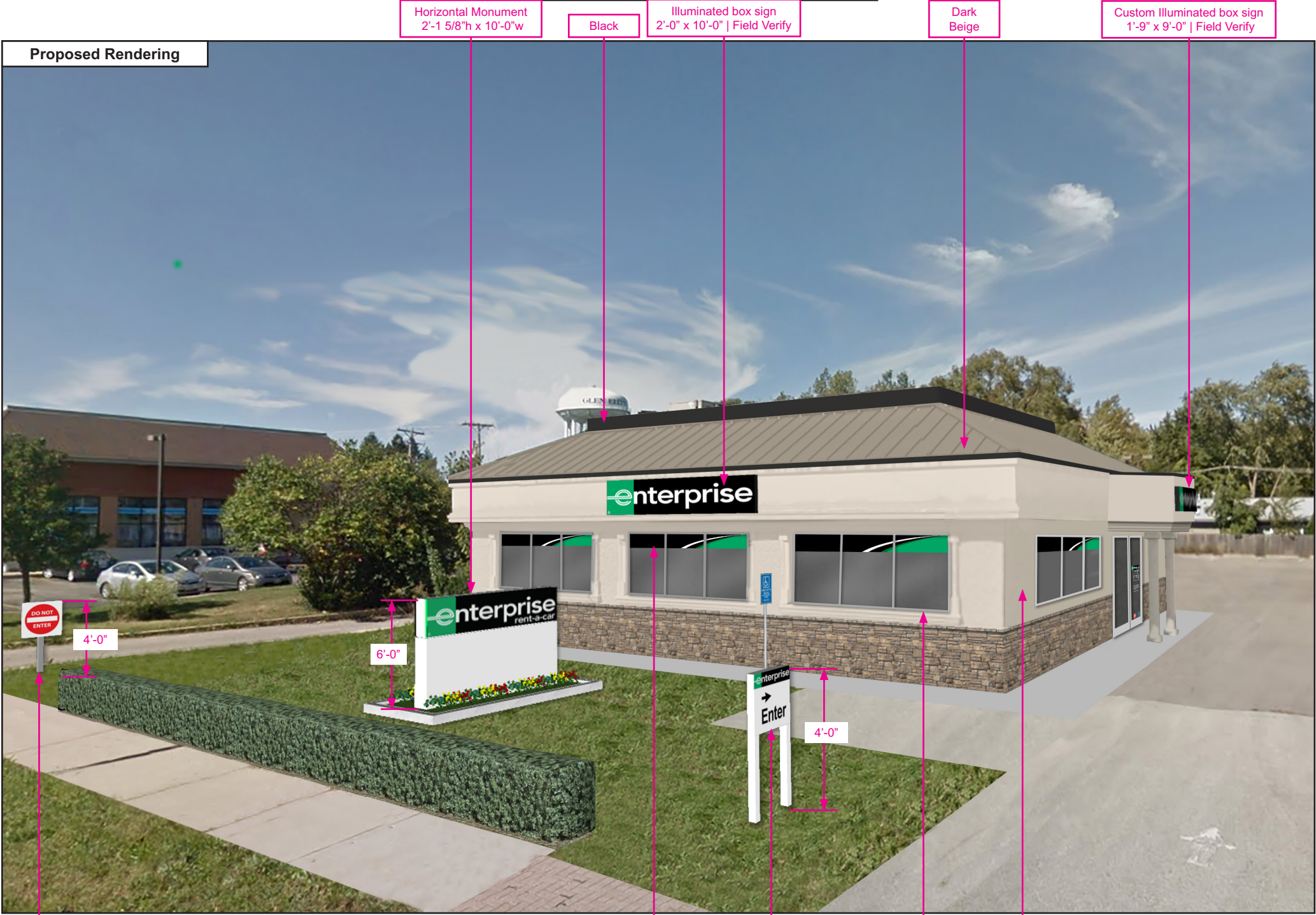
Mon - Fri 6:00am - 8:00pm
Sat 7:00am - 5:00pm
Sun Closed

enterprise.com • 1 800 rent-a-car

Artwork for hours of operation, phone # and URL will be localized



Exterior | Option 1| View 1



Tradedress Rendering

Date: 05/05/2017

Group: 15

Branch #s: 41

Location: Glen Ellyn, IL

Artist: Webster

Specialist: Doing

Job #: H04768

Type: HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
X		Black	SW 6258 -Tricorn Black (building accents)
X		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS			
X		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

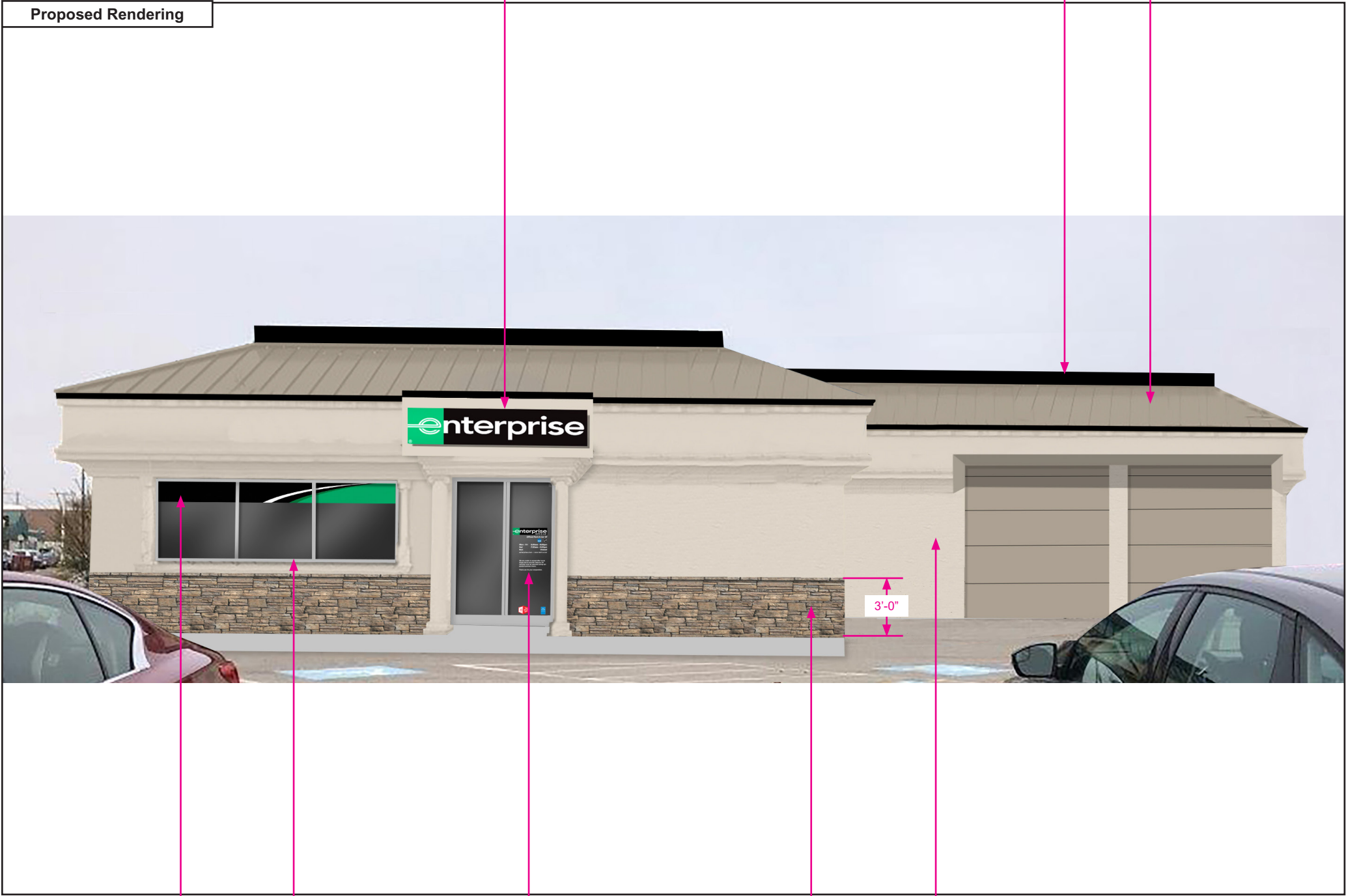
Signage Restrictions:
Pylon Sign: 50 sqft
Monument Sign: 50 sqft
Building Signage: 46.25 sqft

Proposed Signage
Pylon Sign: N/A
Monument Sign: 21.4 sqft
Building Signage:
Option 1: 35.75
Option 2: 40 sqft

EXHIBIT "F"



Exterior | Option 1 | View 2



Tradedress Rendering

Date:	05/05/2017	Artist:	Webster
Group:	15	Specialist:	Doing
Branch #s:	41	Job #:	H04768
Location:	Glen Ellyn, IL	Type:	HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

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Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
X		Black	SW 6258 -Tricorn Black (building accents)
X		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS			
X		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

Signage Restrictions:
Pylon Sign: 50 sqft
Monument Sign: 50 sqft
Building Signage: 46.25 sqft

Proposed Signage
Pylon Sign: N/A
Monument Sign: 21.4 sqft
Building Signage:
Option 1: 35.75
Option 2: 40 sqft



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: May 15, 2017**Application No:** _____**Name of Applicant:** Enterprise Leasing Company of Chicago, LLC**Contact Information:****Address of Applicant:** 1050 North Lombard Road, Lombard, IL 60148**Business Phone:** 630-693-2975**Fax:** 630-345-3968**Cell/Home Phone:** N/A**Email:** dana.m.steben@ehi.com**Property Interest of Applicant:** Lessee

(Owner, Contract Purchaser, Owner Representative)

Contact Information:**Name of Owner:** HRDS Glen Ellyn IL, LLC**Address of Owner:** 275 Coleridge Street, Brooklyn, NY 11235**Business Phone:** 917-415-1122**Fax:** 206-666-6531**Cell/Home Phone:** 917-415-1122**Email:** lchernoy@lavelo.com**Address and Legal Description of Property:** 404 Roosevelt Road, Glen Ellyn 60137 - PIN 05-14-306-033

The West 113.7ft (except the South 5ft thereof) and (except the North 108ft thereof) of Block 8 and the East half of vacated Brandon Avenue lying West of and adjoining Block 8 in EW Zander's Country Homes Addition to Glen Ellyn, being a subdivision in Section 14, Township 39 N, Range 10 E of the third principal meridian to the Plat thereof recorded Feb 1, 1909 as doc 95781, in DuPage Co, IL

Permanent Index No. (PIN): 05-14-306-033**Zoning:** C3 - Service Commercial**Lot Dimensions:** 131.70 x 237**Lot Area:** 0.72 Acres**Present Use:** Vacant**Requested Use/Construction:** Rental Car Facility with overnight storage of vehicles**Estimated Date to Begin New Use/Construction:** As soon as all permitting is complete**Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):**

JAQ Corp, Int, John Gay, 27 N Wacker Drive, Suite 430, Chicago, IL 60606 - 312-795-1911 - Architect

Hoefferte-Butler Engineering, Inc., John Hoefferte, 8714 S Roberts Rd, Hickory Hills, IL 60457 - 708-599-8980 - Civil Engineer

Nadi Design, Andrew Johnson, 33 N. LaSalle St., Suite 3800, Chicago IL, 60602 - 312-288-8584 - Landscape Architect

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code: _____

Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
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: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
3. Will not be hazardous or disturbing to existing or future neighborhood uses: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
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: _____
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
Please see the attached 'Village of Glen Ellyn Special Use Narrative, Description of Use, and Frequently Asked Questions'.

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

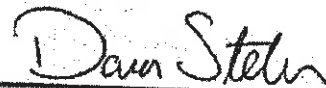
I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

06/29/2017

Date



Signature of Applicant

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

Section I

Narrative

Enterprise Leasing Company of Chicago, LLC is excited about the opportunity to relocate its Enterprise Car Rental facility to 404 Roosevelt Road in the Village of Glen Ellyn. Enterprise Leasing Company of Chicago, LLC has over 190 points of service with Car Rental, Truck Rental and Car Sales locations throughout the Chicago land area. Enterprise Leasing Company of Chicago, LLC is a wholly owned subsidiary of Enterprise Holdings, Inc. which operates the Alamo, Enterprise, and National brands along with Fleet Management, Truck Rental and Car Sales locations.

The Enterprise Car Rental branch will relocate from its current location at 395 Roosevelt Road which will allow us to continue to provide service for the residents of Glen Ellyn and the surrounding area. Enterprise is relocating as its current location is now too large with the recent and upcoming moves for Enterprise Car Sales and Enterprise Fleet Management, respectively.

We do not foresee our move having a negative economic impact on any of the adjoining properties. As we have not caused any of these disturbances in our current facility, we do not anticipate any changes in noise, glare, odor, fumes, and/or vibration to the adjoining properties. At the new location, our facility will back up to residential on the Northern most edge of the property. We have taken this into consideration by keeping our lot lighting to a minimum at the North end of the property with zero bleed along with directing our customer traffic to the South East portion of the lot.

Section II

Description of the Special Use

Narrative descriptions to the "Describe How the Special Use" section of the Application for Special Use Permit

1. Yes, our use will be as harmonious as we are at our current location across the street. The number of customers visiting our facility for our Car Rental brand will be the same at our new location at 404 Roosevelt Road. This facility provides us the ability to store cars behind the building which leaves the store front more attractive to motorists traveling along Roosevelt Road.
2. Enterprise's tenant improvements will bring the current property's appearance up to both Enterprise's corporate approved Tradedress and the Village of Glen Ellyn's exterior appearance requirements.
3. Enterprise does not intend to disturb its neighbors. At the new location, our facility will back up to residential on the Northern most edge of the property. We have taken this into consideration by keeping our lot lighting to a minimum at the North end of the property with zero bleed along with directing our customer traffic to the South East portion of the lot. Our garage doors open

on the East and West elevation of the building minimizing any potential impact from residential neighborhood to the North.

4. Enterprise's new location will be accessible by streets, highways, police and fire protection, utilities, and waste disposal. The facility will be improved to meet current Village building codes.
5. Enterprise's current use has not created additional requirements at public costs. As our service and intended use will not be changing, we do not foresee any costs for public facilities, services or welfare on the Village.
6. Enterprise has and will not create excessive traffic, noise, smoke, fumes, glare, or odors. Please reference our frequently asked questions in Section III for specific questions relating to our use.
7. To our knowledge, our current operation at 395 Roosevelt Road has not caused undue interference with traffic. We do not foresee any new traffic changes when we relocate to our new location at 404 Roosevelt Road. The current curb cuts will remain the same; however we do retain the right to work with Illinois Department of Transportation to create an entrance/exit on the East curb cut.
8. Enterprise intends to expand upon the West side of the property. We plan to use permeable pavers in this area and will ensure approval from the Village Building Department.
9. In our opinion, the current building detracts from the surrounding area. Enterprise intends to improve the property and therefore improve the scenic view along Roosevelt Road.

Section III

Frequently Asked Questions

Will trucks and cars be stored on site? On a peak return days, there may be more vehicles parked on the lot returned overnight than no-peak return days. Those cars will typically be moved or rented in a matter of hours. Our site plan meets Village Code for required customer parking. Additionally, we will have vehicular storage in the North-West portion of the property.

How many visitors do you expect in a typical day? When are the peak times? On average, we help 70 customers per day either picking up or returning their rental vehicles. Peak times are generally 7:30 am to 10:00 am and 3:30 pm to 6:00 pm during weekdays.

What are the expected hours of operation?

Monday - Friday:	7:30am – 6:00pm
Saturday:	9:00am – 2:00pm
Sunday:	10:00am – 1:00pm

Where does Enterprise Car Rental get business from? Our Car Rental branch does business with insurance companies, body shops, dealerships, corporate accounts, Glen Ellyn residents along with other area customers who need a rental vehicle for any other reason.

Are cars cleaned and maintained on the property? To better serve our customers, we are going to have a double garage bay with openings on both the East and West elevation. The garage bay will have a triple basin installed at the new location. Our employees will vacuum and wash cars with a hose and bucket inside the garage. The doors were positioned on the East and West elevations, so the nearby residential customers will not see into the garage.

Will there be any automobile maintenance performed at this location? There will not be any automotive maintenance performed at this location. All vehicles will be serviced at either a dealership or local shops which we are currently using.

What types of vehicles are in your fleet? We carry cars, pick-up trucks, minivans, SUVs and cargo vans.

How many employees are going to work out of this location? Currently, there are three managers overseeing four full time branch employees along with two full time car prep agents. When the branch is in need to add vehicles to their fleet or move vehicles from their branch to another location, we have drivers in the area move cars. Additionally, an Area Manager, stationed out of our Regional Office in Lombard, although not considered an employee of the branch, will make frequent visits to the location.



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

10-5
10-5-8(4)1

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

APPLICATION FOR VARIATION

For the property at 404 Roosevelt Road, 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: Enterprise Leasing Company of Chicago, LLC (Project Contact = Dana Steben)

Address: 1050 N Lombard Road, Lombard, IL 60148

Phone No.: 630-693-2975

Fax No.: 630-345-9638

E-mail: dana.m.steben@ehi.com

Ownership Interest in the Property in Question: Lessee

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):
HRDS Glen Ellyn IL, LLC, 275 Coleridge Street, Brooklyn, NY 11235

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

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: 404 Roosevelt Road, Glen Ellyn, IL 60137Permanent tax index number: 05-14-306-033

Legal description: _____

The West 113.7ft (except the South 5ft thereof) and (except the North 108ft thereof) of Block 8 and the East half of vacated Brandon Avenue lying West of and adjoining Block 8 in EW Zander's Country Homes Addition to Glen Ellyn, being a subdivision in Section 14, Township 39 N, Range 10 E of the third principal meridian to the Plat thereof recorded Feb 1, 1909 as doc 95781, in DuPage Co, IL

Zoning classification: C3 - Service CommercialLot size: 131.70 ft. x 237.00 ft. Area: 0.72 Acres sq. ft.Present use: Vacant**IV. 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):

A Zoning Variance is requested for this property in Zoning Code requirements for minimum improvements to parking lots and required 6.5' setback around the property. Sections 10-5-8(G)1 and 10-5-5(C) respectively. Enterprise intends to use this property as a Vehicle Rental Office.

Estimated date to begin construction: ASAP

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

JAQ Corp, Int, John Gay, 27 N Wacker Drive, Suite 430, Chicago, IL 60606 - 312-795-1911 - ArchitectHoeffler-Butler Engineering, Inc., John Hoeffler, 8714 S Roberts Rd, Hickory Hills, IL 60457 - 708-599-8980 - Civil EngineerNadi Design, Andrew Johnson, 33 N. LaSalle St., Suite 3800, Chicago IL, 60602 - 312-288-8584 - Landscape Architect**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 unique in that it is only 137.1' wide. This poses a challenge in providing adequate parking and spacious drive aisles while maintaining a reasonable office/building size. Additionally, spacious drive aisles are necessary to ensure vehicular and pedestrian safety along the Northeast portion of the lot.

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):

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:
The width of this property poses unique challenges in designing a safe and efficient lot layout. As an alternative to the requirements of 10-5-5(C), Enterprise proposes to install an 18' permeable setback using permeable pavers where a 6.5' soft scape setback cannot be reasonably installed. This will keep the property's setback close to compliance with a variance due to the unique size of the land.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:
Enterprise's plans will not include a concrete curb surrounding the lot in areas where the permeable pavers are installed. This is to provide a consistent appearance in the rear parking area where surfaces are permeable therefore a curb is not necessary to prevent runoff. Enterprise intends to plant shrubs and bushes at the front of the property as to add to the character along Roosevelt Road. As a note, concrete curbs will be present surrounding all impervious pavement to prevent runoff.

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:
The width of this property poses unique challenges in designing a safe and efficient lot layout. Ensuring the drive aisles and parking areas are wide enough to allow for easy navigation for delivery, trash removal, and other service vehicles is imperative to ensure pedestrian safety.

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:

This property is narrow. This property is not comparable to wider properties within the zoning district. When compared to the other narrow properties along Roosevelt, setbacks are generally less than 6.5' and several have no impervious setback at all.

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:

The width of this property poses unique challenges in designing a safe and efficient lot layout. Any retail/commercial business operating at this location would experience similar difficulty in designing a safe lot for pedestrians with the narrow drive aisles required by a 6.5' setback.

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.

Neither Lessee nor Owner have knowingly decreased the properties width.

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 granting of this variation will have no impact on the neighborhood. In fact, we plan to decrease the amount of impervious surface which will help with any current runoff.

6. Provide evidence that the proposed variation will not:

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

Lot lighting will be angled to reduce light bleed to meet code on neighboring businesses. Lighting will not bleed onto residential properties.

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

Fire and other hazards will not be increased as these are irrelevant to our variance. Enterprise plans to decrease impervious surface, which will improve any current issues with runoff. Additionally, Enterprise intends to install a sprinkler system in the building.

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

The proposed alternative to the Zoning Code (permeable pavement) would ensure a minimal variation. All proposed improvements will decrease any current concern for impairment to public health, safety, comfort, morals, or general welfare associated with the current state of this property.

- d. Diminish or impair property values within the neighborhood;
The proposed alternative to the Zoning Code (permeable pavement) would ensure a minimal variation. All proposed improvements will increase values to both this property, subsequently increasing the value of the neighboring properties.
 - e. Unduly increase traffic congestion in the public streets and highway;
Variance is sought for rear parking and therefore has no impact on entry/exit points. Enterprises use as a rental car retail office has less transactions and traffic than a restaurant.
 - f. Create a nuisance; or
Permeable pavement is proposed to eliminate the concern for current flood water runoff.
 - g. Results in an increase in public expenditures.
Enterprise will remove existing pavement and install permeable pavers at it's own cost.
7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
The width of this property poses unique challenges in designing a safe and efficient lot layout. As an alternative to the requirements of 10-5-5(C), Enterprise proposes to install an 18' permeable setback using permeable pavers where a 6.5' soft scape setback cannot be reasonably installed. This will keep the property's setback close to compliance with a variance due to the unique size of the land.
8. Please add any comments which may assist the commission in reviewing this application.
The primary intent for our submittal of this application is for a Zoning Variance for Section 10-5-5(C). Our variance sought for Section 10-5-8(G)1 goes hand and hand with this variance. Enterprise's plans will not include a concrete curb surrounding the lot in areas where the permeable pavers are installed. This variance is included to maintain a consistent look in the rear lot, keep total impervious surface to a minimum, and a concrete curb in these locations would counteract the intent for water to flow back into the ground through the permeable surfaces as it will create an impermeable surface where water cannot pass through. As a note, concrete curbs will be present surrounding all impervious pavement to prevent runoff.

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

APPLICATION FOR VARIATION

For the property at 404 Roosevelt Road, 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: Enterprise Leasing Company of Chicago, LLC (Project Contact = Dana Steben)

Address: 1050 N Lombard Road, Lombard, IL 60148

Phone No.: 630-693-2975

Fax No.: 630-345-9638

E-mail: dana.m.steben@ehi.com

Ownership Interest in the Property in Question: Lessee

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):
HRDS Glen Eilyn IL, LLC, 275 Coleridge Street, Brooklyn, NY 11235

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

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: 404 Roosevelt Road, Glen Ellyn, IL 60137Permanent tax index number: 05-14-306-033

Legal description: _____

The West 113.7ft (except the South 5ft thereof) and (except the North 108ft thereof) of Block 8 and the East half of vacated Brandon Avenue lying West of and adjoining Block 8 in EW Zander's Country Homes Addition to Glen Ellyn, being a subdivision in Section 14, Township 39 N, Range 10 E of the third principal meridian to the Plat thereof recorded Feb 1, 1909 as doc 95781, in DuPage Co, IL

Zoning classification: C3 - Service CommercialLot size: 131.70 ft. x 237.00 ft. Area: 0.72 Acres sq. ft.Present use: Vacant**IV. 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):

A Zoning Variance is requested for this property in the maximum single access permitted for a special use in the Zoning Code, per Section 10-5-11(B).

Estimated date to begin construction: ASAP

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

JAQ Corp, Int, John Gay, 27 N Wacker Drive, Suite 430, Chicago, IL 60606 - 312-795-1911 - ArchitectHoeffler-Butler Engineering, Inc., John Hoeffler, 8714 S Roberts Rd, Hickory Hills, IL 60457 - 708-599-8980 - Civil EngineerNadi Design, Andrew Johnson, 33 N. LaSalle St., Suite 3800, Chicago IL, 60602 - 312-288-8584 - Landscape Architect**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:

Currently, the property has two access points. This allows for ease of navigation with pedestrian safety. We have increased the width of the East drive aisle to improve driver visibility and increase accessibility for public service and emergency response vehicles.

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):

The property currently has two access points designed for one-way traffic. The Driveway Approach Separation on Arterials requirements under Section 10-5-11(J) requires a 185' driveway approach separation for two-way driveway approaches on Roosevelt Road. Only 53' is provided on the East access and 67' on the West. As a two-way drive neither comply. For a business to operate as a Special Use, a Zoning Variation is required for either 10-5-11(B) or 10-5-11(J). For this property, 10-5-11(J) is not a local variation per 10-5-11(J)3.

OR

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

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

No alterations to existing drive accesses are proposed. To improve driver visibility, Enterprise intends to widen the East drive aisle to remove the existing landscape buffer.

- 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:

Complying with both 10-5-11(B) and 10-5-11(J) would require the property to have only either an entrance or exit, but not both. Since 10-5-11(B) is the only local variance, this is sought to ensure a Special Use can operate on this property.

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:

The drive access as regulated by I-DOT conflicts with 10-5-11(B). This conflict would impact any property where all three conditions were met: 1) the property is less than 185' wide, 2) the property was located along a State controlled highway, 3) a business requiring a Special Use sought to operate out of this property. All three conditions have been met at this property.

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:

This variation is required to receive a Special Use at this property. As a Special Use, we are unable to operate without a variation.

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.

This property is too narrow with the placement of the neighboring businesses' driveways to allow for the required 185' between two-way driveways along Roosevelt Road. The Zoning Code allows a maximum of one drive access for a Special Use.

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 variation if accepted, will not change the existing flow of traffic. Additionally, Enterprise's Use will have less traffic than a restaurant.

6. Provide evidence that the proposed variation will not:

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

Since no changes to the number or location of the access points are being proposed, the supply of light and air to adjacent properties will not be impaired. The lighting proposed by Enterprise complies with the Village's lighting requirements.

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

The variation would not change the access points to this property. Enterprise will to install a sprinkler system inside the building.

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

No changes are proposed to the right of ways. Enterprise plans to remove the current landscape buffer to allow for improved driver visibility. All proposed improvements will decrease any current concern for impairment to public health, safety, comfort, morals, or general welfare associated with the current state of this property.

- d. Diminish or impair property values within the neighborhood;
All proposed improvements will increase values to both this property, subsequently increasing the value of the neighboring properties.
- e. Unduly increase traffic congestion in the public streets and highway;
No change is being made to the existing right of way. Enterprise's use as a rental car retail office has less transactions and traffic than a restaurant.
- f. Create a nuisance; or
The removal of the current landscape buffer will improve visibility. No nuisance is foreseen with no change to the access driveways.
- g. Results in an increase in public expenditures.
All improvements are being made at Enterprise is proposing will come at its own expense.
7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
The Driveway Approach Separation on Arterials requirements under Section 10-5-11(J) requires a 185' driveway approach separation for two-way driveway approaches on Roosevelt Road. This property is only 137.10'. Without requiring the neighbors to relocate their current driveways, there is not enough room for a two-way access drive. This conflicts with Section 10-5-11(B) and our Special Use. This Zoning Variation is required for any Special Use business to operate at this property.
8. Please add any comments which may assist the commission in reviewing this application.
It is Enterprise's desire to keep both right of ways accessible.
- _____
- _____
- _____

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

APPLICATION FOR SIGN VARIATION

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 Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: Enterprise Leasing Company of Chicago, LLC
Address: 1050 N. Lombard Rd, Lombard, IL 60148
Phone No.: 630-693-2975 Fax No.: 630-345-9638
E-mail: dana.m.steben@gmail.com
Ownership Interest in the Property in Question: Tenant
Name and address of the legal owner of the property (if other than the applicant):
HRDS Glen Ellyn IL, LLC, 275 Coleridge St, Brooklyn, NY 11235

II. PROPERTY INFORMATION

Common address: 404 Roosevelt Rd, Glen Ellyn Permanent tax index number: 05-14-306-033
Zoning classification: C3 - Service Commercial Present use: Vacant Building/Lot

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

We are requesting a variance from 4-5-10 of the Village Sign Code. Due to the unique layout of the building, we would like to request two building signs to help customers identify both the property and building entrance.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Architectural Review Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies to the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

The additional sign over the front door is intended to help direct customers to the entrance and is not intended to create distractions for automobile traffic on Roosevelt Road.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

The front door to our establishment is on the East elevation and does not face Roosevelt Road. We want our customers to know exactly where our front door is located. The parking spaces are located to the North East of our front. We would like to avoid confusion for our customers.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

Our signage and logo are Trademarked and is consistent with our branding. With this being said, it will have no adverse impact on the neighborhood.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The sign does not front Roosevelt and is more of an interior sign for the lot.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

This sign is UL approved.

- B. For the purpose of supplementing the above standards, the ARC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The intent for the additional sign is for customer way finding.

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

The existing front door is on the East elevation. The nature of our business is renting cars, we chose to leave the front door where it is, so the customer parking area is closest to the entrance of the facility.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

We chose small signs to minimize the amount of signage on the property.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

The front door is on the East elevation. In an effort to ensure our customers can both find our property from Roosevelt and find the front door once parked in our customer parking area, we feel the amount of signage is best to reduce confusion.

Please add any additional comments which you believe may assist the ARC in reviewing this application:

We feel our overall signage package provides a professional look which we feel will not only improve this properties curb appeal and also feel it is consistent with other businesses along Roosevelt Road.

VIII. 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 Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

Dawn Stetler

Signature of Applicant(s)

05/15/2017

Date filed



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

Meeting: 09/11/17 07:00 PM
Department: Police
Department Head: Phil Norton
Category: Ordinance
Prepared By: William Holmer

SCHEDULED

ORDINANCE 6529

DOC ID: 2838

**Ordinance No. 6529 - VC, An Ordinance to Amend Section 9-5-6
(Schedule F; Parking Prohibited At All Times) of the Village Code
Regarding Parking on a Portion of Kingsbrook Glen) (Police Chief
Norton)**

Background

The Kingsbrook Glen Condominiums are located on the southwest corner of Taft Avenue and Nicoll Way. Kingsbrook Glen is a two lane roadway that is the only roadway that passes through the condominiums. It has entrance/exit on Taft Avenue and Nicoll Way. Currently, there are no posted parking restrictions on Kingsbrook Glen.

Issues

The Department was contacted by Norris Eber who is a Glen Ellyn resident and who resides in the Kingsbrook Glen Condominiums. He advised that the residents who live along Kingsbrook Glen are having problems with vehicles parking on Kingsbrook Glen just south of Taft Avenue. The vehicles are parking on the street all day and/or for extended periods of time. The vehicles parked in this area are not visiting residents who live on Kingsbrook Glen and appear to belong to employees who work in the shopping center on the south east corner of Roosevelt and Nicoll Way. Kingsbrook Glen is a narrow street and when people park in this area it makes it very difficult for residents to back out of their driveways. There are several designated off-street parking spaces for visitors to park. There are also several parking spaces on Taft Avenue just west of Kingsbrook Glen that the residents could use for visitors.

Mr. Eber sent an email that contained a letter from the Kingsbrook Glen Homeowners Association stating that they would like to have permanent NO PARKING signs installed on Kingsbrook Glen south of Taft Avenue.

Recommendation

Kingsbrook Glen is a roadway that is basically used by residents who live in the Kingsbrook Glen Condominiums and their guests. By making Kingsbrook Glen south of Taft Avenue NO PARKING, it will allow the residents to back out of their driveways safely while still having places for non-residents/guests to park. Staff is recommending that the Village code be amended to restrict parking as outlined above.

ORDINANCE NO. 6529 - VC

**AN ORDINANCE TO AMEND SECTION 9-5-6
(SCHEDULE F; PARKING PROHIBITED AT ALL TIMES)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS**

REGARDING PARKING ON A PORTION OF KINGSBROOK GLEN

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: Section 9-5-6 (SCHEDULE F; PARKING PROHIBITED AT ALL TIMES) of the Glen Ellyn Village Code is hereby amended by the addition of the following:

<u>Name of Street</u>	<u>District</u>
Kingsbrook Glen (east side)	From the south line of Taft Avenue to a point 140 feet south of that same line on Kingsbrook Glen.

SECTION TWO: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Ordinance 6529

Meeting of September 11, 2017

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

AYES:

NAYS:

ABSENT:

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

Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

Village Clerk of the Village
of Glen Ellyn, Illinois

Ordinance 6529

Meeting of September 11, 2017

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



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

Meeting: 09/11/17 07:00 PM
Department: Police
Department Head: Phil Norton
Category: Ordinance
Prepared By: William Holmer

SCHEDULED

ORDINANCE 6530

DOC ID: 2839

**Ordinance No. 6530-VC, An Ordinance to Amend Section 9-5-7
(Schedule G; Parking Prohibited During Certain Hours) of the
Village Code Regarding Parking on a Portion of Greenfield Avenue
(Police Chief Norton)**

Background

The intersection of Greenfield Avenue and Regent Street is located in a residential area just east of Abraham Lincoln Elementary School. There have been many parking changes made to this area over the past several years in an attempt to alleviate the traffic congestion involving residents driving to/from the school to drop off/pick up students. Currently, the parking on the south side of Greenfield in this area is restricted "NO PARKING 8:00AM-4PM on School Days When Abraham Lincoln School Is In Session". The north side of Greenfield Avenue between Regent Street and Brandon Avenue has this same restriction. There are no parking restrictions on the north side of Greenfield Avenue east of Regent Street.

Issues

During the morning arrival and afternoon dismissal of Abraham Lincoln School, vehicles on Greenfield Avenue back up from the school east past Regent Street. Since parking is allowed on Greenfield Avenue west of Regent Street, vehicles will park on the street right up to the intersection. This causes vehicles that are traveling westbound Greenfield Avenue to travel in the eastbound lane and stop in the intersection at Regent Street. Vehicles trying to turn on to westbound Greenfield Avenue from southbound Regent Street pull forward and stop in the crosswalk to wait for traffic to clear. Parents and students who are walking through the intersection have to walk outside the crosswalk in order to cross Regent Street.

The Police Department put up temporary NO PARKING signs at the end of the last school year prohibiting vehicles from parking on the north side of Greenfield from the east line of Regent Street to a point 92 feet east on that same line - to the first residential driveway. This assisted with the traffic congestion at the intersection and assisted in keeping the crosswalk clear for parents and students.

I spoke with the homeowner who lives at the northeast corner of Greenfield Avenue and Regent Street. He advised that the temporary NO PARKING signs have worked and that the temporary restrictions should become permanent.

Recommendation

By extending the existing "NO PARKING 8:00AM-4:00PM on School Days When Abraham Lincoln School Is In Session" on the north side of Greenfield Avenue to include the temporary restriction already in place, it will permanently assist in resolving the crosswalk issue.

Ordinance 6530

Meeting of September 11, 2017

Attachments

I have attached a draft ordinance to implement the recommended parking change.

ORDINANCE NO. 6530 - VC

**AN ORDINANCE TO AMEND SECTION 9-5-7
(SCHEDULE G; PARKING PROHIBITED DURING CERTAIN HOURS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS**

REGARDING PARKING ON GREENFIELD AVENUE AT REGENT STREET

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: Section 9-5-7 (SCHEDULE G; PARKING PROHIBITED DURING CERTAIN HOURS) of the Glen Ellyn Village Code is hereby amended by the following:

NAME OF STREET	DISTRICT	HOURS PARKING PROHIBITED
Greenfield Avenue, North side	West line of Brandon Avenue to a point 92 feet East of the east line of is in session Regent Street	8:00 A.M. to 4:00 P.M. on days when Abraham Lincoln School

SECTION TWO: All ordinances or parts of ordinances in conflict herewith are hereby

Ordinance 6530

Meeting of September 11, 2017

repealed.

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

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

Ordinance 6530

Meeting of September 11, 2017

of Glen Ellyn, Illinois

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



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

Meeting: 09/11/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6531

DOC ID: 2859

Ordinance No. 6531, An Ordinance Approving an Annexation Agreement For the Properties Commonly Known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue

Background: Bucks, Inc., contract purchaser of the properties commonly known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue, is requesting approval for an Annexation Agreement for the future annexation and development of the previously mentioned properties to allow the construction of a gas station, automotive car wash, and convenience store with outdoor storage and sales of merchandise. To accommodate the development of the property, Bucks, Inc. has requested a Zoning Map Amendment, Special Use Permits, Variations from the Zoning Code, Variations from the Subdivision Regulations Code, Variations to the Sign Code, and Exterior Appearance.

The property, located at the southeast corner of Roosevelt Road and Lawler Avenue, approximately 500' east of the I-355 right-of-way, is made up of 5 parcels totaling 2.39 acres. All 5 parcels are located in unincorporated DuPage County. The 2 parcels along Roosevelt Road are currently being used as auto dealerships and the 3 parcels south of Roosevelt Road, along Lawler Avenue, are vacant. An existing tree line currently separates the two parcels along Roosevelt Road from the three parcels along Lawler Avenue. An existing tree line also exists on the eastern portion of the property adjacent to the residential area to the east.

The draft annexation agreement establishes the provisions for the future annexation of this property including zoning it to C3 and granting all zoning approvals necessary for the development. The public improvements that will be required as part of the proposal are specified within the agreement including the security instrument ensuring completion of these public improvements as well as the completion of the stormwater management infrastructure. The petitioner is requesting the approval of the annexation agreement only at this time and approval of the annexation and zoning entitlements at a future date following the sale of the property to Buck's. Approval of the annexation agreement will bind the Village to approve the annexation and the zoning entitlements of the property. Therefore, this memo provides background information on all the requests and the entire development. The ordinance approving the zoning of the property to C3 Service Commercial and all the zoning entitlements associated with the development will be considered by the Village Board at the same time the petition to annex the property is considered.

Roosevelt Road north of Bucky's is within the corporate limits of the Village which creates contiguity for the property to be annexed into the Village. The subject property was previously on Lombard's side of the boundary line agreement. The Village amended the boundary line agreement with the Village of Lombard in April to allow the property to be annexed into Glen Ellyn rather than Lombard because Lombard was not contiguous and was not able to serve the site with utilities. Glen Ellyn utilities, however, are located on the north side of Roosevelt Road and accessible to the property.

The petitioner plans to redevelop the entire property with a 7,144 square foot convenience store with outdoor merchandise and 10-pump/20 vehicle position gas station with a 2,296 square foot car wash. The original proposal was for a 12-pump/24 vehicle position gas station but the petitioner offered to reduce this amount at the Plan Commission hearing. The petitioner has indicated the gas station and convenience store will be a 24/7 operation with limited hours of operation for the car wash component of 6:00 a.m. until 10:00 p.m., seven days a week. The petitioner is proposing four separate locations next to the convenience store for the storage of outdoor merchandise as shown on the site plan. A 3.5' x 6' sales area is proposed on each side of the front of the building that will contain washer fluid during the winter months and bottled water the remainder of the year. Two 2.5' x 4' areas on the southeast corner of the building will contain propane for sale.

Requested Approvals: In addition to seeking annexation to the Village, the Petitioner has requested approval of the following to accommodate the project:

1. A Zoning Map Amendment to C3 (Service Commercial).
2. A Special Use Permit for an Automobile Car Wash in accordance with Section 10-4-14(B)1 of the Zoning Code.
3. A Special Use Permit for a Service Station (i.e. Gas Station) in accordance with Section 10-4-14(B)10 of the Zoning Code.
4. A Special Use Permit for Outdoor Merchandise in accordance with Section 10-4-14(B)14 of the Zoning Code.
5. The following variations from the Glen Ellyn Zoning Code:
 - a. A variation from Section 10-5-13(M)2(b)(1) of the Zoning Code to allow two (2) light poles to have a separation distance of 35' in lieu of the minimum required distance of 80'.
 - b. A variation from Section 10-5-8(1) of the Zoning Code to allow two (2) driveways serving the car wash to have a width of 10' and 10.5' in lieu of the minimum required width of 12'.
 - c. A variation from Section 10-5-5(B)4 to allow a fence to have a height of eight (8) feet in lieu of the maximum permitted height of four (4) feet in front of a principal structure and in lieu of the maximum permitted height of six (6) feet elsewhere on the property to provide greater screening for the residential property located south of the subject property.
6. The following variations from the Glen Ellyn Subdivisions Regulations Code:
 - a. A variation from Section 11-4-7 of the Subdivision Regulations Code to only require a sidewalk on the east side of the Lawler Avenue right-of-way and not require a sidewalk on the west side of the Lawler Avenue right-of-way, which will be provided by the religious institution under construction on the west side of the street.
 - b. A variation from Section 11-4-4(M) of the Subdivision Regulations Code to not require streetlights in the Lawler Avenue right-of-way because an existing streetlight exists on the west side of Lawler Avenue.
 - c. A variation from Section 11-4-8 of the Zoning Code to allow only the overhead utilities that are proposed to be relocated to be placed underground and to allow the existing overhead

utilities on the east side of the property and in the adjacent right-of-way to remain above ground in lieu of burying all existing overhead utilities.

7. The following variations from the Glen Ellyn Sign Code:

- a. A variation from Section 4-5-10(A)3 to allow 112 square feet of wall signage on the north elevation of the building in lieu of the maximum allowable 100 square feet of wall signage.
- b. A variation from Section 4-5-10(A) to allow of 466.8 square feet of signage on the entire property in lieu of the maximum allowable 156 square feet of signage for the entire property.
- c. A variation from Section 4-5-10(A) to allow a total of 87 wall signs in lieu of the maximum number of two (2) wall signs permitted including four (4) wall signs on the building, three (3) canopy signs, and four (4) signs on each of the twenty-four (24) gas pumps.
- d. A variation from Section 4-5-5(G) to allow a blue illuminated band on the north, east, and west fascia of the gas pump canopy which would otherwise be prohibited.

Plan Commission Recommendation: The Plan Commission reviewed the proposed Zoning Map Amendment, Special Use Permits, Variations from the Zoning Code, and Variations from the Subdivision Regulations Code at a public hearing on June 29, 2017 and July 13, 2017. Twenty people spoke in opposition to the proposal at the hearing. By a vote of 5-2, the Plan Commission recommended approval of the requests subject to the following conditions:

1. That the Plat of Annexation be recorded prior to the issuance of any building permits.
2. That the Plat of Consolidation be recorded prior to the issuance of any building permits.
3. That written approval from IDOT for the proposed access onto Roosevelt Road be received prior to the issuance of any building permits other than a demolition permit.

The Plan Commission reviewed the proposed Variations from the Sign Code at a public hearing on August 10, 2017. No one spoke in opposition to, or in favor of, the proposed variations at the hearing. By a vote of 7-0, the Plan Commission recommended approval of the variations.

Next Steps: If the Annexation Agreement is approved by the Village Board, the petitioner will pursue closing on the purchase of the property. Once the property has been purchased by the petitioner, a petition for annexation of the properties will be submitted by the petitioner. After the petition for annexation has been received, the annexation and the zoning entitlements will be scheduled for the next available Village Board meeting.

Village Board Action: The Village Board is being asked to review and consider the draft Annexation Agreement for the property. The Village Board may approve, approve with revisions, or deny the draft Annexation Agreement. A draft ordinance approving the Annexation Agreement is attached for consideration at the September 11, 2017 Village Board meeting. The Village Board is not being asked to take action on the annexation of the property nor the zoning entitlements for the

Ordinance 6531

Meeting of September 11, 2017

property. These two items will come before the Village Board once the petitioner has closed on the property and has submitted a petition to annex the property.

Attachments:

- Ordinance – Annexation Agreement
- Exhibit “A” – Draft Annexation Agreement

CC: Richard McMahon, Petitioner
Tracy Kasson, Attorney

Village Of Glen Ellyn

Ordinance No. 6531

**An Ordinance Approving an Annexation Agreement
For the Properties Commonly Known as 21W135 Roosevelt Road,
751 West Roosevelt Road, and 1209 South Lawler Avenue
Glen Ellyn, Illinois 60137**

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

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

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

Ordinance No.

**An Ordinance Approving an Annexation Agreement
For the Properties Commonly Known as 21W135 Roosevelt Road,
751 West Roosevelt Road, and 1209 South Lawler Avenue
Glen Ellyn, Illinois 60137**

Whereas, Bucks, Inc., Contract Purchaser of properties commonly known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue (“Property”), which Property is located in unincorporated DuPage County at the southeast corner of Roosevelt Road and Lawler Avenue and is contiguous to the Village limits; and

Whereas, Roosevelt Road north of the Property is within the corporate limits of the Village which creates contiguity for the Property to be annexed into the Village; and

Whereas, the Property was previously on the Village of Lombard’s side of the Boundary Line Agreement with the Village of Glen Ellyn; and

Whereas, the Village of Lombard is not contiguous to the Property and is not able to serve the site with utilities; and

Whereas, Glen Ellyn utilities are located on the north side of Roosevelt Road and a portion of the Property is currently served by Village of Glen Ellyn water and sanitary sewer; and

Whereas, the Village of Glen Ellyn and the Village of Lombard amended the planning boundary line agreement with the Village of Lombard to allow the Property to be annexed into the Village of Glen Ellyn;

Whereas, the Owners of the Property have petitioned to annex the property to the Village; and

Whereas, the Contract Purchaser of the Property has petitioned the President and Board of Trustees of the Village of Glen Ellyn for the approval of an Annexation Agreement, which shall become effective after Contract Purchaser becomes owner of the Property and will annex the Property after the Contract Purchaser becomes owner of the Property; and

Whereas, the subject Property is contiguous to the Village limits and is legally described as follows:

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS) 13, 14 AND 15 IN BLOCK 2 IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-24-203-010; 05-24-203-011; 05-24-203-012; 05-24-203-029; and 05-24-203-030

Whereas, the Village has issued, delivered and published all statutorily required notices regarding the consideration of the proposed Annexation Agreement; and

Whereas, in accordance with all statutorily required notices, on September 11, 2017, the Village Board conducted a public hearing on the proposed Annexation Agreement; and

Whereas, the Contract Purchaser of the Property has indicated that they are ready, willing, and able to enter into the Annexation Agreement, a form of which is attached hereto as Exhibit “A”, the final version of which must be approved the Village Attorney, and to bind themselves and any successors in interest to the terms of said Agreement; and

Whereas, the President and Board of Trustees, after due investigation and consideration and pursuant to the aforesaid public hearing, deem it in the best interest of the Village of Glen Ellyn to enter into the Annexation Agreement a form of which is attached hereto as Exhibit “A”, with any changes to be approved the Village Attorney.

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

Section One: The foregoing recitals and the preambles in the Annexation Agreement attached hereto as Exhibit “A” shall be, and are hereby, incorporated into and made a part of this

Ordinance as if fully set forth in this Section One.

Section Two: The Village President and Village Clerk are hereby authorized and directed to execute and attest the Annexation Agreement for 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue, a form of which is attached hereto as Exhibit “A,” with any changes to be approved the Village Attorney, on behalf of the Village of Glen Ellyn.

Section Three: Upon, but not before, the acquisition of the property by the Contract Purchaser, the Village Clerk is hereby authorized and directed to cause said Annexation Agreement to be recorded with the Recorder of Deeds of DuPage County, upon the proper execution of the same on behalf of all of the parties, together with a certified copy of this Ordinance approving the execution of the Annexation Agreement on behalf of the Village of Glen Ellyn.

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

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

Ordinance 6531

Meeting of September 11, 2017

Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- Exhibit A - Draft Annexation Agreement (PDF)
- Exhibit B - Plat of Consolidation (PDF)
- Exhibit D - Zoning Entitlement Ordinance (PDF)
- Exhibit E - Final Engineering Plans (PDF)
- Exhibit F - Tree Study and Map (PDF)
- Exhibit G - Landscape Plan (PDF)
- Exhibit H - Site Plan (PDF)
- Exhibit I - Utility Plan (PDF)
- Exhibit J - Building Elevations (PDF)
- Exhibit K - Sign Elevations (PDF)
- Exhibit L - Sign Plan (PDF)

EXHIBIT “A” - DRAFT

This Document prepared by:
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

And after recording return to:
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
ATTN: Village Clerk

This space for Recorder’s use only

ANNEXATION AND DEVELOPMENT AGREEMENT

BUCK’S, INC.

_____, 2017

EXHIBIT “A” - DRAFT**ANNEXATION AND DEVELOPMENT AGREEMENT****Buck’s, Inc.**

This Annexation Agreement (“Agreement”) is made and entered into this ____ day of _____ 2017, by, between, and among Buck’s, Inc., a Nebraska corporation, or its assignee (“Developer”), and the Village of Glen Ellyn (“Village”). The Village and Developer are collectively referred to as (“Parties”).

RECITALS

A. The Developer is the contract purchaser of 5 parcels of land located on the southeast corner of Roosevelt Road and Lawler Avenue (hereinafter referred to as the “Property”). The Property is currently contiguous to the Village of Glen Ellyn and is made up of approximately 2.39 acres. The Property is legally described on *Exhibit “A”* attached hereto and is identified for real estate purposes with P.I.N.s of 05-24-203-010; 05-24-203-011; 05-24-203-012; 05-24-203-029; 05-24-203-030.

B. The Property is currently improved with two (2) commercial structures.

C. The Village is an Illinois home-rule municipal corporation, having its principal office at 535 Duane Street, Glen Ellyn, Illinois.

D. The Developer desires to annex the Property to the Village, pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, and agrees to do all things necessary to assist in that process.

E. Developer may assign its purchase contract with the current property owner to another entity (“Buck’s Assignee”), prior to closing on the Property.

F. Developer is desirous of annexing the entirety of the Property to the Village after purchase of the Property from the owners of the Property.

G. 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, a public hearing to consider a) a zoning map amendment to C3 Service Commercial; b) a special use for a i) service station with convenience store; ii) automobile car wash; and iii) outdoor merchandise sales; c) variations from the Glen Ellyn Zoning Code; and d) variations from the Glen Ellyn Subdivisions Regulations Code was held by the Glen Ellyn Plan Commission on June 29 and July 13, 2017 and the Plan Commission recommended approval on July 13, 2017.

H. 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, a public hearing to consider variations from the Glen Ellyn Sign Code was held by the Glen Ellyn Plan Commission on August 10, 2017 and the Plan Commission recommended approval August 10, 2017.

I. The Planning and Development Director of the Village has administratively approved the Plat of Consolidation for the Property pursuant to Section 11-3-9 of the Village Subdivision

EXHIBIT “A” - DRAFT

Ordinance. A copy of the Plat of Consolidation is attached hereto as ***Exhibit “B”***.

J. A public hearing to consider this Agreement on August 28 and opened and continued to September 11, , 2017 was noticed in the *Daily Herald* on August 13, 2017.

K. The Village has published, posted and delivered all notices as required in Article VII of the Illinois Municipal Code, 65 ILCS 5/7-1-1 *et seq.*

L. The Developer has agreed that upon annexation the Property will be zoned in accordance with the C3 Service Commercial zoning district regulations as set forth in Section 10-4-15 of the Glen Ellyn Zoning Code, (“Zoning Code”), as the same may be amended from time to time to allow the Property to be developed for an automobile service station with a convenience mart, outdoor merchandise sales and automobile car wash in accordance with the terms and conditions of this Agreement.

M. A portion of the Property is currently served by Village of Glen Ellyn water and sanitary sewer.

N. All other matters, in addition to those specifically referred to above, which are included by this Agreement, have been considered by the Parties, and the development of the Property for the purposes permitted under the C3 Service Commercial District regulations of the Zoning Code, all in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the Village by increasing the taxable value of the real property within the Village’s corporate limits, extending the corporate limits and jurisdiction of the Village to the limits of the Property, promoting the sound planning and development of the Village, and otherwise enhancing and promoting the general welfare of the Village residents and taxpayers.

NOW THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement and the same shall continue for so long as this Agreement is in full force and effect.

2. Legal Conformance with Law. This Agreement is made pursuant to and in accordance with the provisions of the Glen Ellyn Village Code, and its home rule powers, as established in the Illinois Revised Statutes and the Illinois Constitution.

3. Annexation, Zoning Entitlements Ordinances. The Property is currently contiguous to the Village limits and shall be annexed to the Village prior to the issuance of any building permits or the commencement of any construction. In order to facilitate the annexation of the Property, the Developer shall (a) file a fully executed Annexation Petition in a form approved by the Village Attorney and substantially in accordance with the form of ***Exhibit “C”*** attached to this agreement, (b) provide evidence that the Developer has closed on and is the legal title holder of record of the Property and, (c) provide a Plat of Annexation acceptable in form and content to the Village Engineer and Village Attorney. Upon the Village’s receipt of the Annexation Petition, the proof of ownership, and approved Plat of Annexation, the Village’s Corporate Authorities shall adopt a valid and binding Annexation Ordinance at the next available Village Board meeting providing for the annexation of the

EXHIBIT “A” - DRAFT

Property and any adjacent rights-of-way to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. Immediately following the adoption of the Annexation Ordinance, the Village’s Corporate Authorities shall adopt a valid and binding ordinance approving, for the development and use of the Property including, a) a zoning map amendment to C3 Service Commercial zoning district, b) a special use ordinance for i) service station, ii) automobile car wash; and iii) outdoor merchandise sales and storage; c) variations from the Glen Ellyn Zoning Code; d) variations from the Glen Ellyn Subdivisions Regulations Code; e) variations from the Glen Ellyn Sign Code; and f) exterior appearance (“**Zoning Entitlements Ordinance**”), in conformance with the draft ordinance attached as **Exhibit “D”**. The Village Clerk shall then promptly cause the Annexation Ordinance, Plat of Annexation, Zoning Entitlements Ordinance, and related documents, including all required notices, to be recorded in the Office of the DuPage County Recorder. The C3 Service Commercial zoning district granted to this Property will appear in the next version of the Village’s zoning map.

Should a court of competent jurisdiction determine that annexation of the Property was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Property, the Parties, including the successors and assigns of the Owner, agree to promptly cause the Property to be reannexed to the Village in a manner that satisfies all procedural requirements.

Should a court of competent jurisdiction determine that annexation of the Property by the Village was without lawful authority (i.e., lack of contiguity), the Parties agree that this Agreement shall be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, as amended, and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Property become contiguous to the Village, the Parties, including the successors and assigns of the Owner, agree to promptly take all necessary steps as may then be provided by law to perfect the annexation of the Property to the Village.

5. Development of Property.

A. Compliance with Final Development Plans. The Property shall be developed in substantial compliance with the development concepts set forth on the Plat of Consolidation a copy of which is attached hereto as **Exhibit “B”** and Final Development Plans, copies of which are attached hereto as **Exhibits “E-L”** (collectively “**Final Development Plans**”), including the Final Engineering Plan prepared by Knoche Engineering dated August 17, 2017 attached hereto as **Exhibit “E”**, the Tree Study and Map prepared by the Care of Trees dated May 26, 2017 attached hereto as **Exhibit “F”**, the Landscape Plan prepared by David R. McCallum Associates, Inc. dated August 17, 2017 attached hereto as **Exhibit “G”**, the Site Plan prepared by Craig R. Knoche & Associates dated August 17, 2017 attached hereto as **Exhibit “H”**, the Utility Plan prepared by Craig R. Knoche & Associates dated August 17, 2017 attached hereto as **Exhibit “I”**, the Building Elevations prepared by Robert W. Engel And Associates dated May 26, 2017, attached hereto as **Exhibit “J”**, the Sign Elevations prepared by Omaha Neon Sign Co., Inc. dated July 26, 2017, attached hereto as **Exhibit “K”**, the Sign Plan prepared by Omaha Neon Sign Co., Inc. dated July 27, 2017, attached hereto as **Exhibit “L”**, notwithstanding any changes approved by the Village prior to permits being issued by the Village, subject to any necessary revisions contained in letters or emails from Village Staff and in conformance with all applicable provisions of the Village Code of the Village of Glen Ellyn. The Zoning Entitlements Ordinance and associated exhibits shall be recorded prior to issuance of any building permits. The Annexation Agreement Ordinance and the Zoning Entitlement Ordinance will be recorded after the ordinance annexing the property.

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B. Village Codes/Requirements of Law. The Property shall be subject to the regulations set forth in the Zoning Code, the Subdivision Regulations Code, the Village’s Building Code, and all other applicable statutes, ordinances, codes, rules and regulations pertaining to the development of the Property, including the statutes, ordinances, codes, rules, and regulations of any other governmental entity with regulatory control over the Property, now in force and effect, or that may be in full force and effect, and as may be amended from time to time, except as otherwise modified or varied pursuant to the terms of this Agreement. (Collectively, all federal, state, regional, local or Village statutes, codes, ordinances, rules and regulations are referred to as “**Requirements of Law**”).

C. Site Improvements. Construction of the public and private Property improvements for the water, sanitary sewer, storm sewer, stormwater facilities, street, curbs, gutters, lighting, sidewalks, landscaping, and parkway trees shall be sole responsibility of the Developer, and shall be constructed and installed on the Property and in the vicinity of the Property pursuant to and in accordance with those certain engineering plans approved by the Village Engineer attached as **Exhibit “E”**. More specifically, the Public Improvements shall be constructed and installed in accordance with the following:

i. Street Improvements. The Developer shall construct and install curbs, medians, roadway pavement, sidewalks, signage, pavement markings, and all other street improvements (Street Improvements”) on Lawler Ave. as depicted on the Final Development Plans attached hereto as **Exhibits “E-L”** and in accordance with all Requirements of Law notwithstanding any changes approved by the Village prior to issuance of any permits.

Notwithstanding anything to the contrary in this Subsection 5 or in any other part of this Agreement, the Developer shall construct and install all Street Improvements as shown on the Final Development Plans prior to the issuance of a Final Certificate of Occupancy.

ii. Water Service.

A. The Village represents and warrants to Developer that it owns and operates a water distribution system within the Village for water distribution.

B. Developer represents and warrants to the Village that it has determined that the existing Village water distribution system has sufficient line and service capacity to provide and will provide adequate potable and fire flow water to Property to meet its needs and will undertake any Village water system improvements required to serve the Property at its own expense.

Developer, at its own expense, shall connect to the existing water service line in substantial compliance with the plans and specifications entitled Engineering Plans prepared by Knoche Engineering, dated August 17, 2017, as approved by the Village Engineer, or a duly authorized representative, and set forth in **Exhibit “E”** attached hereto and incorporated by reference (“**Final Engineering Plans**”), which shall be

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amended in accordance with the review comments provided by Village staff and all applicable Village Code regulations.. Developer shall grant or dedicate all easements required by the Village for the construction of the necessary water main extensions serving the Property. The Village shall fully cooperate with Developer with respect to the application for an issuance of Illinois Environmental Protection Agency permits for the construction and connection of the water facilities.

iii. Sanitary Sewer Service.

- A. The Village represents and warrants to Developer as follows: That it owns and operates a sanitary sewer collection system within the Village for conveyance of wastewater to the Glenbard Wastewater Authority.
- B. Developer represents and warrants to the Village that it has determined that the existing Village wastewater collection and conveyance system has sufficient capacity to provide and will provide sanitary sewer service to the Property to meet its needs and will undertake any Village wastewater collection and conveyance system improvements required to serve the property at its own expense.

Developer, at its own expense, shall connect to the existing Village sanitary sewer main on the south side of Roosevelt Road near the northeast corner of the Property or in an alternative location as required by the Village in substantial compliance with the Final Engineering Plans, as modified by any Final Engineering Plans hereafter approved by the Village for the Property with changes as required. Developer shall grant or dedicate all easements required by the Village for the construction of the necessary sanitary sewers serving the Property.

iv. Storm Water Facilities. Onsite storm drainage lines and structures (“**Drainage Facilities**”) and storm water retention and/or detention areas (collectively “**Detention Areas**”) sufficient to service the Property when developed in accordance with this Agreement shall be constructed and paid for by Developer in substantial compliance with the DuPage County Stormwater and Floodplain Ordinance and the Final Engineering Plans, which shall be amended in accordance with the review comments provided by Village staff and all applicable Village Code regulations. A letter of credit shall be provided as the security instrument required by the DuPage County Stormwater and Floodplain Ordinance. Any Drainage Facilities not conveyed to the Village and all of the Detention Areas shall be maintained by the Developer, or any successor developer or owner, during the course of development, and thereafter shall be maintained by the owner(s) of the lot upon which such Drainage Facility or Detention Area is located. A reciprocal easement and operating agreement (collectively the “**Stormwater Easement**”) shall be recorded against the Property, which Stormwater Easement shall require Developer to provide for the care and maintenance of the private Drainage Facilities and/or Detention Area serving the Property and shall also provide for the right, but not the obligation or duty, of the Village to enter upon the Property to maintain, repair and/or replace any private Drainage Facility and/or

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Detention Area if the same is not suitably maintained by Developer so that they remain fully operational. If the Village takes, in its sole discretion, any such action, the Stormwater Easement shall provide that the responsible owner under the Stormwater Easement shall immediately upon written demand reimburse the Village for all expenses thereby incurred by the Village, and, if not promptly paid, the Stormwater Easement shall provide the Village with the right to record a lien for any such unpaid expenses against the Property and to foreclose on any such lien. The portion of the Stormwater Easement pertaining to the foregoing items shall be in accordance with the requirements of the Subdivision Ordinance and subject to the review and approval of the Village Attorney, which approval shall not be unreasonably withheld, prior to the recordation thereof.

The Developer acknowledges that the Village is a "full waiver" community under applicable provisions of the DuPage County Storm Water and Floodplain Ordinance. To the extent that the Village is required by the County, or any other governmental body with superior authority, to subsequently modify its storm water management ordinances, codes, rules, and regulations, the Developer shall be required to modify the plans to comply with any such changes.

D. Permission to Continue Existing Commercial Use. The existing commercial use located at 751 West Roosevelt Road known as “Luxury Car Outlet” shall be permitted to continue operations for a period of no more than six months following the date of closing of the properties.

6. Dedication of Public Improvements.

A. The Developer shall dedicate the improvements in the public right-of-way that will be maintained by the Village and the Illinois Department of Transportation (IDOT) as specifically listed on ***Exhibit “M”*** to this Agreement (collectively, “***Dedicated Improvements*”**), that are installed on the Property and in vicinity of the Property to the Village.

B. The Developer shall notify the Village Engineer when it believes all of the Dedicated Improvements have been fully and properly completed in compliance with the Requirements of Law, including Section 11-5-3 of the Subdivision Regulations Code, the Final Engineering Plans, and this Agreement, and shall request final inspection, approval, and acceptance of the Dedicated Improvements by the Village. Such notification shall be given far enough in advance to allow the Village Engineer time to inspect the Dedicated Improvements and to prepare a punch list of items requiring repair or correction. The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. The Village shall not be required to approve or accept any portion of the Dedicated Improvements until all of the Dedicated Improvements, including punch list items, have been fully and properly completed.

C. Upon satisfactory completion of the Dedicated Improvements, including all punch list items, the Village Engineer shall recommend approval and acceptance of the Dedicated Improvements to the Village Board. Upon receipt of such recommendation, the Village Board shall accept the Dedicated Improvements. Upon the approval of, and prior to the acceptance of, the Dedicated Improvements to be accepted by the Village pursuant to this

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Section, the Developer shall execute, or cause to be executed, such documents as the Village shall request to transfer ownership of the Dedicated Improvements to, and evidence ownership of such Dedicated Improvements, to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing. The Developer shall, at the same time, grant, or cause to be granted, to the Village all such insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Dedicated Improvements that have not been previously granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing.

D. Neither the execution of this Agreement nor the approval or recordation of the Final Plat shall constitute acceptance by the Village of any public facilities that are depicted as "dedicated" on the Final Plat, Final Engineering Plans, or of any Dedicated Improvements.

7. Security Instruments.

A. In lieu of any applicable provisions of the Village Code to the contrary, the Developer shall deposit with the Village for the development of the Property, and the Village will accept, irrevocable letters of credit ("**Security Instruments**") from reputable banks or savings and loan associations to guarantee construction and maintenance of all Public Improvements, site improvements, stormwater improvements, and Dedicated Improvements, to be constructed by the Developer as a part of the development of the Property. Each Security Instrument shall be in an amount equal to 125% of the Developer's engineer's estimate of construction costs as approved by the Village Engineer. All such Security Instruments shall be substantially in the form of **Exhibit "O"** attached to this Agreement.

B. Each Security Instrument shall be effective for not less than 1 year from the date of issuance, and Developer may substitute for, renew, or extend the same from time to time, with the approval of the Village, until the Public Improvements are completed. The Developer shall renew or replace each Security Instrument not less than 30 days prior to its expiration in the event the Public Improvements have not then been completed and accepted by the Village as set forth in Section 6 of this Agreement. All Security Instruments shall require not less than 60 days written notice to the Village by the issuer prior to the expiration of the Security Instrument, and no Security Instrument shall expire without such prior written notice having been duly given.

C. Until the amount of the Security Instruments are sufficient to guarantee the completion of any incomplete, unacceptable, or defective Public Improvements, the Village may withhold the issuance of any building permits or certificates of occupancy. The Planning and Development Director may however, at his/her discretion allow a temporary occupancy permit to be issued if the incomplete items do not pose a hazard to the public health or safety as determined by the Village. The Village Engineer may from time to time approve a reduction or reductions in the Security Instruments by an amount not in excess of 90% of the value certified by the Developer's Engineer of the completed work so long as the balance remaining in the Security Instruments is at least equal to 125% of the cost to complete the remaining Public Improvements for the Property, plus retention for completed work and inspection and testing fees for the Village to inspect the Public Improvements remaining to be completed. The Security Instruments for the Public Improvements for the Property shall be deposited with the

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Village prior to the issuance of any building permit for the property. The 10% maintenance guarantee amount required to be deposited under Chapter 5 of the Subdivision Regulations Ordinance shall be in the form of the Security Instruments. The entirety of the Security Instruments shall be released promptly following the satisfactory completion of the maintenance period as set forth in Chapter 5 of the Subdivision Regulations Ordinance.

8. Village Address. Upon annexation, new Village addresses shall be assigned to the Property.

9. Fees, Charges, Donations and Contributions.

A. Standard Fees and Charges. The Village shall impose upon and collect from the Developer, and his respective employees, contractors, sub-contractors, and agents the customary permit, license and user fees and charges in such amounts or at such rates as are generally applied throughout the Village.

B. Annexation Fee. The Developer has paid an annexation fee to the Village in the amount of \$2,390.00.

C. Land Donation and Cash Contributions. Due to the non-residential character of the proposed development of the Property, Developer shall have no obligation to make any contribution, in cash or in land, to any school district, park district or library district provided the Property is developed in substantial conformity with this Agreement or pursuant to such other non-residential development plans as may from time to time be approved by the Village.

D. Payment of Village Consulting Fees. The Developer shall pay all reasonable professional consulting and administration fees incurred by the Village to process the Developer's requests for annexation and subdivision of the Property, which fees may, without limitation, include all engineering, surveying, and legal fees incurred by the Village pertaining to the review of the Developer's plans and specifications for the Property, the negotiation and preparation of this Agreement, delivery and publication of notices, administrative fees to conduct public meetings and public hearings, recordation fees, and fees related to inspecting development of the Property. Such fees shall be billed on the basis of the regular hourly billing rate normally charged by such professionals and paid by the Village. The Developer has deposited the sum of \$3,000.00 with the Village to be held in escrow and from time to time drawn on by the Village to pay for all Village consultants, recording fees and any other out-of-pocket fees pertaining to the annexation and development of the Property. The Developer shall replenish the escrow amount to its original deposit amount when the Village provides notice that the balance is at or below \$300. The Village's consultants shall include, without limitation, the Village's consulting engineer, traffic consultant, consulting planner, surveyor, attorney, and transcriber.

E. Building Permit Fees. The Developer shall pay any and all Village fees and deposits in effect at the time of building permit application, including all water and sanitary sewer main connection and inspection fees, water meter, and all other associated costs, fees and deposits.

10. Annexation Agreement Extension. At the option of the Village, the Village may extend this Annexation Agreement, at its conclusion, for an additional period of up to 20 years for a portion

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or all of the Property. If the Village wishes to exercise this option, it shall do so in writing not earlier than two years before the expiration of the Annexation Agreement, nor later than three months prior to this Agreement’s initial termination date. Notice shall be sent in writing to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village wishes to extend this Agreement or (ii) to the record title holder of the Property or that portion of the Property for which the Village wishes to extend this Agreement. If the Village decides in its sole and absolute discretion to extend the term of this Agreement, the Village may do so whether or not the Property, or any portion of the Property, has been annexed to the Village. In the event that the Village has not exercised the option to extend the term of this Agreement pursuant to this Section, and if the property has not been annexed to the Village at this Agreement’s initial termination date, the Village and the Owner may enter into a new Annexation Agreement in the manner provided by law. If the Village has been providing utility services to the non-annexed Property or any non-annexed portions of the Property pursuant to this Agreement, it may terminate such utility service at the conclusion of this Agreement; provided, however, that the Village provides not less than one year prior written notice of such termination to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village desires to terminate any such utility service or (ii) to the record title holder of the Property or any portion of the Property for which the Village desires to terminate any such utility service.

11. Liability and Indemnity of Village.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village’s review and approval of any plans for the Property or the Public Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Property or the Public Improvements, and that the Village’s review and approval of those plans and the Public Improvements and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of their heirs, successors, assigns, tenants, and licensees, or any other Person, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agree not to challenge the Village’s approval on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer agrees to, and does hereby, agree to defend, hold harmless and indemnify the Village, the Corporate Authorities, the Plan Commission, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time, within the statute of limitations or statute of repose applicable to those claims, against any of them in connection with (i) the Village’s review and approval of any plans submitted by the Developer for the Property or the Public Improvements; (ii) the issuance of any approval, permit, certificate, to the Developer or acceptance-from the Developer the dedication of the Property or the Public Improvements; and (iii) the development, construction, maintenance, or use of any portion of the Property or the Public Improvements by the Developer, unless said claims are due to the willful or grossly negligent acts or omissions of the Village, its Corporate Authorities, the Plan Commission or Village elected or appointed officials, officers, employees, agents, representatives, engineers, attorney or any of them.

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D. Defense Expense. The Developer shall, and does hereby agree to, pay all expenses, including without limitation legal fees and administrative expenses ("Legal Fees Reimbursement"), incurred by the Village in defending itself with regard to any and all of the claims referenced in this Section; provided, however, the Legal Fees Reimbursement by Developer shall not exceed \$50,000.

12. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("*e-mail*"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three (3) business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three (3) business days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Attn: Planning and Development Director

Notices and communications to the Developer shall be addressed to, and delivered at, the following address:

If to Developer:

Buck's, Inc.
7315 Mercy Road
Omaha, Nebraska 68124

ATTN: Steve Buchanan
Phone: 402-558-9860

With a copy to:

Rathje & Woodward, LLC
Attn: Tracy D. Kasson
300 E. Roosevelt Road, Suite 300

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Wheaton, IL 60187
Phone: (630) 510-4920
Fax: (630) 668-9218

13. Amendments to Ordinances. Except as otherwise hereinafter provided, all ordinance, regulations and codes of the Village relating to subdivision controls, zoning, drainage, signage, official plan, fees and related restrictions, as they presently exist, except as amended, varied or modified by the terms of this Agreement, shall apply to the Property and its development and use. Any amendments, repeal or additional regulations which are enacted subsequent to the date of this Agreement by the Village shall be applied to the Property as it is for all other property located within the Village of Glen Ellyn.

14. Liquor License. Following the annexation of the Property, upon written request of Developer or its successors and assigns, the Village agrees to amend Chapter 13-9 of the Village Municipal Code (“**Liquor Ordinance**”), as amended, so as to provide and allow for the issuance of a class C liquor license classification provided pursuant to Section 3-19-11 of the Liquor Ordinance, as such classification may be applicable for the intended use, to permit the sale of alcoholic beverages on the Property. Upon application, the Village shall cause the creation of, and the Village President, as local liquor control commissioner, shall issue, such licenses provided that the applicant shall meet each and every provision of the Liquor Ordinance and the Illinois Liquor Control Act relating to the applications, qualifications, regulations, hours of operation and restrictions for operators of establishments serving, dispensing or selling alcoholic beverages and is in compliance with all applicable statutes, rules, regulations and ordinances.

15. General Provisions.

A. Severability. In the event that any portion of this Annexation Agreement is found to be invalid by any court of competent jurisdiction, such finding of invalidity as to that portion will not affect the validity or enforceability of the balance of this Agreement.

B. Remedies. The Village and Developer, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by any party, or their successors or assigns, which default exists uncorrected for a period of fifteen (15) days after written notice to any party to such default, the party seeking to enforce said provision shall have the right of specific performance and if said party prevails in a court of law, it shall be entitled to specific performance. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, or their successor or successors in title.

C. Amendment. This Agreement may be amended from time to time with the consent of the parties, pursuant to Statute. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

D. Conflict Regulations. The provisions of this Agreement shall supersede the provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

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E. Conveyances. Nothing contained in this Agreement shall be construed to restrict or limit the right of Developer to sell or convey all or any portion of the Property, whether improved or unimproved, except as otherwise specifically set forth herein.

F. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Developer and Village and their respective successors and assigns. Upon the conveyance of any of Developer's interest in any portion of the Property or its rights and obligations under this Agreement to the other or a third party (“**Transferee**”), the rights and obligations of Developer pertaining to such portion of the Property or rights and obligations hereunder, shall be deemed assigned to an assumed by such Transferee, and Developer shall thereupon be released and discharged by the Village from any further obligation pertaining to such identified rights and duties; provided, however, no conveyance, transfer or assignment of fee title in the Property or of this Agreement shall serve to release the Developer of their duties and obligations already undertaken under this Agreement. If all or any portion of the Property to conveyed in the future, any contract for sale or other agreement relating to each and every conveyance shall contain an acknowledgement by the grantee of the existence of this Agreement.

G. Application of Ordinances. Upon annexation, the Property and its use will be subject to all Village ordinances generally applicable throughout the Village except as herein set forth.

H. Recording. The Village Clerk is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County, following Developer providing the Village proof that Developer has acquired title to the Property.

I. No Disconnection. Once the Property subject to this Annexation Agreement has been annexed to the Village, the Developer shall not petition the Circuit Court to take any other action to cause the Property to be disconnected from the Village during the term of this Annexation Agreement or any extension to that term. In addition, the Developer may not during the term of this Annexation Agreement petition any other municipality or a court to permit annexation to another municipality.

J. Recitals and Exhibits. The recitals set forth in the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions to this Agreement.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

L. Term. The term of this Agreement will be twenty (20) years from the date of execution hereof, which will be deemed to become effective on the date hereof, except as modified in paragraph 10.

M. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided in this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

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N. Non-Waiver. The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village’s right to enforce that right or any other right.

O. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

P. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.

Q. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

R. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

S. Exhibits. **Exhibits “A” through “O”** attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

T. Changes in Laws. Unless otherwise provided in this Agreement, any reference to any statute, ordinance, code, rule, or regulation shall be deemed to include any modifications of, or amendments to, any such statute, ordinance, code, rule, or regulation that may occur in the future.

U. Authority to Execute. The Village hereby warrants and represents to the Developer that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

The Developer hereby warrants and represents to the Village that the Developer i.) has a valid contract to purchase the Property, ii.) that upon closing of the Property that the Developer will be the sole legal title holder of the Property and that no other person will have legal, beneficial, contractual, or security interest in the Property, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer or the Property are subject.

V. Effective Date. Upon purchase of the Property, the Developer shall furnish the Village with a copy of the executed deed. This Agreement shall not be effective until such

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time as the purchase has been finalized and proof of ownership satisfactory to the Village Attorney has been provided to the Village verifying that the Developer is the sole legal titleholder of record. Immediately following submission of valid proof of ownership and confirmation by the Village Attorney of its validity, this Agreement shall automatically become effective with no further action required from the Developer or Village. The taking of title to the Property by Developer subsequent to the dates of execution of this Agreement shall not constitute a defect in or defense to this Agreement and the rights and obligations of the parties hereto and the parties hereby expressly waive all claims and defenses, if any, which could be raised concerning Agreement, based upon said sequence of events.

W. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person shall be made, or be valid, against the Village or the Developer or the Owner.

X. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which taken together, shall constitute one and the same instrument.

[Signature and acknowledgement pages follow.]

EXHIBIT "A" - DRAFT

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed by their duly authorized officers or individually, as the case may be, on _____, 2017.

VILLAGE OF GLEN ELLYN

DEVELOPER:

A Municipal Corporation:
Village of Glen Ellyn
535 Duane Street

BUCK'S INC., a Nebraska corporation
registered to do business in the State of Illinois

BY: _____
Diane McGinley, Village President

By: _____
President

SUBSCRIBED AND SWORN to
Before me this _____ day of _____, 2017.

SUBSCRIBED AND SWORN to
before me this _____ day of _____, 2017.

Notary Public

Notary Public

ATTEST:

BY: _____
John Chereskin, Village Clerk

BY: _____

SUBSCRIBED AND SWORN to
before me this _____ day of _____, 2017.

Notary Public

EXHIBIT “A” - DRAFT

EXHIBIT LIST

EXHIBIT A: Legal Description of Property

EXHIBIT B: Plat of Consolidation

EXHIBIT C: Petition for Annexation

EXHIBIT D: Zoning Entitlements Ordinance

EXHIBIT E: Final Engineering Plans

EXHIBIT F: Tree Study and Map

EXHIBIT G: Landscape Plan

EXHIBIT H: Site Plan

EXHIBIT I: Utility Plan

EXHIBIT J: Building Elevations

EXHIBIT K: Sign Elevations

EXHIBIT L: Sign Plan

EXHIBIT M: Dedicated Improvements

EXHIBIT N: Intentionally Deleted

EXHIBIT O: Letter of Credit

EXHIBIT “A” - DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Developer: Buck’s, Inc.

Property

Address: 21W135 Roosevelt Road, 751 West Roosevelt Road, 1209 South Lawler Avenue.

Legal Description:

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS) 13, 14 AND 15 IN BLOCK 2 IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-24-203-010; 05-24-203-011; 05-24-203-012; 05-24-203-029; and 05-24-203-030

EXHIBIT “A” - DRAFT
EXHIBIT B
PLAT OF CONSOLIDATION

EXHIBIT "A" - DRAFT
EXHIBIT C
 PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

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

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

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

Owner of Record of Subject Property:

Signature: _____

Print Name: _____

Date: _____

Subscribed and sworn to before me this

_____ day of _____, 20____

 NOTARY PUBLIC

Owner of Record of Subject Property:

Signature: _____

Print Name: _____

Date: _____

Subscribed and sworn to before me this

_____ day of _____, 20____

 NOTARY PUBLIC

EXHIBIT “A” - DRAFT

EXHIBIT D

ZONING ENTITLEMENTS ORDINANCE

EXHIBIT “A” - DRAFT

EXHIBITS E-L FINAL ENGINEERING PLANS

EXHIBIT “A” - DRAFT

EXHIBIT M

DEDICATED IMPROVEMENTS

Lawler Avenue

Curb and gutter of Lawler Avenue

Sidewalk located on the eastern portion of Lawler Ave and sidewalk constructed in the sidewalk easement along Roosevelt Road

Parkway trees

Storm sewer improvements serving drainage of the public right-of-way on Lawler Ave to the connection point at Roosevelt Road

EXHIBIT “A” - DRAFT

EXHIBIT N

INTENTIONALLY DELETED

EXHIBIT "A" - DRAFT**EXHIBIT O****FORM LETTER OF CREDIT**

"BANK LETTERHEAD"

IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ DATE: _____

BENEFICIARY

VILLAGE OF GLEN ELLYN

Attention: Planning and Development Director

535 Duane Street

Glen Ellyn, IL 60137

APPLICANT / DEVELOPER

AMOUNT OF CREDIT: \$ _____

EXPIRY DATE: (1 Year After Issuance)

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. _____ in the favor of the Village of Glen Ellyn, Illinois, an Illinois municipal corporation ("Village"), in the amount of (125% of the Developer's Engineer's Estimate of Construction Costs as approved by the Village Engineer).

This Irrevocable Standby Letter of Credit will be used to secure the construction of certain improvements ("Improvements"), including but not limited to (List improvements such as water distribution system, sanitary sewer system improvements, storm water collection system improvements, erosion control, roadway improvements, sidewalk improvements, street trees, and miscellaneous site improvements)

This Irrevocable Letter of Credit secures the payment by Developer of costs to construct the on and off-site improvements. If the Improvements have not been approved by the Village Engineer, and/or paid in full, then the Village is hereby granted authority to draw the then remaining balance of this Irrevocable Letter of Credit for the purpose of paying, or holding for payment the cost to complete the Improvements, the unpaid cost of completed portions of the improvements and/or to itself complete the Improvements.

This Irrevocable Letter of Credit shall remain in effect for the period of one (1) year from the date hereof, without regard to any default in payment of money owed to us by the Applicant / Developer and without regard to other claims which we may have against the Applicant/Developer.

We hereby engage with Beneficiary, Village of Glen Ellyn, that we shall honor all drafts drawn on (Name of Bank), at sight, under Irrevocable Standby Letter of Credit No. _____, signed by the Village Manager, or his designee, of the Village of Glen Ellyn, bearing the clause "Drawn under (Name of Bank) Irrevocable Letter of Credit No. _____ effective (Date)" accompanied by the following documents:

EXHIBIT "A" - DRAFT

1. This original Irrevocable Letter of Credit and all amendment(s) thereto (if any).
2. A statement signed by the Village Manager, Village of Glen Ellyn, reading as follows: "(Name of Applicant) has failed to comply with any one or more of the following as such relates to the (Name of Project)":
 1. Ordinance _____ approved by the Village of Glen Ellyn approving (Name of Project) and any terms, plans, or conditions referenced therein; and/or
 2. Any other applicable Agreement entered into by and between the Village of Glen Ellyn and (Name of Applicant / Developer); and/or
 3. The Village of Glen Ellyn Subdivision Regulations, Zoning Ordinance, Engineering Regulations, or any other Codes and Ordinances of the Village.
 4. Without regard to specific ordinance requirements, the Improvements have not been satisfactorily completed or carried out in accordance with the schedule approved by the Village, or if no schedule is approved, or even if none is set out, in accordance with a pace necessary to provide needed improvements for the installation of the development undertaken to service completed structures or to serve occupants.
 5. No new Letter of Credit or an amendment of the Letter of Credit, containing equivalent terms, has been submitted within sixty (60) days of any event which causes the expiration of this Letter of Credit.

The funds claimed under this Irrevocable Letter of Credit are for the payment of the cost of construction of improvements according to the engineering plans prepared by (Name of Engineering Firm) and dated (Date of Plans), together with any amendments thereto approved by the Village and/or reimbursement to the Village of expenses or other costs."

The amount of this Irrevocable Letter of Credit may be reduced from time to time upon receipt of the Beneficiary's request purportedly signed by the Village Manager or his designee, stating the reduction amount and listing the improvements installed and completed. Reductions are not to occur more than once a month.

Upon receipt of written notice from the Applicant's / Developer's Engineer that all of the Improvements have been completed, accompanied by a written certificate of the Village of Glen Ellyn, Illinois, stating that the Ordinances of the Village of Glen Ellyn and any Plans and Specifications and Agreements have been complied with, the balance then outstanding under this Irrevocable Letter of Credit shall be fully and completely reduced and released, provided, however, that ten percent (10%) of the face amount shall remain in effect for a period of one (1) year following said notice of completion to secure the Applicant's / Developer's guarantee of the Improvements, which ten percent (10%) amount may be drawn upon by the Village in the manner recited above. In the event Applicant / Developer, or Developer's contractors, deposit substitute security with the Village of Glen Ellyn to secure all or a portion of said one (1) year guarantee, and provided the Village accepts such substitute security, the remaining balance of this Irrevocable shall be reduced by the amount of such substitute security as designated by the Village. Any amount remaining hereunder at the end of said one (1) year guarantee period for which the Village of Glen Ellyn has not drawn upon in the manner recited above, shall be released and this Irrevocable Letter of Credit thereby terminated. In the event that portions of the public improvements are completed and accepted by the Village of Glen Ellyn at different times resulting in differing one (1) year guarantee periods, this Irrevocable Letter of Credit

EXHIBIT “A” - DRAFT

shall be reduced on a pro-rata basis in accordance with the improvements accepted pursuant to the terms herein provided.

It is a condition of this Irrevocable Letter of Credit that it shall be automatically extended, without amendment, for additional periods of one year from the present and each future expiration date, unless we notify you in writing via Certified Mail, Return Receipt Requested, at least sixty (60) days prior to any given expiry date that we have elected not to renew this Irrevocable Letter of Credit for such additional period of time. If we fail to notify you by Certified Mail, Return Receipt Requested, this Irrevocable Letter of Credit shall automatically be extended for an additional period of one year. We will honor such additional one-year extensions as may be requested by the Village, until the project is completed in accordance with the applicable Ordinances, Codes, and Approved Plans.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce, Publication 500.

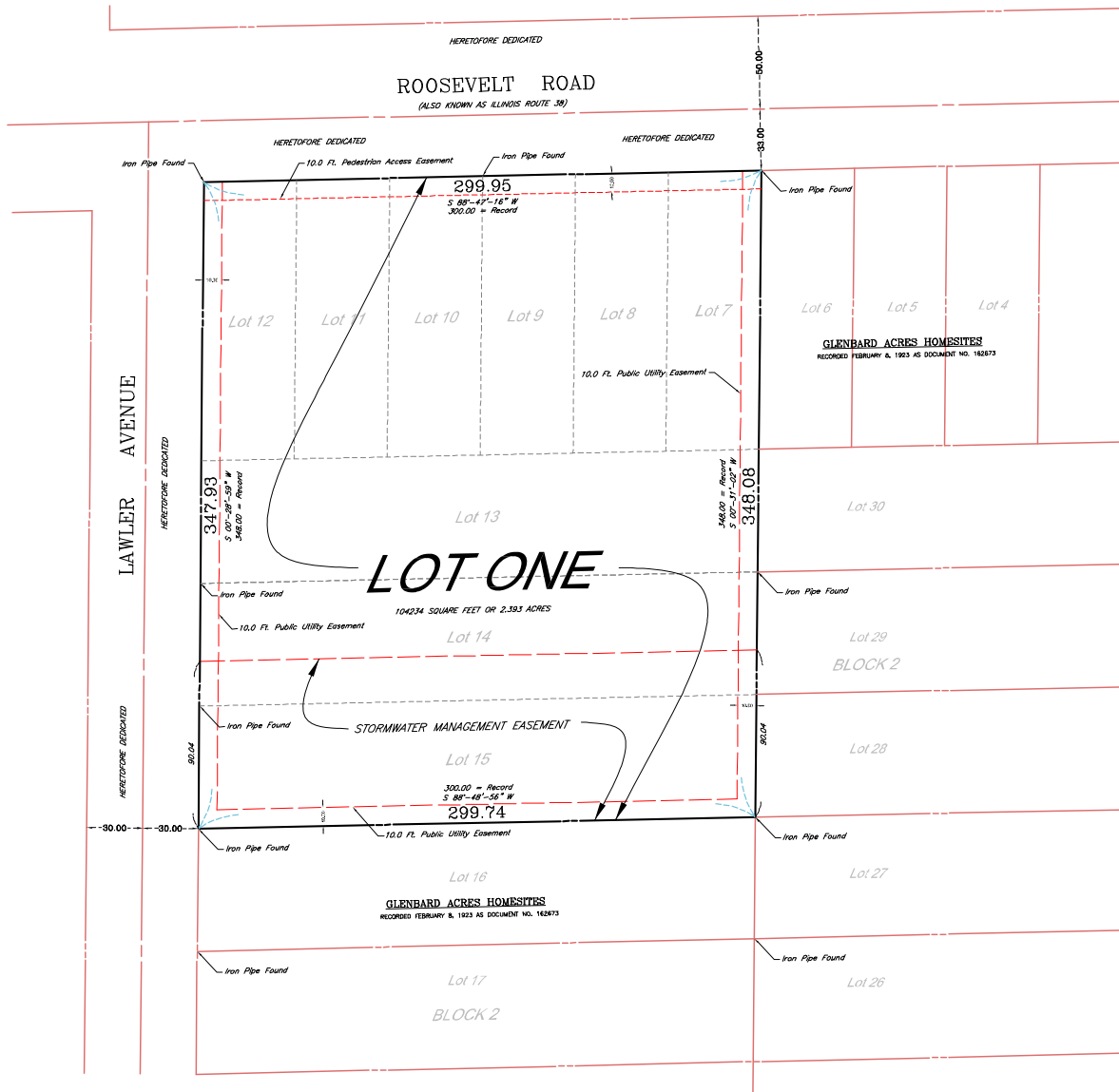
Very truly yours,

Authorized Signature & Name of Bank

EXHIBIT "B"

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THIS NON EXCLUSIVE AGREEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GLEN ELYNN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER THE CONSTRUCTION, OPERATION, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE STORM WATER OVERLAND DRAINAGE ACROSS, ALONG AND UPON THE SURFACE OF SAID FARMED LAND, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF SUCH CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTALLY TO THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF SUCH IMPROVEMENTS, AND THE RIGHT TO ENTER AND TRAVEL OVER ANY AND ALL SUCH PROPERTY FOR ALL OF THESE PURPOSES, THE LOCATION OF ALL SUCH FACILITIES IS SUBJECT TO THE APPROVAL OF THE OWNERS OF THE PROPERTY TO BE SERVED BY SUCH FACILITIES. THE APPROVAL OF ANY ASSOCIATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

[illegible]

SHEET: 1 OF 2

ADDRESS: 21W135 ROOSEVELT ROAD, LOMBARD, ILLINOIS
21W137 ROOSEVELT ROAD, LOMBARD, ILLINOIS
751 ROOSEVELT ROAD, LOMBARD, ILLINOIS

SCALE : ONE INCH = THIRTY FEET

ORDER NO: 16-16077

ORDERED BY : BUCHANAN ENERGY (N), LLC

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

PLAT OF CONSOLIDATION
Prepared By
MARCHESE AND SONS, Inc.
Design Firm No. 154-002762
land - marine - construction surveys

10 Monaco Drive
Roselle, Illinois 60172

Phone : (630) 894-5880
FAX : (630) 894-8869

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS), 13, 14 AND 15 IN BLOCK TWO IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION TWENTY-FOUR, TOWNSHIP THIRTY-NINE NORTH, RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY SEWER SYSTEMS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT: I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.

DATED AT GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER _____

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN GRADE SCHOOL DISTRICT 89 AND HIGH SCHOOL DISTRICT 87.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER _____

ADDRESS _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN, FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING AND DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS IN SECTION 308 OF THE VILLAGE OF GLEN ELLYN SUBDIVISION REGULATIONS CODE.

DATED AT GLEN ELLYN, IL, THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company

AT AND TO, Grantees,

their respective successors and assigns, jointly and severally, to construct, operate, repair, maintain, repair, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, substations, equipment, cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sound and signals by, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement," "Utility Easement," "Public Utility Easement," "P.U.E.," or similar designation(s), the property designated in the Codification of Condominiums and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas"; and the property designated for streets and alleys, whether public or private, together with the rights to install required service conduits over or under the surface of each lot and common area to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement," "Utility Easement," "Public Utility Easement," "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 755.0/CSB622, as amended from time to time.

The term "common area of areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlot", "common elements", "open space", "open area", "common ground", "parking" and "common area". The terms "common area or areas" and "Common Elements" include real property surfaced with interior driveways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond, or mechanical equipment.

Installation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, 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 OF THE COUNTY CLERK AT WHEATON, ILLINOIS

THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

COUNTY CLERK _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 108, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENTS POLICY ON PERMITS FOR ACCESS, DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER _____

SUBMITTED BY / RETURN TO:
VILLAGE OF GLEN ELLYN
635 DUANE STREET
GLEN ELLYN, IL 60136
(630) 459-5500

PIN NO.:

G.4.b

05 - 24 - 203 - 029 - 0000
05 - 24 - 203 - 030 - 0000

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I PAUL N. MARCHESE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035400481, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS), 13, 14 AND 15 IN BLOCK TWO IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION TWENTY-FOUR, TOWNSHIP THIRTY-NINE NORTH, RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170430505H, EFFECTIVE DATE DECEMBER 16, 2004, IT IS MY OPINION THAT THE PROPERTY PLATED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF GLEN ELLYN TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS, THIS 30th DAY OF AUGUST, 2017

PAUL N. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035400481
10 MONROE DRIVE
ROSELLE, ILLINOIS 60172
(630) 884-5680

MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2018
Plan Date: 8/17/2017

SHEET: 2 OF 2

ADDRESS: 21W37 ROOSEVELT ROAD, LOMBARD, ILLINOIS
21W37 ROOSEVELT ROAD, LOMBARD, ILLINOIS
751 ROOSEVELT ROAD, LOMBARD, ILLINOIS

SCALE: ONE INCH = TWENTY FEET

ORDER NO: 16-16077

ORDERED BY: RECHANAN ENERGY (N), LLC

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE, BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

PLAT OF CONSOLIDATION
Prepared By
MARCHESE AND SONS, Inc.

Design Firm No. 161-007782

land - marine - construction surveys

10 Monroa Drive
Roselle, Illinois 60172

Phone : (630) 884-5680
FAX : (630) 884-5669

www.marchese-sons.com © ALL RIGHTS RESERVED | MARCHESE AND SONS, Inc. 2018

EXHIBIT "D"
DRAFT

Village Of Glen Ellyn

Ordinance No. ____

An Ordinance Approving
A Zoning Map Amendment, Special Use Permits, Variations from the Zoning Code,
Variations from the Subdivision Regulations Code,
Variations from the Sign Code, and the Exterior Appearance
For the Construction of a Gas Station, Convenience Store, and Automotive Carwash
Proposed on Property Commonly Known as _____ Roosevelt Road
Glen Ellyn, Illinois 60137

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

EXHIBIT “D”
DRAFT
Ordinance No. _____

An Ordinance Approving
A Zoning Map Amendment, Special Use Permits, Variations from the Zoning Code,
Variations from the Subdivision Regulations Code,
Variations from the Sign Code, and the Exterior Appearance
For the Construction of a Gas Station, Convenience Store, and Automotive Carwash
Proposed on Property Commonly Known as _____ Roosevelt Road
Glen Ellyn, Illinois 60137

Whereas, Bucks, Inc., owner of property commonly known as _____ Roosevelt Road (“Property”), has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the Property to C3 Service Commercial District.
- B. A Special Use Permit for an Automobile Car Wash in accordance with Section 10-4-14(B)1 of the Zoning Code.
- C. A Special Use Permit for a Service Station (i.e. Gas Station) in accordance with Section 10-4-14(B)10 of the Zoning Code.
- D. A Special Use Permit for Outdoor Merchandise in accordance with Section 10-4-14(B)14 of the Zoning Code.
- E. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-13(M)2(b)(1) of the Zoning Code to allow two (2) light poles to have a separation distance of 35’ in lieu of the minimum required distance of 80’.
 - 2. A variation from Section 10-5-8(1) of the Zoning Code to allow two (2) driveways serving the car wash to have a width of 10’ and 10.5’ in lieu of the minimum required width of 12’.
 - 3. A variation from Section 10-5-5(B)4 to allow a fence to have a height of eight (8) feet in lieu of the maximum permitted height of four (4) feet in front of a principal structure and in lieu of the maximum permitted height of six (6) feet elsewhere on the Property to provide greater screening for the residential property located south of the Property.
- F. The following variations from the Glen Ellyn Subdivisions Regulations Code:
 - 1. A variation from Section 11-4-7 of the Subdivision Regulations Code to only require a sidewalk on the east side of the Lawler Avenue right-of-way and not require a sidewalk on the west side of the Lawler Avenue right-of-way, which will be provided by the religious institution under construction on the west side of the street.

EXHIBIT "D"

DRAFT

2. A variation from Section 11-4-4(M) of the Subdivision Regulations Code to not require streetlights in the Lawler Avenue right-of-way because an existing streetlight exists on the west side of Lawler Avenue.
3. A variation from Section 11-4-8 of the Zoning Code to allow only the overhead utilities that are proposed to be relocated to be placed underground and to allow the existing overhead utilities on the east side of the property and in the adjacent right-of-way to remain above ground in lieu of burying all existing overhead utilities.

G. The following variations from the Glen Ellyn Sign Code:

1. A variation from Section 4-5-10(A)(3) to allow 112 square feet of wall signage on the north elevation of the building in lieu of the maximum allowable 100 square feet of wall signage.
2. A variation from Section 4-5-10(A) to allow of 466.8 square feet of signage on the entire Property in lieu of the maximum allowable 156 square feet of signage for the entire Property.
3. A variation from Section 4-5-10(A) to allow a total of 87 wall signs in lieu of the maximum number of two (2) wall signs permitted including four (4) wall signs on the building, three (3) canopy signs, and four (4) signs on each of the twenty-four (24) gas pumps.
4. A variation from Section 4-5-5(G) to allow a blue illuminated band on the north, east, and west fascia of the gas pump canopy which would otherwise be prohibited.

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

to accommodate the construction and operation of a 7,144 square foot convenience store with outdoor sales and storage of merchandise and a 10-pump/20 vehicle position gas station with a 2,296 square foot automotive car wash; and

Whereas, the Property is located at the Southeast corner of Roosevelt Road and Lawler Avenue; and

Whereas, the Property is legally described as follows:

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS) 13, 14 AND 15 IN BLOCK 2 IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-24-203-010; 05-24-203-011; 05-24-203-012; 05-24-203-029; and 05-24-203-030

EXHIBIT “D”

DRAFT

Whereas, the petitioner heretofore entered into a valid and binding annexation agreement for the Property, and said annexation agreement was approved by the President and Board of Trustees by Ordinance No. _____ on September 11, 2017; 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 June 29, 2017 and July 13, 2017 at which hearings the Plan Commission considered the petitioner’s request for approval of the requested Zoning Map Amendment, Special Use Permits, Variations from the Zoning Code, and Variations from the Subdivision Regulations Code; and

Whereas, at the June 29, 2017 and the July 13, 2017 public hearings of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and twenty (20) people spoke in opposition to the proposal; 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 five (5) “yes” and two (2) “no”, the Plan Commission recommended approval of the requests with conditions as set forth in the July 13, 2017 minutes of the Plan 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 August 10, 2017 at which hearings the Plan Commission considered the petitioner’s request for approval of the requested Variations from the Sign Code; and

Whereas, at the August 10, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no one spoke in favor of or in opposition to the proposal; and

EXHIBIT “D” DRAFT

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 seven (7) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests as set forth in the August 10, 2017 minutes of the Plan Commission, 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 June 29, 2017, July 13, 2017 and August 10, 2017 Plan Commission public hearings and have considered the recommendations of the Plan Commission; and

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

Whereas, the President and Board of Trustees have determined that granting the requested Zoning Map Amendment is consistent with the goals of the Glen Ellyn Comprehensive Plan and the Glen Ellyn Zoning Code, that granting the Special Use Permits and Variations from the Zoning Code is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variations from the Subdivision Regulations Code is consistent with the goals of the Glen Ellyn Subdivision Regulations Code, that granting the Variations from the Sign Code is consistent with the goals of the Glen Ellyn Sign Code, and that granting approval 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:

EXHIBIT “D” DRAFT

Section One: The minutes from the draft June 29, 2017 Plan Commission public hearing, attached hereto as Exhibit “A”, the minutes from the draft July 13, 2017 Plan Commission public hearing, attached hereto as Exhibit “B”, and the minutes from the draft August 10, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “C”, 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 June 29, 2017, July 13, 2017, and August 10, 2017 public hearings of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission and the staff recommendation for the Exterior Appearance approval, 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 Zoning Map Amendment to zone the property to C3 Service Commercial District. Special Use Permits, Variations from the Zoning Code, Variations from the Subdivision Regulations Code, Variations from the Sign Code, and the Exterior Appearance to allow the construction of a gas station, convenience store, and automotive Carwash at the property commonly known as _____ Roosevelt Road.

Section Three: The granting of the approvals for the Special Use Permits, Variations from the Zoning Code, Variations from the Subdivision Regulations Code, and Variations from the Sign Code, and the Exterior Appearance is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the June 29, 2017, July 13, 2017, and August 10, 2017 public hearings before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner’s application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:

EXHIBIT “D”

DRAFT

1. Application for Zoning Map Amendment stamped received May 26, 2017
2. Application for Special Use Permits stamped received May 26, 2017
3. Application for Zoning Variations stamped received May 26, 2017
4. Application for Subdivision Regulation Variations stamped received May 26, 2017
5. Application for Sign Variations stamped received May 26, 2017
6. Application for Exterior Appearance Review stamped received May 26, 2017
7. Site Plan prepared by Craig R. Knoche & Associates (Sheet C1.1) stamped received August 17, 2017, attached hereto to Exhibit “D”
8. Landscape Plan prepared by David R. McCallum Associates, Inc. (Sheet L1.0) stamped received August 17, 2017, attached hereto to Exhibit “E”
9. Photometric Plan prepared by LSI Industries, stamped received May 26, 2017
10. Light Fixture Cut Sheets prepared by LSI Industries (3 pages) stamped received May 26, 2017
11. Building Elevations prepared by Robert W. Engel And Associates (Sheet A2.1) stamped received May 26, 2017, attached hereto to Exhibit “F”
12. Color Building Renderings (8 sheets) stamped received May 26, 2017
13. Floor Plan prepared by Robert W. Engel And Associates, stamped received May 26, 2017
14. Trash Enclosure Plan prepared by Robert W. Engel And Associates, stamped received May 26, 2017
15. Roof Plan prepared by Robert W. Engel And Associates, stamped received May 26, 2017
16. Wall Plan prepared by Robert W. Engel And Associates, stamped received May 26, 2017
17. Tree Study and Map (2 pages) prepared by The Care of Trees, stamped received May 26, 2017
18. Sign Elevations prepared by Omaha Neon Sign Co., Inc. (12 pages) stamped received, July 26, 2017 attached hereto to Exhibit “G”
19. Sign Site Plan prepared by Omaha Neon Sign Co., Inc. stamped July 27, 2017, attached hereto to Exhibit “H”

The above plans are subject to any changes approved by the Village prior to permits being issued by the Village, and subject to any necessary revisions contained in letters or emails from Village staff and in conformance with all applicable provisions of the Village Code of the Village of Glen Ellyn.

- B. That the Plat of Consolidation which has been submitted and reviewed and approved by Village staff be recorded prior to the issuance of any building permits.
- C. That written approval from IDOT for the proposed access onto Roosevelt Road be received prior to the issuance of any building permits other than a demolition permit.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Special Use Permits, Zoning Variations, Subdivision Regulation Variations, Sign Variations, and the Exterior Appearance (collectively “Entitlements”)

EXHIBIT "D"

DRAFT

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 Entitlements shall expire and become null and void within 24 months of the date of this Ordinance unless a temporary 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: This Ordinance shall be binding upon and inure to the benefit of Buck's Inc. and its successors and assigns.

Section Eight: 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:

EXHIBIT “D”
DRAFT

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

Village President

Attest:

Village Clerk

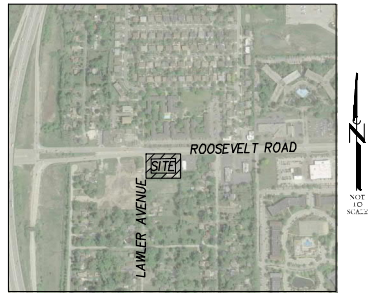
(Published in pamphlet form and posted on the ____ day of _____.)

BUCKY'S

SEC ROOSEVELT ROAD & LAWLER AVENUE GLEN ELLYN, ILLINOIS

PREPARED FOR
BUCKS INC
7315 MERCY ROAD
OMAHA, NEBRASKA

LOCATION MAP



DRAWINGS INDEX

	ON-SITE IMPROVEMENTS	REV	DATE
C0.1	TITLE SHEET & INDEX	7	8/17/17
C0.2	EXISTING CONDITIONS	7	8/17/17
C1.1	SITE PLAN	7	8/17/17
C1.2	PAVING PLAN	4	5/11/17
C2.1	GRADING PLAN	7	8/17/17
C2.2	SWPPP	7	8/17/17
C2.3	SWPPP SPECIFICATIONS & DETAILS	0	1/25/17
C2.4	LAWLER AVE. PLAN & PROFILE	7	8/17/17
C2.5	LAWLER AVE. CROSS SECTIONS	7	8/17/17
C2.6	ROOSEVELT ROAD CROSS SECTIONS	0	8/17/17
C3.1	UTILITY PLAN	7	8/17/17
C7.1	GENERAL NOTES & SPECIFICATIONS	3	5/9/17
C7.2	SITE DETAILS	7	8/17/17
C7.3	UTILITY DETAILS	3	5/9/17
C7.4	IDOT DETAILS	7	8/17/17
C7.5	IDOT DETAILS	7	8/17/17
	LATEST REVISION	7	8/17/17

CONTACTS

PLANNING & DEVELOPMENT DEPARTMENT
STACI HULSEBERG - DIRECTOR
630-547-5250

STEVE WITT - BUILDING & ZONING OFFICIAL
630-547-5250

PUBLIC WORKS DEPARTMENT
JULIUS HANSEN - DIRECTOR
630-547-5515

BOB MINIX - VILLAGE ENGINEER
630-547-5514

BENCHMARKS

BENCHMARK #1: RIM OF SANMH JUST EAST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION: 692.79

BENCHMARK #2: RIM OF STMH JUST NORTH OF THE NORTHWEST PROPERTY CORNER.
ELEVATION: 693.63

REFER TO SHEET C0.2 FOR BENCHMARK LOCATIONS. ALL BENCHMARKS ARE USGS NAVD 88 DATUM.

EXHIBIT "E"

WARNING CALL

Call 48 hours
before you dig
(Excluding
Sat., Sun. &
Holidays)



BEFORE YOU DIG

CONTRACTORS SHALL CALL J.U.L.I.E.
BEFORE START OF CONSTRUCTION.
CALL LOCAL AMERITECH OFFICE FOR
LOCATIONS OF FIBEROPTIC CABLES.
J.U.L.I.E. DOES NOT MARK THESE
LOCATIONS.

(Operates
24 hours a day
365 days a year)

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & IDOT COMMENTS			
4	5/11/17	PER IDOT COMMENTS			
2	4/03/17	PER VILLAGE COMMENTS			

TITLE SHEET & INDEX

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES
AND ORDINANCES OF THE VILLAGE OF GLEN ELLYN, MY LICENSE EXPIRATION
NOVEMBER 30, 2017.

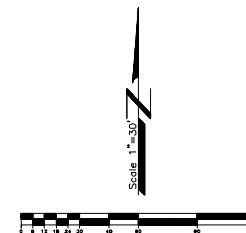
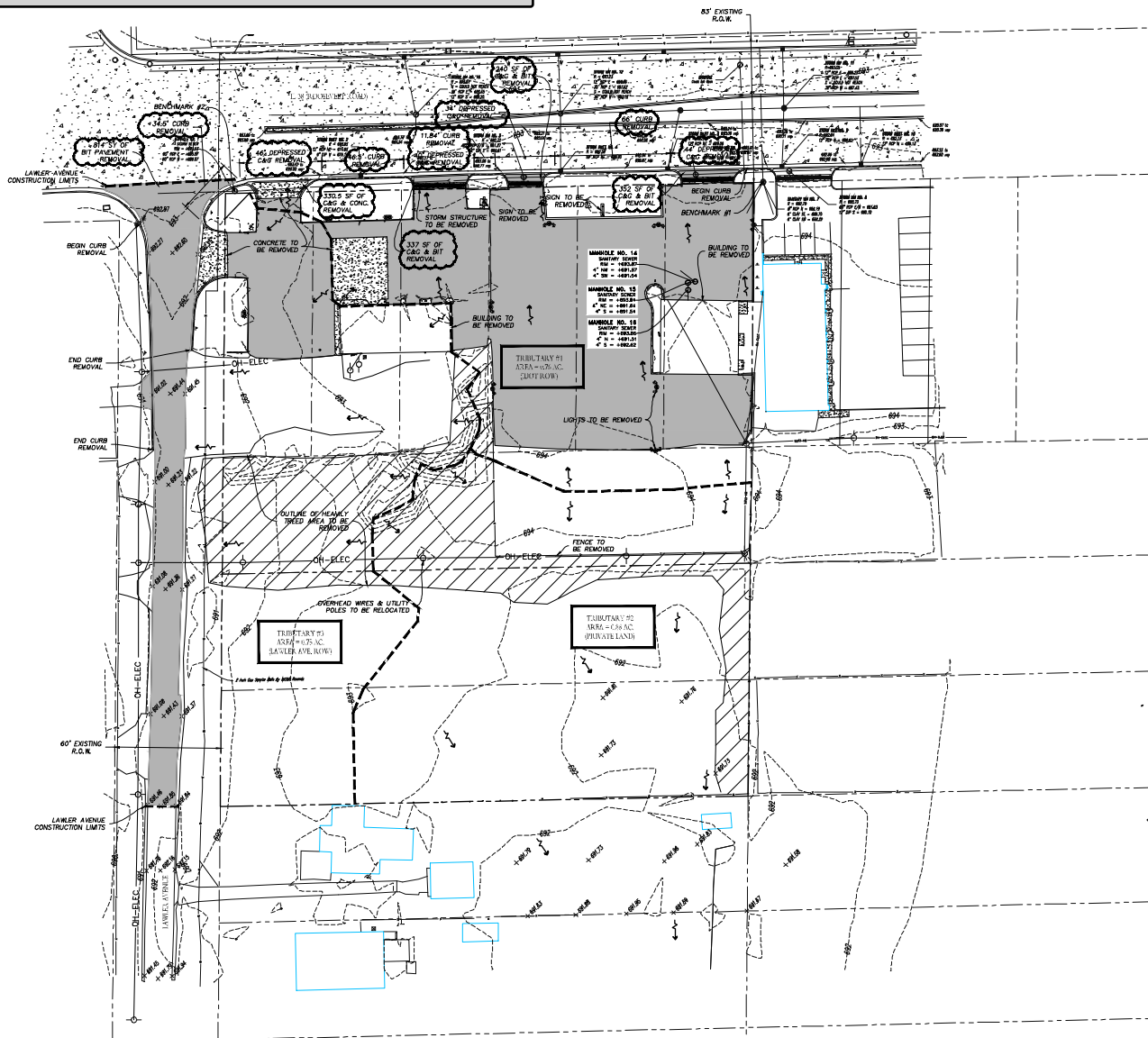
STEVEN R. KUROWA, P.E. LICENSED ENGINEER # 082-054950



Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmet Street • Glenview, IL 60045 • Phone (847) 849-0070 • Fax (847) 849-0070

DATE 1/25/17
FILE 18-008 C01
JOB NO. 940.08
SHEET NO.

C0.1



SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
WATERMAIN	— W —	— W —
STORM SEWER:	— S —	— S —
SANITARY SEWER:	— S —	— S —
OVERHEAD ELECTRIC:	— OH — ELEC —	— OH — ELEC —
STORM MANHOLE:	⊙	⊙
SANITARY MANHOLE:	○	○
VALVE VAULT/B-BOX:	⊗	⊗
FIRE HYDRANT	⊙	⊙
UTILITY POLE	○	○
LIGHT POLE	⊙	⊙
CURB AND GUTTER	—	—
CONTOUR	— 69.3 —	— 69.3 —
CONCRETE	■	■
PAVEMENT	■	■
TREES/ BRUSH	▨	▨

SITE DEMOLITION NOTES

- Contractor shall field verify all existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.
- Demolition contractor shall call J.U.L.L.E. and IODT's Traffic Equipment Maintenance Contractor, Weede Electric, for underground traffic signal equipment locations at 773-287-7600 prior to any demolition work.
- Demolition contractor is responsible for demolition permits and associated fees.
- Demolition contractor is responsible for following all O.S.H.A. regulations.
- All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
- Traffic control for work in the right-of-way shall meet I.D.O.T. standards per Section 900, Standard Specifications for Road and Bridge Construction, (current version).
- Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.
- All excavations to be filled in lifts not exceeding 6" with approved engineered backfill and compacted to 95% modified proctor.
- Excavation contractor shall grade site in order to provide full pavement section per pavement detail.
- A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.
- All mud shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadway shall be immediately removed from said adjacent roadway.
- Demolition of all utilities (including but not limited to gas, electric, telephone and cable) shall be coordinated with the governing municipality and the utility companies.
- Excavate all existing landscape areas, including pathways, to full pavement design depth for new construction.
- Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

REVISIONS

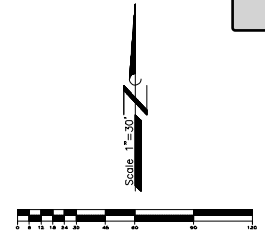
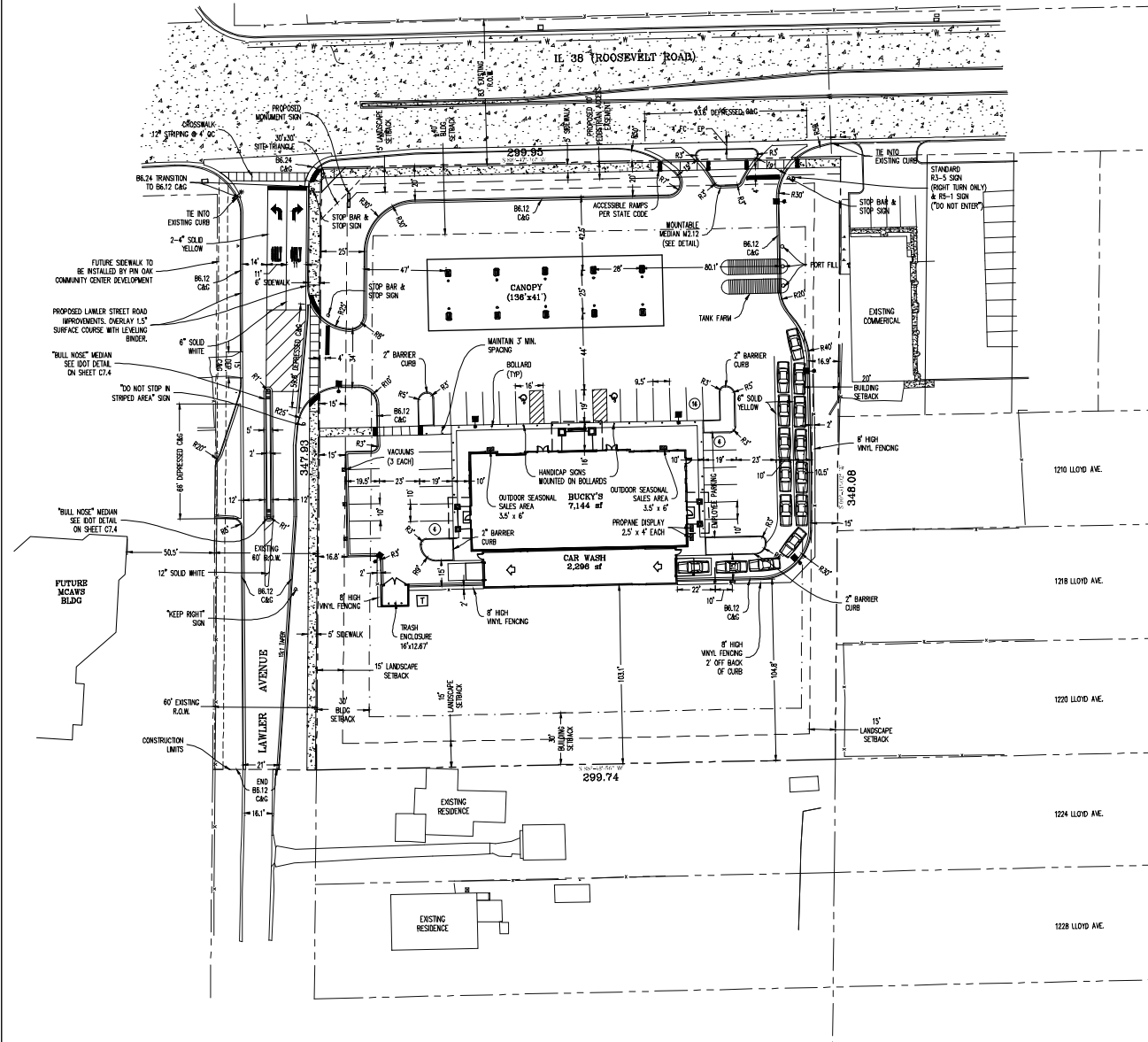
NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & DOT COMMENTS
6	5/11/17	PER DOT COMMENTS
5	4/25/17	PER VILLAGE COMMENTS

EXISTING CONDITIONS &
DEMOLITION PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers
Civil Engineers, P.C.
24 N. Summit Street • Glenview, IL 60025 • phone (847) 849-0070 • fax (847) 849-0070

DATE 1/25/17
FILE 16-008 C10
JOB NO. 940.08
SHEET NO. C0.2



SITE ANALYSIS

SITE

SE Corner of Route 38 & Lawler Avenue

DuPage County, IL

Proposed Use Convenience Store (Gas Station, Service Station, Outdoor Mercantile & Storage) & Carwash (Automotive Car Wash)

Existing Zoning E-2, R-4 Unincorporated DuPage County

Required Zoning C-3

Parcel Area:

104,301 sf

= 2.39 Acres

Building Area:

7,144 sf Service Station

2,296 sf Automobile Car Wash

SETBACKS

	Front Yard (Roosevelt Rd)	Rear Yard (R+R+)	Corner Side Yard (Lawler Ave)	Side Yard (R+R+)
Building Setback	40' 163.5'	30' 127'	30' 86.5'	20' 86.3'
Inspection Surface Setback	15' 20'	15' 96.1'	15' 13'	15' 15'
Pump Island Setback	40' 60.5'	15' 258.3'	30' 69.6'	15' 96.2'
Canopy Overhang Setback	40' 51.5'	15' 252.3'	30' 19.5'	15' 81.7'
Canopy Pole Setback	30' 67'	15' 204.7'	30' 62.3'	15' 97.1'
Car Wash Setback	40' 220.8'	30' 103.7'	30' 95.4'	20' 92.3'

PARKING

Quantity Required	25 = 4 x 6,795/1000 15 To Regulated	Service Station (4 per 1000 of gross floor area) Automobile Car Wash (15 spaces)
Provided	65 = 20 Standard + 20 Gas Pumps + 2 ADA = 15	
Stall Size Required	9.5' x 19' Standard	
Provided	9.5' x 19' Standard, 10' x 19' Standard, 16' x 19' (ADA) 10' x 19' (Vacuum Stall)	
Driveway Walks Minimum	23'	
Provided	23'	

LEGEND

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPERTY LINE

SETBACK LINE

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. SETBACKS AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.M. IN ACCORDANCE WITH ILLINOIS D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVE OR ROADWAYS.
9. CONTRACTOR SHALL COMPLY ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE BK-12 UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

REVISIONS

5	3/26/17	PER OWNER
4	3/17/17	PER DOT COMMENTS
3	6/2/17	PER VILLAGE COMMENTS
2	4/25/17	PER VILLAGE COMMENTS
1	3/22/17	PER VILLAGE COMMENTS

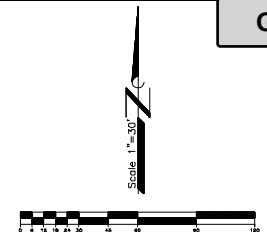
NO.	DATE	DESCRIPTION
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SITE PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1610 N. Semmler Street • Glenview, IL 60040 • phone (847) 849-0070 • fax (847) 849-0070

DATE 1/25/17
FILE 16-008 C10
JOB NO. 940.08
SHEET NO. C1.1



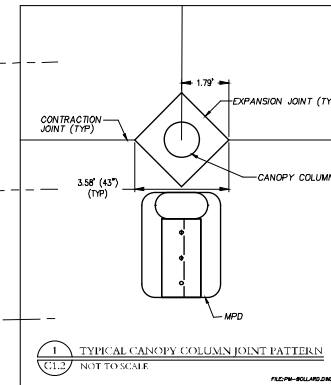
66.12 CURB & GUTTER
 66.24 CURB & GUTTER
 6" BARRIER CURB
 CONTRACTION JOINT
 EXPANSION JOINT
 PROPERTY LINE
 7" P.C.C. (ISLAND & CANOPY)

 8" P.C.C. (TANK FARM)

 8" P.C.C. (DRIVES & SW WITHIN R.O.W.)

 5" P.C.C. (PUBLIC SW)

 7" P.C.C. (UNLESS OTHERWISE NOTED)

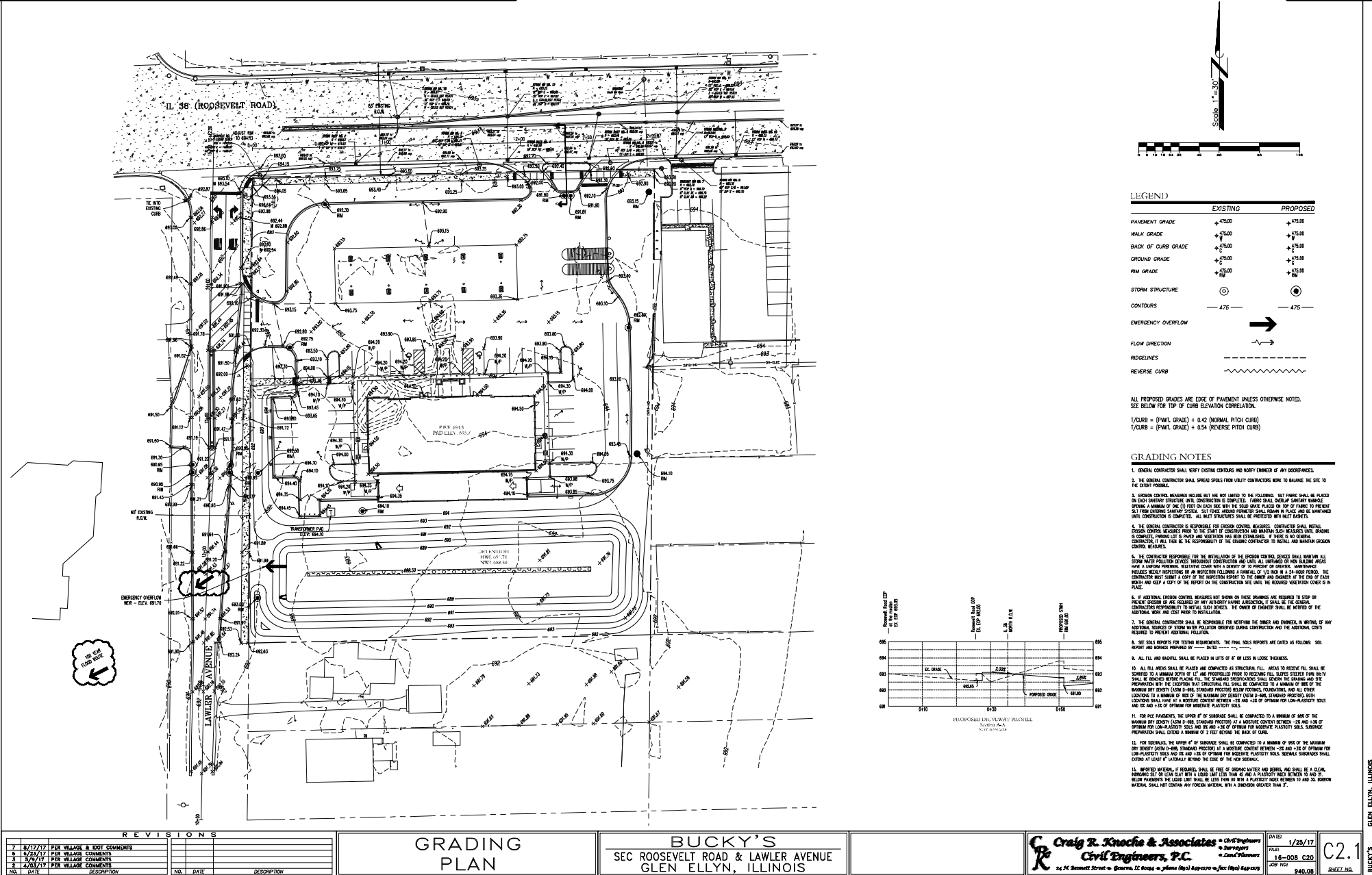
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PLAN

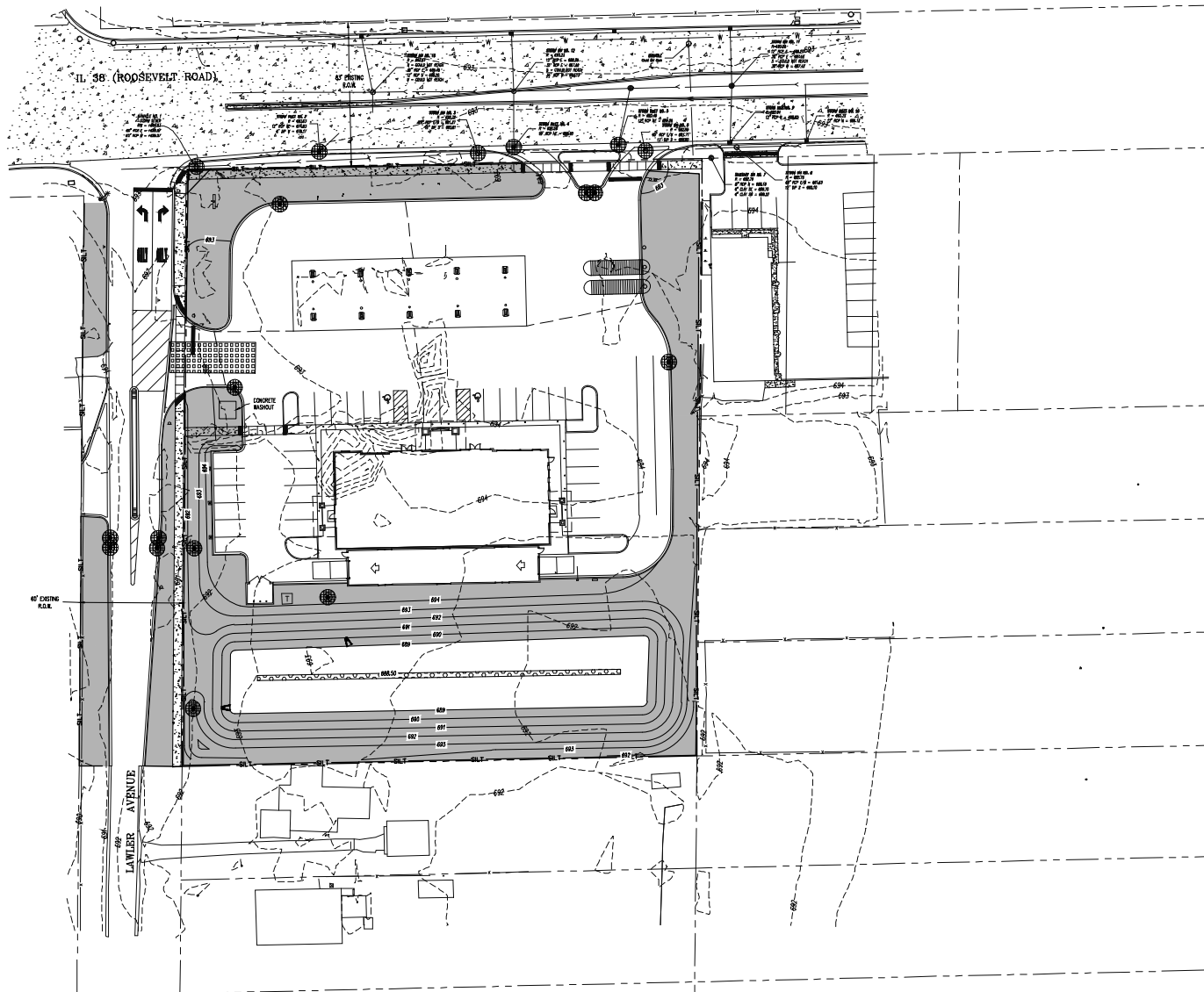
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (815) 849-1270 • fax (815) 849-1275
• Civil Engineers
• Surveyors
• Land Planners

DATE: 1/25/17	C1.2
FILE: 16-008 C10	
JOB NO: 940.08	

SHEET NO.





LEGEND	
	24" WIDE CONSTRUCTION ENTRANCE AND ALL-WEATHER ROAD. LOCATION OF CONSTRUCTION ENTRANCE TO MATCH PROPOSED PAVEMENT SUBGRADE ELEVATION. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE THROUGHOUT THE PROJECT.
	TEMPORARY EROSION CONTROL BLANKET. LOCATED AS SEEN MAY BE USED IN ALL AREAS WHERE THE EXISTING SOIL IS WEAKER THAN OR EQUAL TO 400-100.
	WET BASKET
	SALT FENCE

STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR CERTIFICATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

CONTRACTOR'S SIGNATURE _____	COMPANY NAME _____
TEL _____	ADDRESS _____
DATE _____	PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN OWNER CERTIFICATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

OWNER'S SIGNATURE _____	COMPANY NAME _____
TEL _____	ADDRESS _____
DATE _____	PHONE NUMBER _____

REVISIONS

NO.	DATE	DESCRIPTION
1	8/17/17	PER VILLAGE & EOT COMMENTS
2	8/17/17	PER VILLAGE COMMENTS
3	8/17/17	PER VILLAGE COMMENTS

STORMWATER POLLUTION PREVENTION PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmler Street • Glenview, IL 60045 • phone (847) 849-9999 • fax (847) 849-9999

DATE 1/25/17
FILE 16-008 C20
JOB NO. 940.08

C2.2
SHEET NO.

G.4.d

7. STABILIZE AND VEGETATE CORNER - STOP TOPSOIL AND REINFORCE EXISTING VEGETATION. STOPSOIL ON-SITE (IF REQUIRED) AT VEGETATION CORNER.
8. PERMANENT SEEDING - IMMEDIATELY FOLLOWING FINISH GRADING AND TOPSOIL PLACEMENT INSTALL SEEDING ON SLOPE IN AREAS AS DESIGNATED ON PLANS.
9. FINISH GRASS - INSTALL THE AGGREGATE BASE AS SOON AS THE CONSTRUCTION SCHEDULES TO PERMIT. FOLLOWING COMPLETION, ESTABLISH GRASS.
10. SLOPE PROTECTION - PROTECT SEEDING ON SLOPES SLOPES WITH MULCH, EROSION CONTROL BLANKET, OR OTHER MEANS. SLOPE PROTECTION SHALL BE REQUIRED ON ALL SLOPES GREATER THAN 4:1(H:V).
11. ON-SITE & OFF-SITE SOIL STORAGE AND EXPOSURE AREAS TO REMAIN MORE THAN 3 DAYS SHALL BE PROTECTED FROM EROSION AND SCALIMIZATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs). SOIL STORAGE SHALL BE COVERED WITH A MAT OF THE SAME MAT AND FORTIFIED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
12. SLOPES SHALL BE LEFT IN A PROPOSED CONDITION DURING THE CLOSING PHASE TO PERMIT GRASS VEGETATION AND EROSION.
13. PRIOR TO THE GRACE DRAINAGE DRAINAGE OR DEVELOPMENT OF THE PROJECT, THE CONTRACT SHALL BE REQUIRED FOR ADJUSTING THE SLOPE AND SLOPEWAY CORRECTION MEASURES (SLOPE, FENCES, ETC.) DUE TO EROSION, AND POLLUTANT DISCHARGE.

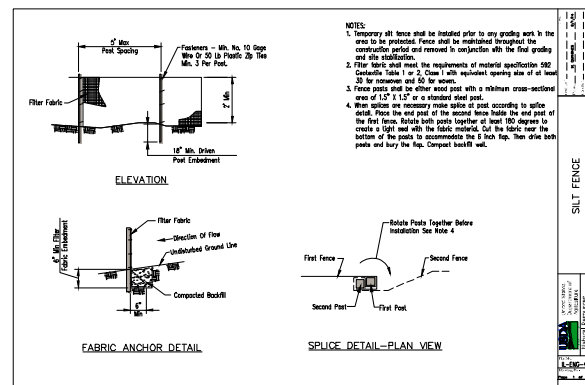
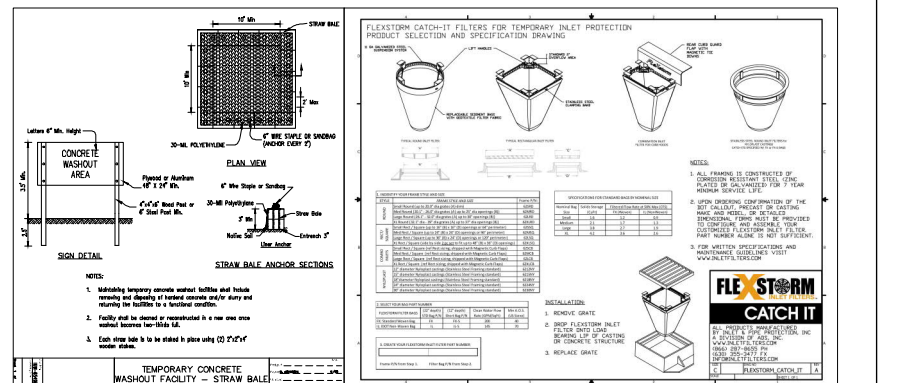
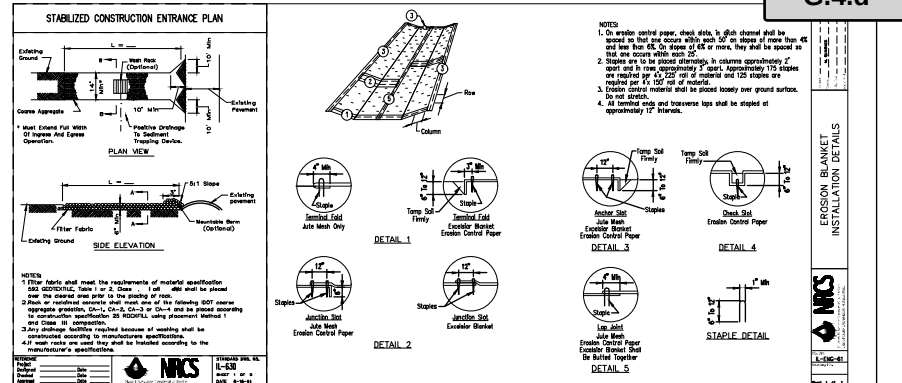
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1. (1 WEEK) MOBILIZATION, INSTALL EROSION CONTROL, STRIP ANY VEGETATION
2. (2 WEEKS) TOP SOIL STRIPPING AND MASS GRADING
3. (2 WEEKS) INSTALL REMAINING UNDERGROUND STORM UTILITIES AND INLET PROTECTIONS.
4. (2 WEEKS) INSTALL SANITARY, WATER, GAS, ELECTRIC AND TELEPHONE UTILITIES.
5. (1 WEEK) PREPARE AND FINE GRADE SITE.
6. (2 WEEKS) INSTALL CURBS AND STONE BASE FOR PAVING.
7. (2 WEEKS) CONCRETE AND ASPHALT PAVING
8. (2 WEEKS) INSTALL LANDSCAPING AND REMOVE TEMPORARY EROSION CONTROL MEASURES.

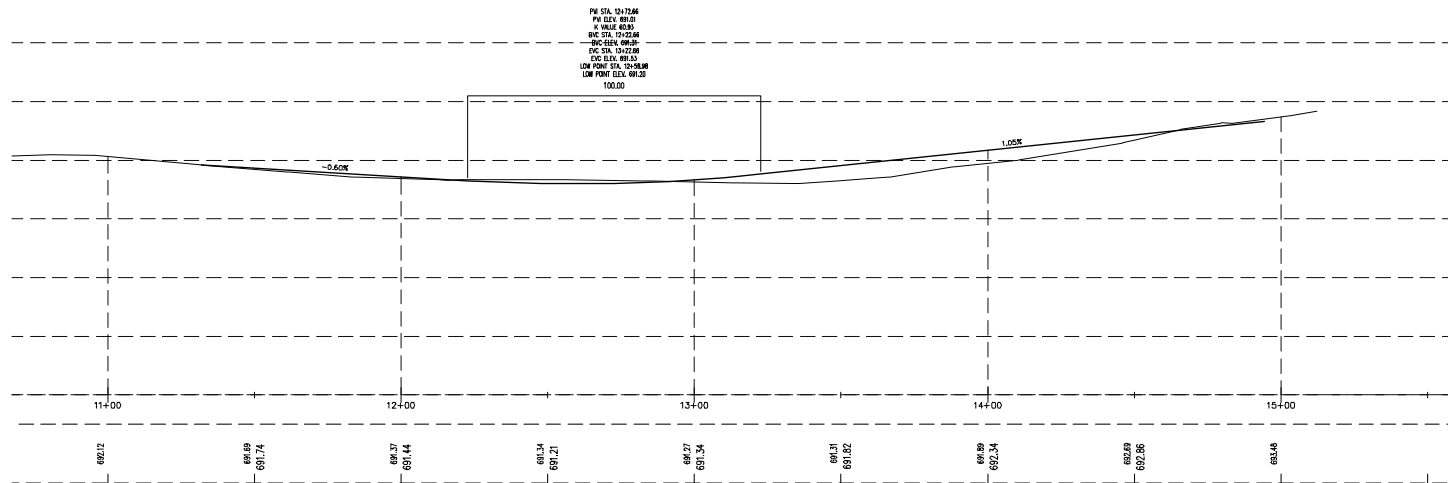
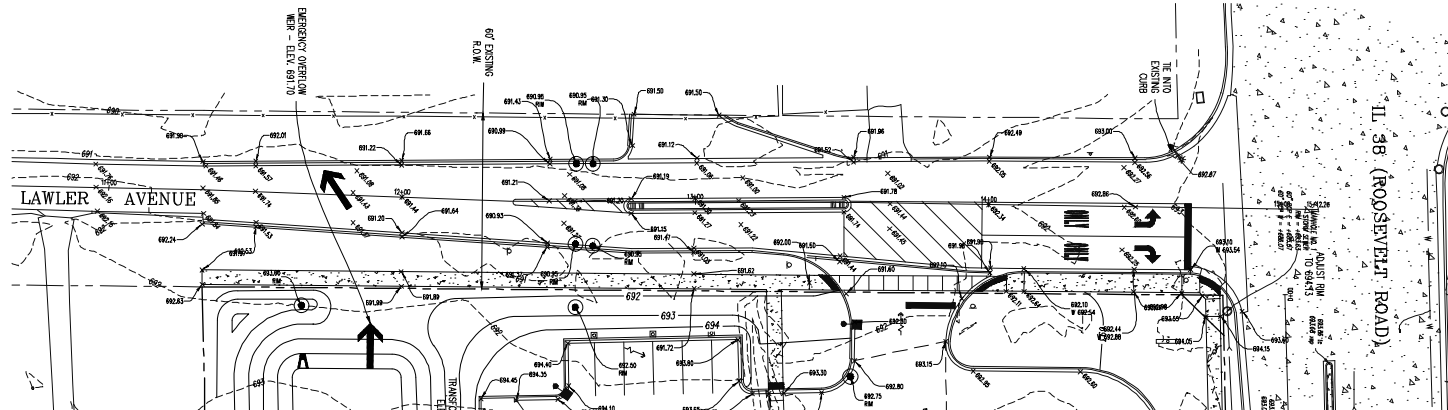
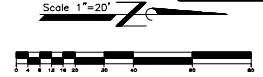
A KENTUCKY BLUEGRASS 80 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C SPRING GRASS 100 LBS/ACRE D WHEAT OR CEREAL RYE 150 LBS/ACRE	* IRRIGATION NEEDED DURING JUNE AND JULY ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SO
E SOI		
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	F STRAW MULCH 2 TONS/ACRE	

SOIL PROTECTION CHART

[illegible]

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

DATE: 1/25/17	C2.3	BUCKY'S
FILE: 16-008 C20		
JOB NO: 940 08		



REVISIONS

NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & HOV COMMENTS
5	5/9/17	PER VILLAGE COMMENTS

LAWLER AVENUE
PLAN & PROFILE

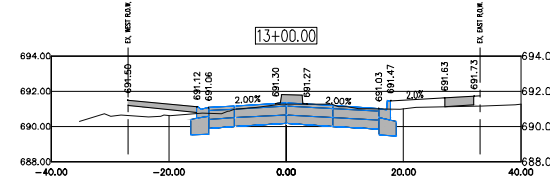
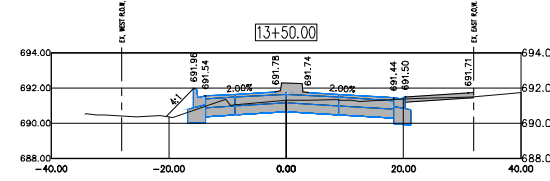
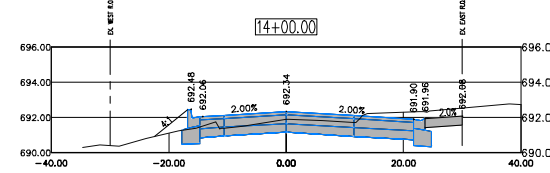
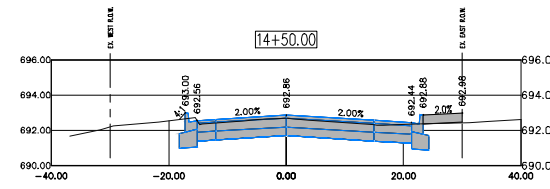
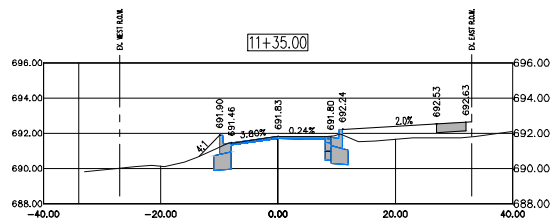
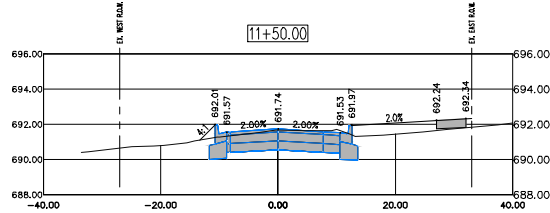
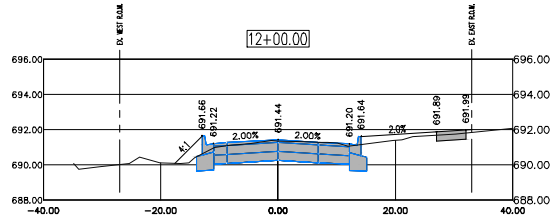
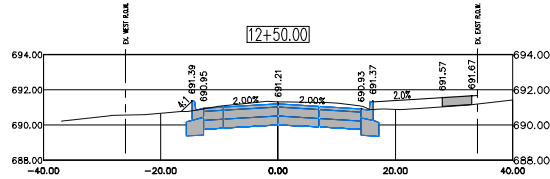
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmet Street • Glenview, IL 60045 • phone (847) 849-0070 • fax (847) 849-0070

DATE 1/25/17
FILE 16-008 C20
JOB NO. 940.08

C2.4

BUCKY'S
GLEN ELLYN, ILLINOIS



REVISIONS		
NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & HOV COMMENTS
5	5/9/17	PER VILLAGE COMMENTS

LAWLER AVENUE
CROSS SECTIONS

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

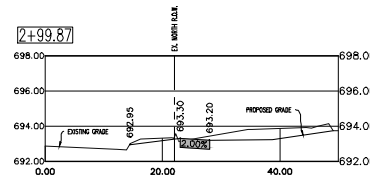
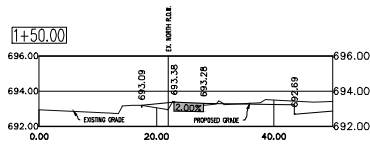
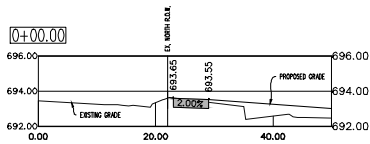
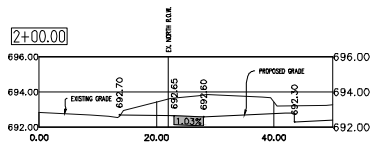
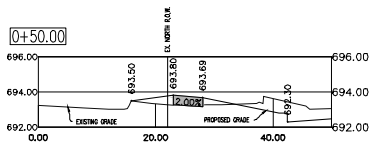
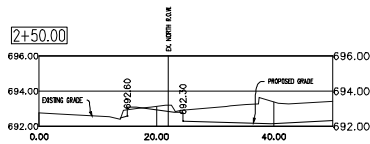
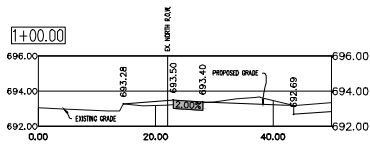
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HORIZONTAL SCALE - 1" = 10'

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DATE 1/25/17
FILE 16-008 C20
JOB NO. 940.08

C2.5
SHEET NO.

BUCKY'S
GLEN ELLYN, ILLINOIS



REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROOSEVELT ROAD
CROSS SECTIONS

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

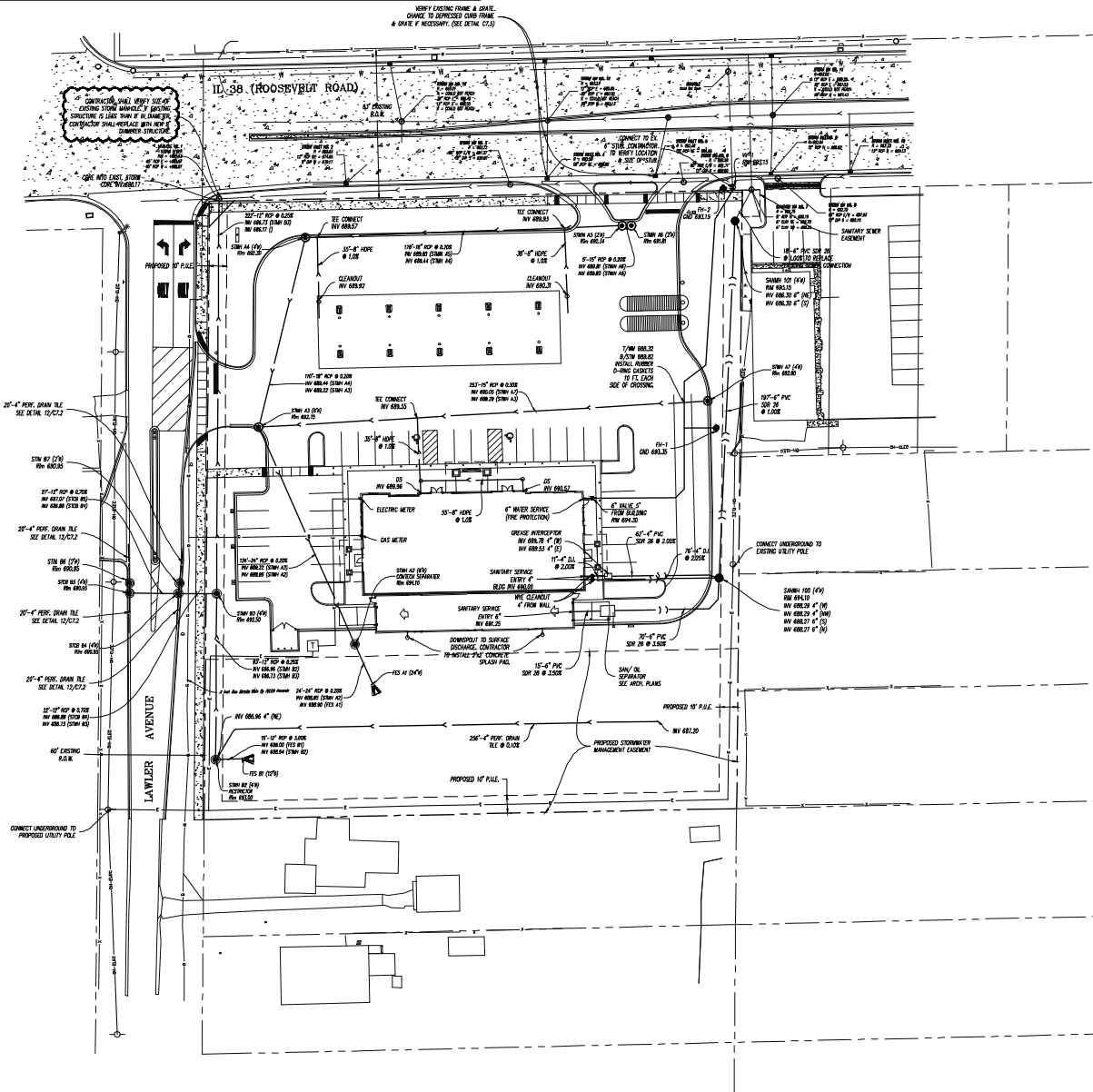
VERTICAL SCALE - 1" = 3'
HORIZONTAL SCALE - 1" = 10'

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DATE: 8/17/17
FILE: 16-008 C20
JOB NO: 940.08

C2.6
SHEET NO.

BUCKY'S
GLEN ELLYN, ILLINOIS



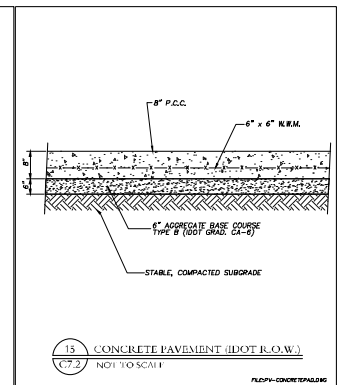
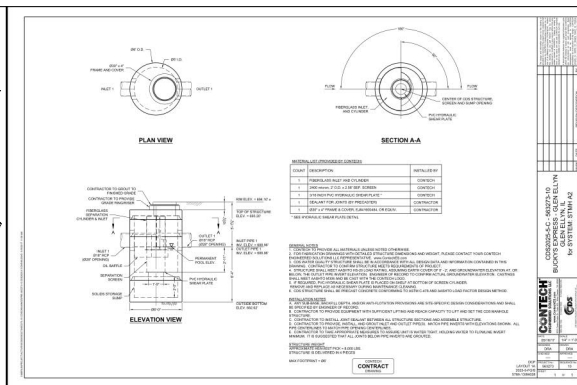
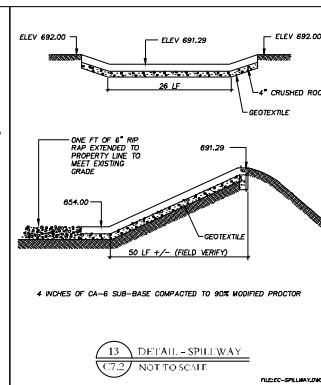
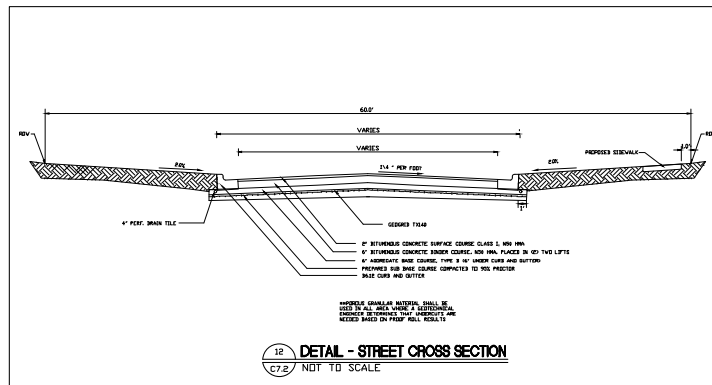
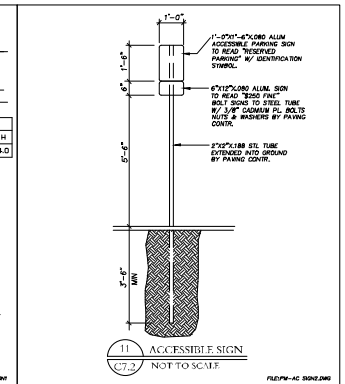
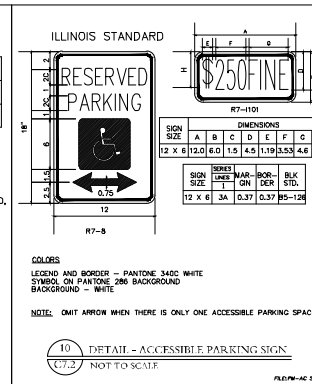
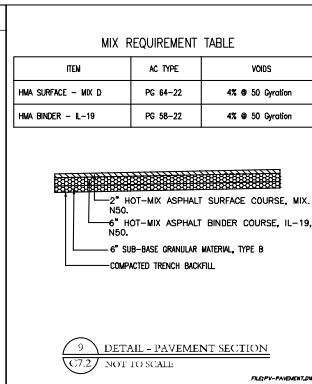
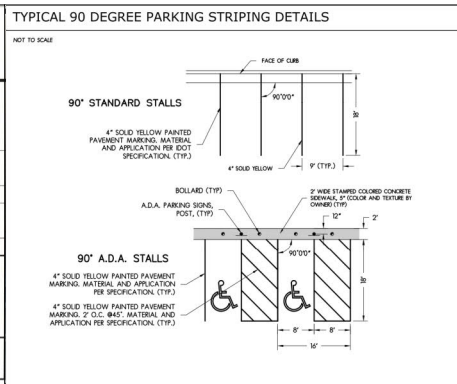
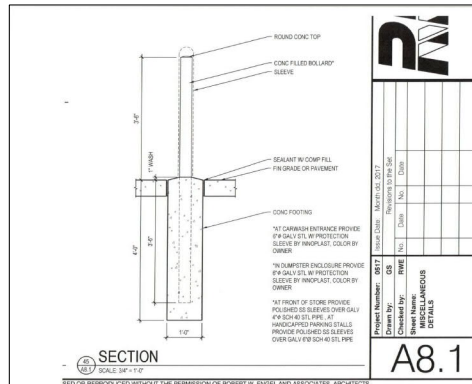
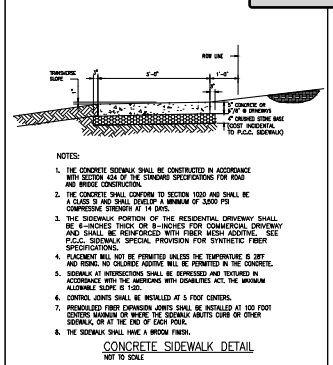
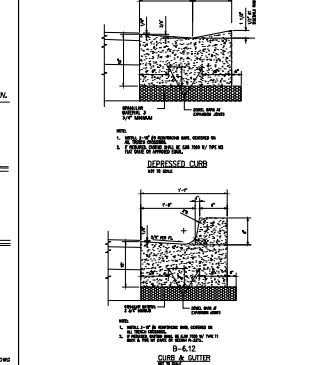
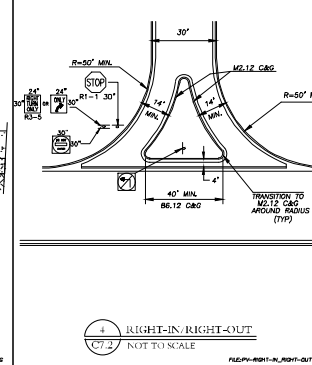
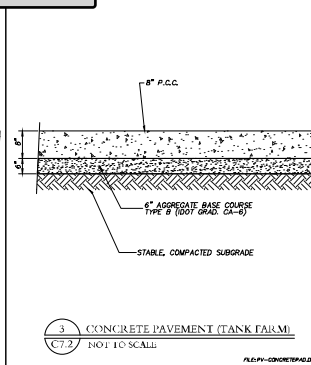
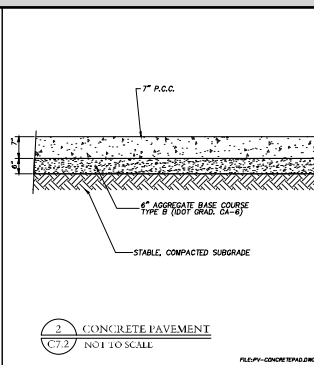
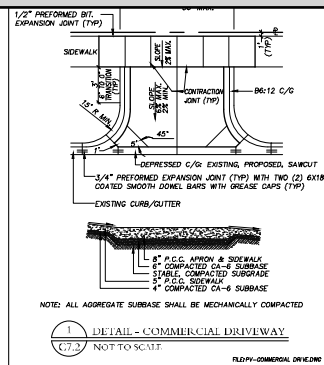
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2	10/26/17	PER COMMENTS
3	10/26/17	PER VILLAGE COMMENTS
4	10/26/17	PER VILLAGE COMMENTS
5	10/26/17	PER VILLAGE COMMENTS

UTILITY PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
210 Commerce Drive • Glenview, IL 60024 • phone (847) 849-0070 • fax (847) 849-0070

DATE: 1/25/17
FILE: 16-008 C30
JOB NO: 940.08
SHEET NO: C3.1



REVISIONS		
NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & DOT COMMENTS
8	8/17/17	PER DOT COMMENTS
9	8/17/17	PER VILLAGE COMMENTS
10	8/17/17	PER VILLAGE COMMENTS

SITE
DETAILS

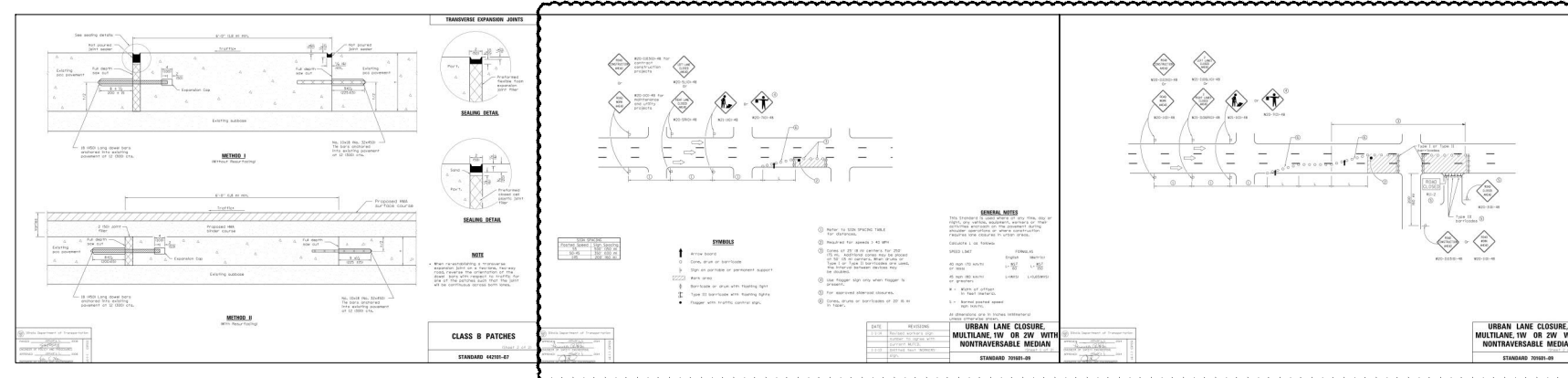
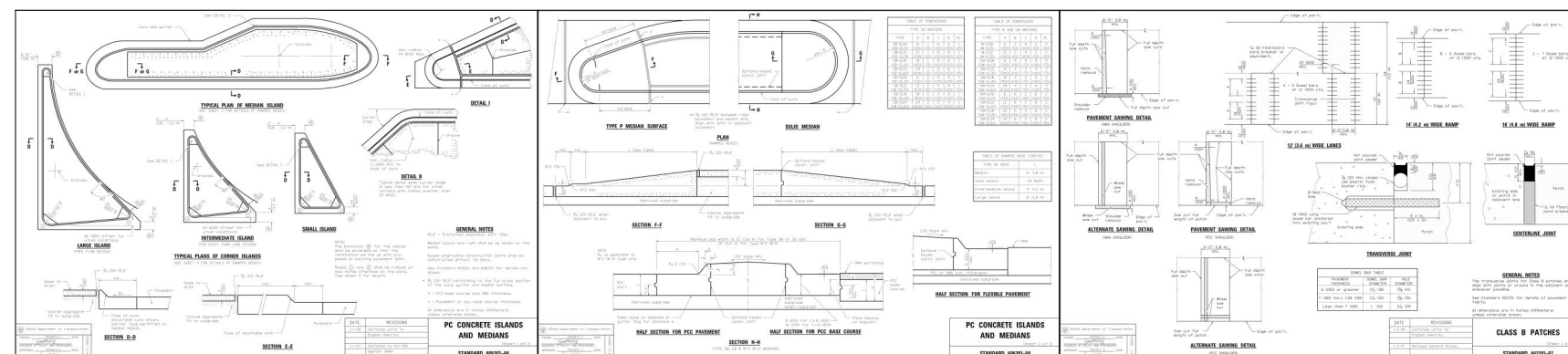
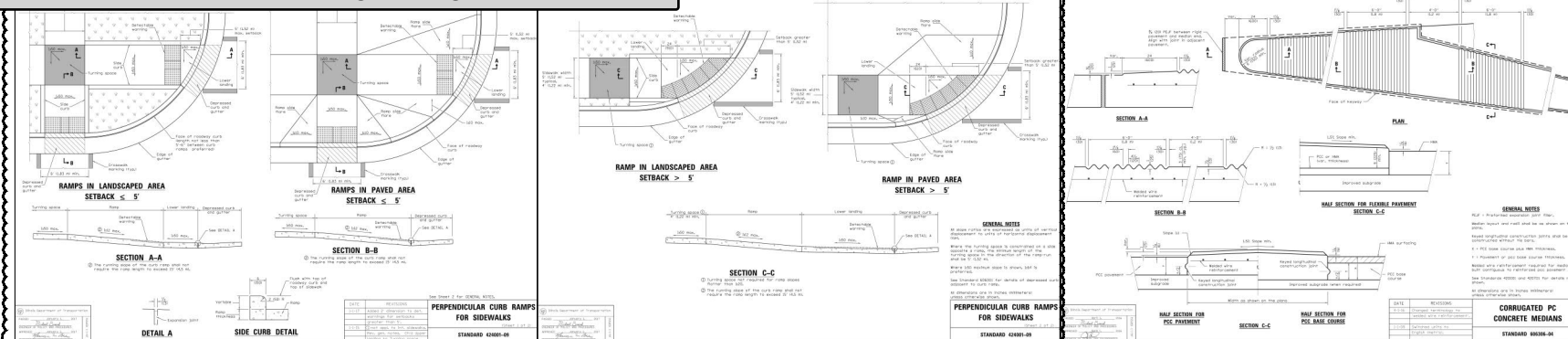
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

CONTRACT

Craig R. Knoche & Associates
Civil Engineers, P.C.
1430 Summit Street • Glenview, IL 60045 • Phone (847) 849-0070 • Fax (847) 849-0071

DATE: 1/25/17
FILE: 16-008 C70
JOB NO: 940.08
SHEET NO: C7.2

G.4.d



REVISIONS		
NO.	DATE	DESCRIPTION
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6	5/9/17	PER IDOT COMMENTS

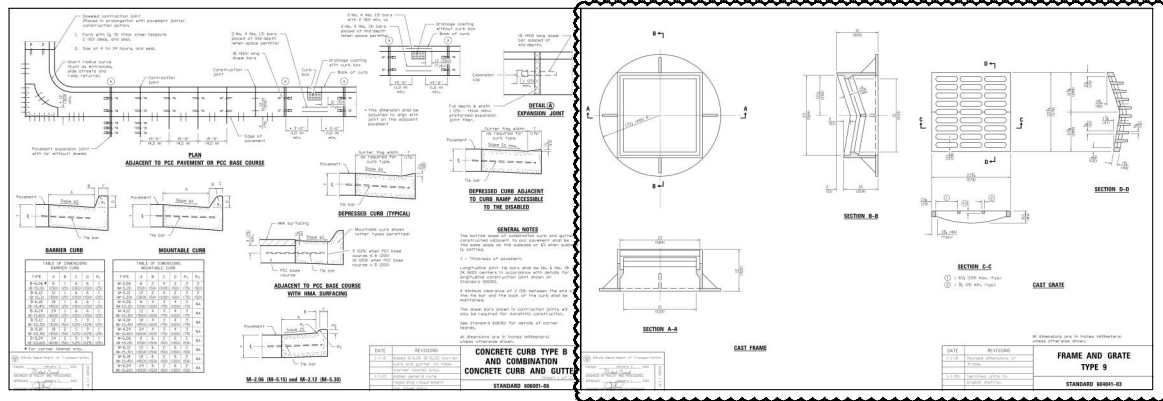
IDOT
DETAILS

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates, Inc.
Civil Engineers, P.C.

14141 S. Summit Street • Glenview, IL 60015 • Phone: (847) 849-2000 • Fax: (847) 849-2000

DATE: 4/03/17
FILE: 16-008_C70
JOB NO: 940.08
SHEET NO: C7.4



DATE: 5/11/17	C7.5	BUCKY'S
FILE: 16-008 C70		
JOB NO: 940.08		

SHEET NO.



Our business is people and their love for trees

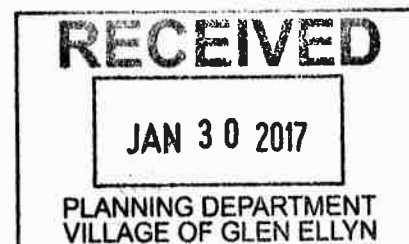
The Care of Trees
700 Taft Ave
Glen Ellyn, IL 60137

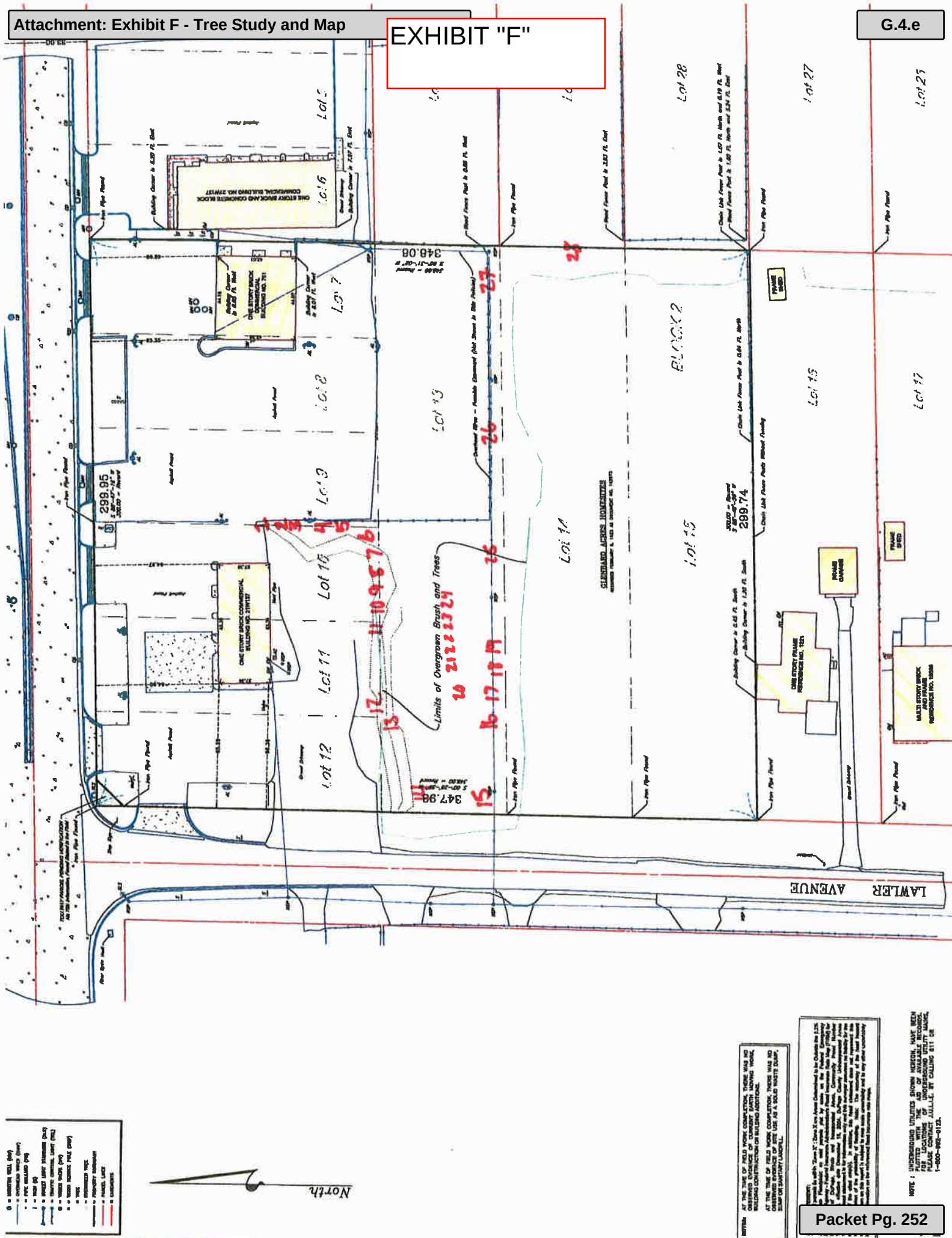
Tel 630.545.0606
Fax 630.545.0606
www.thecareoftrees.com

Buck's Inc

Location: SE corner of North Ave. and Swift Rd.
Lombard IL, 60148

<u>Tag Number</u>	<u>Tree species</u>	<u>Diameter at breast height</u>	<u>Condition</u>
1	Mulberry	6,8,8	Fair
2	Tree of Heaven	6	Fair
3	Tree of Heaven	5,6,5	Fair
4	Mulberry	12,9	Fair
5	Tree of Heaven	10	Fair
6	Mulberry	10	Fair
7	Mulberry	10	Fair
8	Siberian Elm	7	Fair
9	Siberian Elm	13	Fair
10	Siberian Elm	8	Fair
11	Siberian Elm	7,13	Fair
12	Silver Maple	18,16,18,21,24	Fair
13	Mulberry	8,7	Fair
14	Mulberry	17,23	Poor
15	Siberian Elm	26	Poor
16	Siberian Elm	16	Fair
17	American Elm	16	Dead
18	Eastern Red cedar	6	Poor
19	Eastern Red cedar	10	Fair
20	Mulberry	6	Fair
21	Mulberry	7	Fair
22	Mulberry	6	Fair
23	Mulberry	13	Fair
24	Mulberry	13	Fair
25	Eastern Red cedar	16,12	Fair
26	Mulberry	6,6	Fair
27	Boxelder Maple	20	Dead
28	Poplar	30	Fair





Number

Scale
 $r = 20'$

North 

File
4531FP1ASheet **L1.0**

Landscape Calculations

*Note: Ornamental trees have been substituted with evergreen trees.

Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	2	4.5"		<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	80
ACF	2	4.5"		<i>Acer x freemanii</i> 'Amorbus'	Amorbus Freeman Maple	80
OPS	3	2"		<i>Gleditsia</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	80
OTS	3	2"		<i>Gleditsia triacanthos</i> var. <i>nervosa</i>	Styline Thornless Honeylocust	80
*PFG	9	3"		<i>Pyrus calleryana</i> 'Glen's Form'	Glen's Form Ornamental Pear	80
TR	5	3"	5"	<i>Tilia americana</i> 'Redmond'	Redmond Linden	80

Key	Qty.	Size	Botanical Name	Common Name	Remarks
MRS	1	9'	Magnolia stellata 'Royal Star'	Royal Star Magnolia	BB/Dump

Evergreen Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
JUN	27	6"		<i>Juniperus virginiana</i>	Eastern Redcedar	000
PIA	9	6"		<i>Picea pungens</i> 'Yat. Albert'	Yat. Albert Blue Spruce	000
POD	8	6"		<i>Picea glauca</i> 'densata'	Black Hills Spruce	000
POD	12	6"		<i>Picea alba</i>	Norway Spruce	000
POD	10	6"		<i>Picea pungens</i>	Norway Spruce	000
POD	10	6"		<i>Picea canadensis</i>	Colorado Spruce	000
POD	1	9"		<i>Picea pungens</i>	Colorado Spruce	000
POD	1	11"		<i>Picea pungens</i>	Colorado Spruce	000

Shrub Key	Qty.	Size	Botanical Name	Common Name	Remarks
FVB	50	24"	<i>Foraythia viridissima</i> "Bronzevine"	Bronze Dwarf Forsythia	00
HTL	10	24"	<i>Hydrangea paniculata</i> "Limelight"	Limelight Hydrangea	00
JCS	25	24"	<i>Juniperus chinensis</i> var. <i>sargentii</i>	Sargent Juniper	00
SMK	5	24"	<i>Syringa pubescens</i> "Miss Kim"	Miss Kim Dwarf Lilac	00
TCT	20	6"	<i>Thalictrum occidentale</i> "Tachyt"	Mission Anemone	00
VBN	5	24"	<i>Viburnum dentatum</i> "Christom"	Blue Nuffin Arnoved Viburnum	00

Perennials and Ornamental Grasses					
Key	Gly.	Size	Botanical Name	Common Name	Remarks
ALL	53	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
SPO	38	#1	Sporobolus heterolepis	Prairie Dropseed	Container

* (4) 2" PGF to be installed in Roosevelt Road R.O.W. if approved by IDOT.

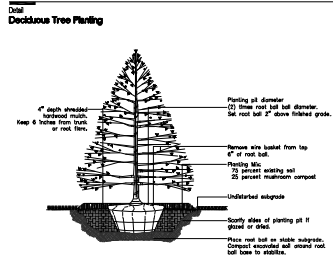


Diagram illustrating the layout of a 4' x 8' raised bed. The bed is divided into two 4' x 4' sections. The left section shows a 2' x 2' grid of plants, with labels indicating '4" depth extended border - maintain over entire planting bed', 'Annual planting bed at minimum of 2' beyond root ball or as shown as an alternative', 'Remove top of borings', and 'See pin for spacing'. The right section shows a 2' x 2' grid of plants, with labels indicating 'Set root ball 2" above finished grade', 'Planting Mix', '2 percent mixing soil', '2 percent mulch/soil compost', 'Specify date of planting if it goes or dies', 'Unfertilized mags', and 'Place root ball as stable substrate. Compost recorded soil should not be too to stabilize'.

Diagram illustrating the components of a 16" deep planting mix layer:

- 2" depth mushroom compost over entire perennial bed.
- Perennial plant showing its root on pile.
- Unstarated subgrade.
- 16" depth planting mix:
 - 75 percent clean topsoil
 - 25 percent mushroom compost

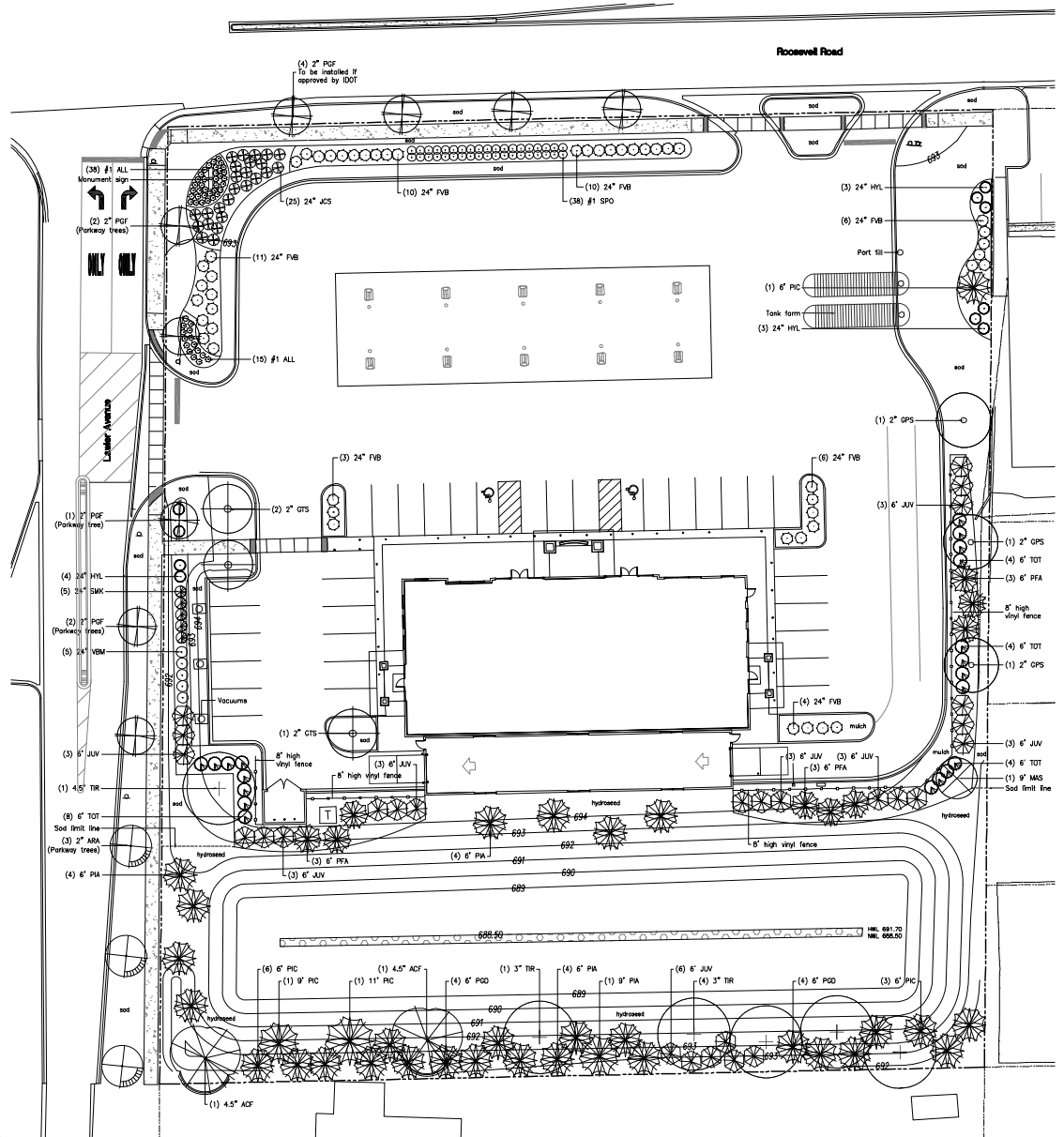
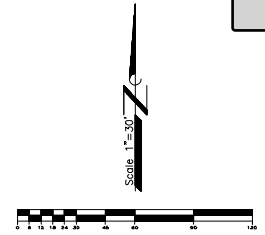
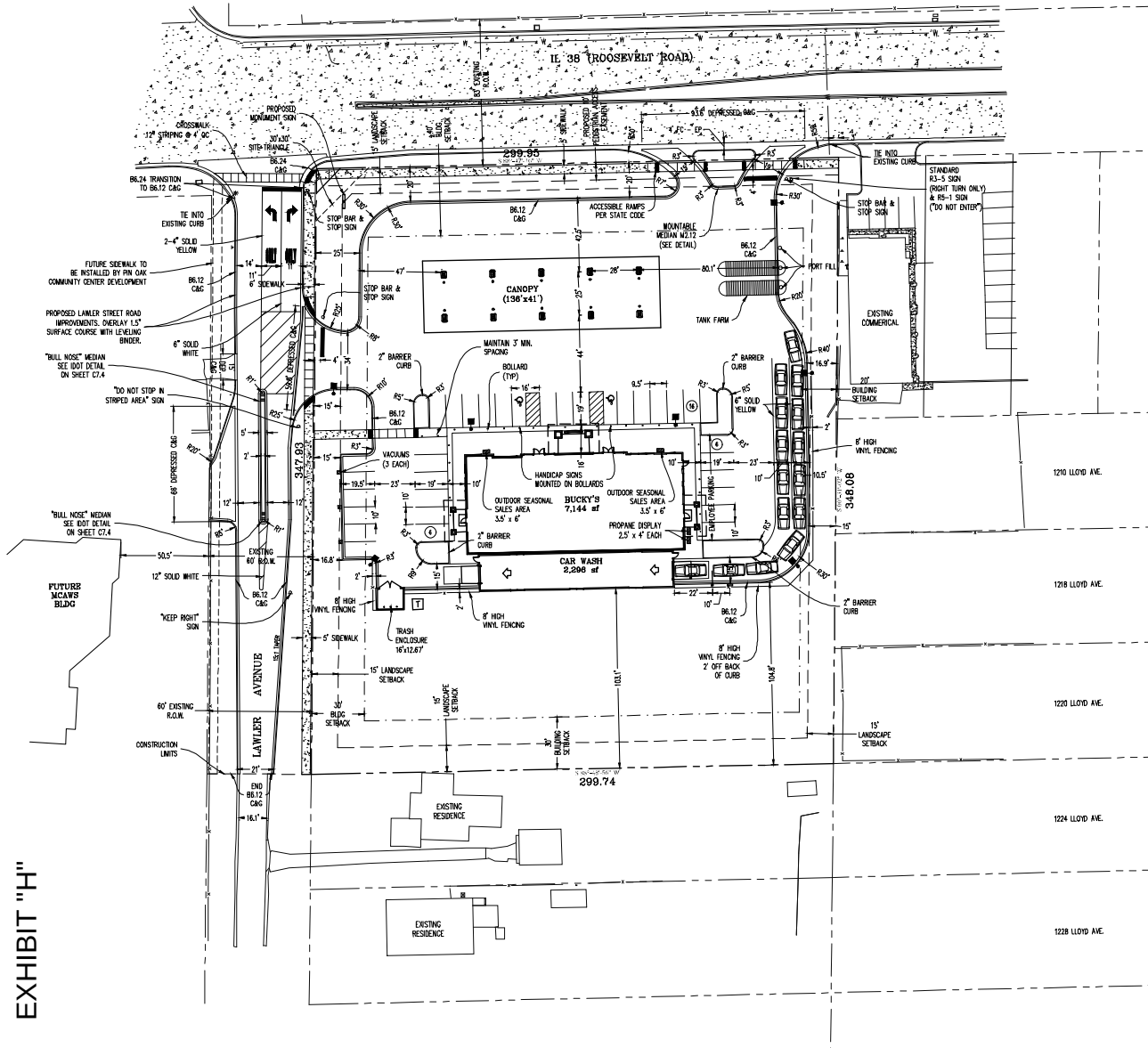
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4531FP14A

EXHIBIT "H"



SITE ANALYSIS

SITE

SE Corner of Route 38 & Lawler Avenue

DuPage County, IL

Proposed Use Convenience Store (Gas Station, Service Station, Outdoor Mercantile & Storage) & Carwash (Automotive Car Wash)

Existing Zoning E-2, R-4 Unincorporated DuPage County

Required Zoning C-3

Parcel Area 104,301 sf ± 2.39 Acres

Building Area 7,144 sf Service Station
2,296 sf Automobile Car Wash

SETBACKS

	Front Yard (Roosevelt Rd)	Rear Yard (R+R+)	Corner Side Yard (Lawler Ave)	Side Yard (R+R+)
Building Setback	40' 163.5'	30' 127'	30' 86.5'	20' 86.3'
Inspection Surface Setback	15' 20'	15' 96.1'	15' 13'	15' 15'
Pump Island Setback	40' 60.5'	15' 258.3'	30' 69.6'	15' 96.2'
Canopy Overhang Setback	40' 51.5'	15' 252.3'	30' 19.5'	15' 81.7'
Canopy Pole Setback	30' 67'	15' 204.7'	30' 62.3'	15' 97.1'
Car Wash Setback	40' 220.8'	30' 103.7'	30' 95.4'	20' 92.3'

PARKING

Quantity Required	25 = 4 x 6,795/1000 15 To Regulated	Service Station (4 per 1000 of gross floor area) Automobile Car Wash (15 spaces)
Provided	65 = 20 Standard = 20 Gas Pumps = 2 ADA = 15	
Stall Size Required	9.5' x 19' Standard	
Provided	9.5' x 19' Standard, 10' x 19' Standard, 16' x 19' (ADA) 10' x 19' (Vacuum Stall)	
Driveway Walks Minimum	23'	
Provided	23'	

LEGEND

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPERTY LINE

SETBACK LINE

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.M. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVE OR ROADWAYS.
9. CONTRACTOR SHALL COMPLY ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE BK.12 UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

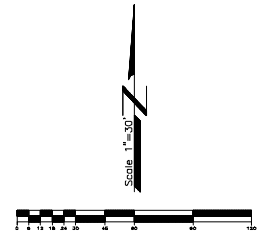
REVISIONS		
NO.	DATE	DESCRIPTION
5	3/26/17	PER OWNER
4	3/17/17	PER DOT COMMENTS
3	6/2/17	PER VILLAGE COMMENTS
2	4/25/17	PER VILLAGE COMMENTS
1	3/23/17	PER VILLAGE COMMENTS
NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & DOT COMMENTS
6	8/23/17	PER VILLAGE COMMENTS
NO.	DATE	DESCRIPTION

SITE
PLANBUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
16100 Bennett Street • Glenview, IL 60040 • phone (847) 849-0070 • fax (847) 849-0071

DATE 1/25/17
FILE 16-008 C10
JOB NO. 940.08
SHEET NO. C1.1

R E V I S I O N S		
7	8/17/17	PER VILLAGE & IDOT COMMENTS
6	5/30/17	PER OWNER
5	5/9/17	PER VILLAGE COMMENTS
4	4/3/17	PER VILLAGE COMMENTS
1	2/22/17	PER VILLAGE COMMENTS
NO.	DATE	DESCRIPTION



LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
ELECTRIC		
TELEPHONE		
GAS		
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
LIGHT POLES		
TRANSFORMER		

[illegible]

R E V I S I O N S		
7	8/17/17	PER VILLAGE & IDOT COMMENTS
6	5/30/17	PER OWNER
5	5/9/17	PER VILLAGE COMMENTS
4	4/3/17	PER VILLAGE COMMENTS
1	2/22/17	PER VILLAGE COMMENTS
NO.	DATE	DESCRIPTION

UTILITY PLAN

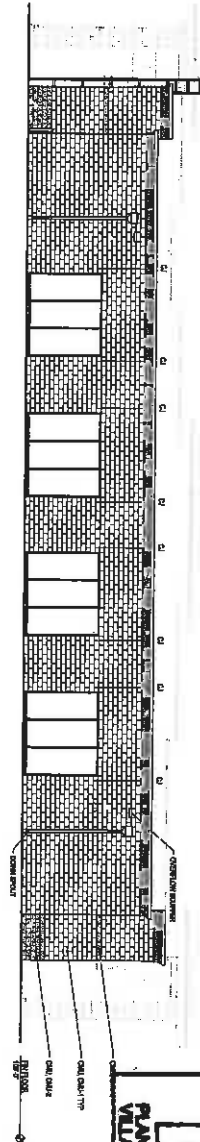
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (815) 845-1170 • fax (815) 845-1175
• Civil Engineers
• Surveyors
• Land Planners

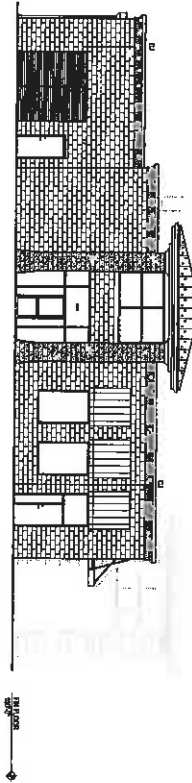
DATE:	1/25/17	C3.1	BUCKY'S
FILE:	16-008 C30		
JOB NO:	940.08		
	SHEET NO.		

A2.1.dwg | 5/11/2017 | 3:08 PM

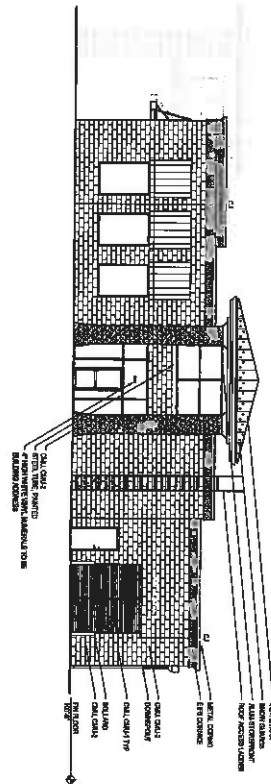
10 REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



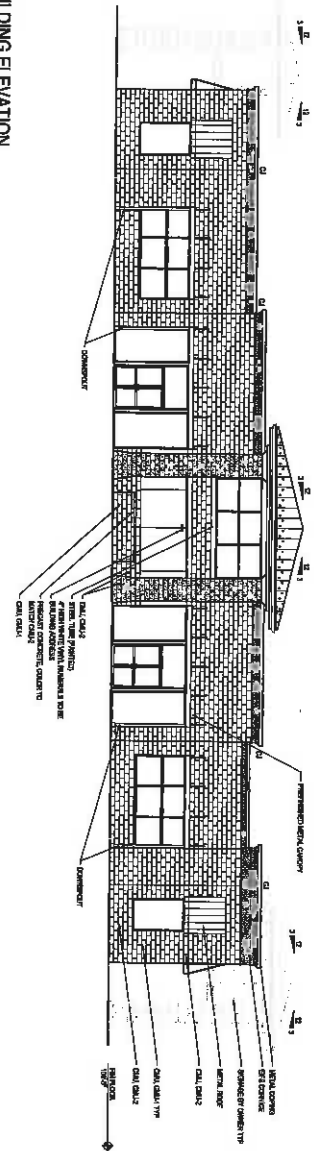
11 LEFT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



12 RIGHT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



13 FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



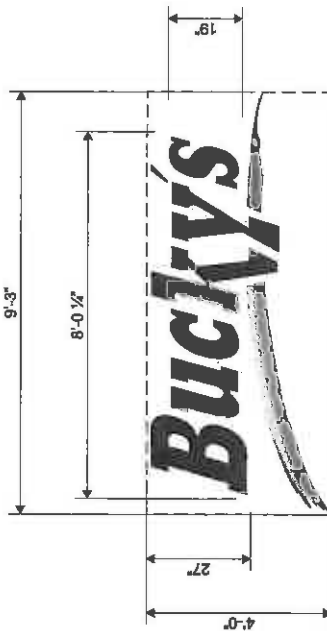
A2.1

Project Number: 1006	Issue Date: May 11, 2017
Drawn by: OS	Revisions to the Set:
Checked by: RWE	No. Date No. Date
Sheet Name: BUILDING ELEVATIONS	



ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 158th Circle
Omaha, NE 68130-2503
(402) 330-8267 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

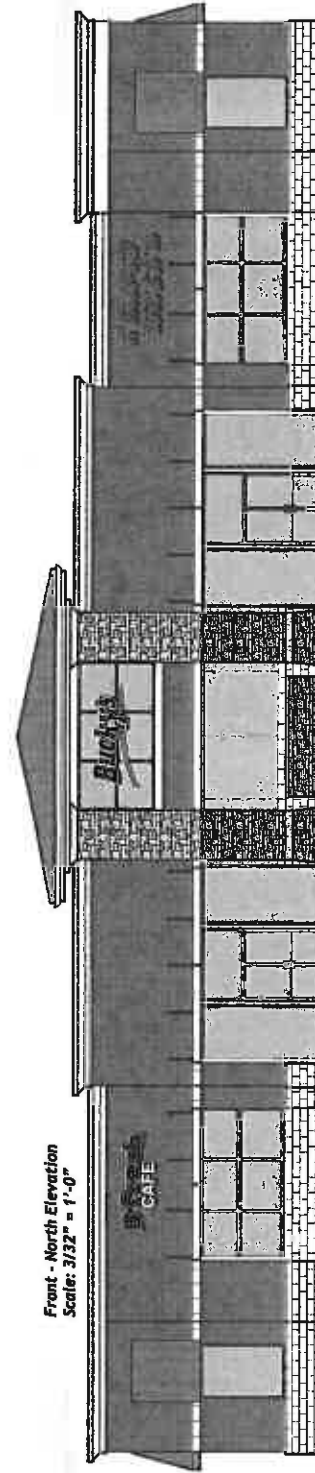
BUCKY'S EXPRESS #940.08
ROOSEVELT & LAWLER
GLEN ELYN, ILLINOIS

S/F WALL SIGN DISPLAY (w/ CHANNEL LETTERS)
SCALE: 3/18" = 1'-0"

SIGN 1 37 Sq. Ft.



NOTE:
LETTERS ARE TO BE MOUNTED TO FACE OF CABINET,
SUPPORT AND FASTENING METHOD TO BE DETERMINED.

Front - North Elevation
Scale: 3/32" = 1'-0"DRAWING #: 102915
PROJECT ID: 15990

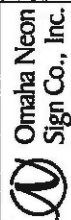
SALES PERSON: Troy Pangelote

DRAWN BY: Sean Carroll

INSPECTED BY:

DATE: 07.22.16

Revised: 03.22.17

Store #940.08
Roosevelt & Lawler
Glen Ellyn, IL 601811120 N 18th Street • Omaha 68102
402.341.9077 • 402.341.7654 fax

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Signed: _____ Date: _____

State: _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTER DISPLAY
SCALE: 1/2" = 1'-0"

DRAWING #: 102916
PROJECT ID: 15990

SALES PERSON: Troy Pangloss

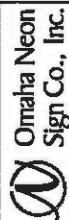
DRAWN BY: Sam Corbett

DATE: 07.22.16

Revised: 03.22.17



Store #940.08
Roosevelt & Lawler
Glen Ellyn, IL 60181



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7854 fax

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Client: _____ Date: _____
Sales Rep: _____ Date: _____

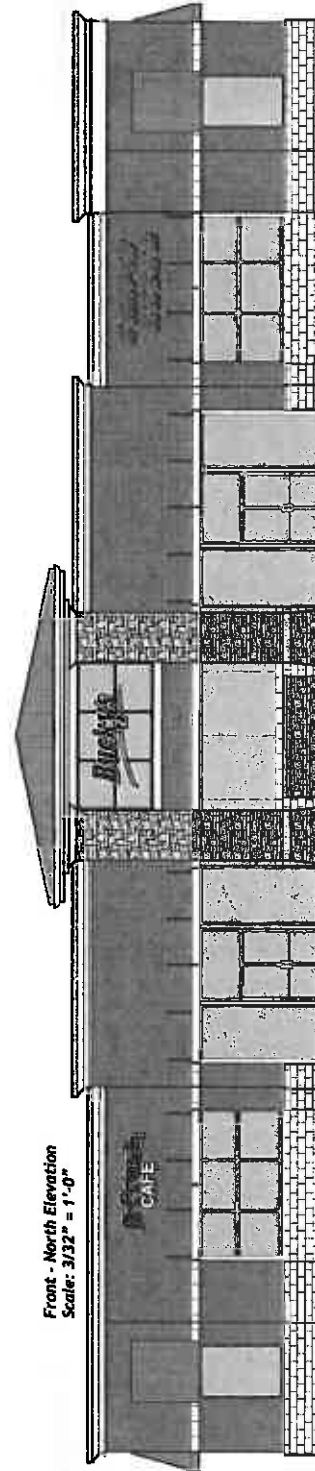
This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



END VIEW



SIGN 2 35 Sq. Ft.

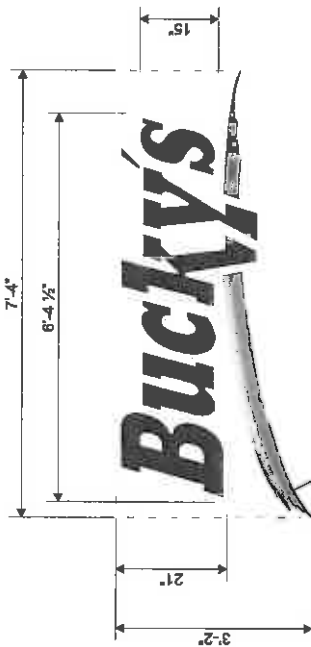


Front - North Elevation
Scale: 3/32" = 1'-0"

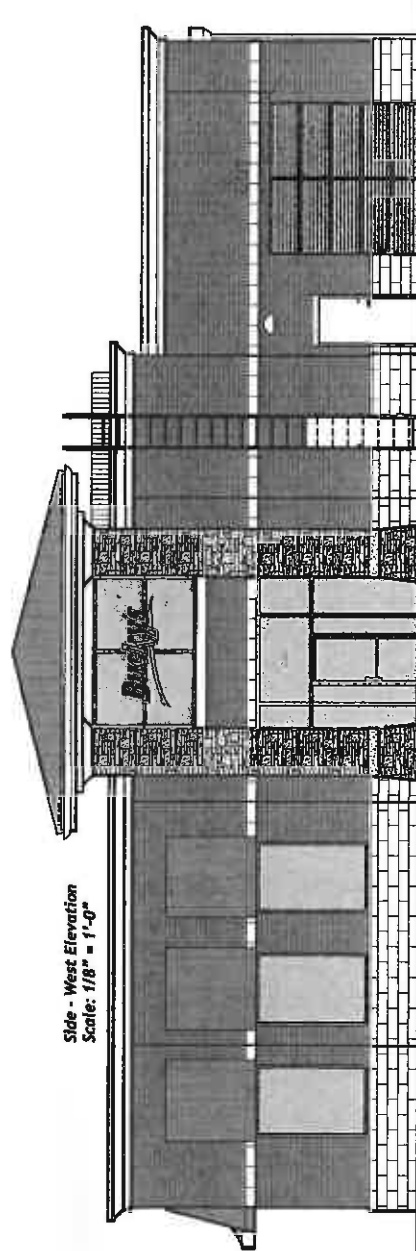
Packet Pg. 259

S/F WALL SIGN DISPLAY (w/ CHANNEL LETTERS)

SCALE: 1/2" = 1'-0"

NOTE:
WIDE FORMAT PRINTED
GRAPHICS.

SIGN 4 23.2 Sq. Ft.

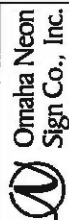
NOTE:
LETTERS ARE TO BE MOUNTED TO FACE OF CABINET,
SUPPORT AND FASTENING METHOD TO BE DETERMINED.Side - West Elevation
Scale: 1/8" = 1'-0"DRAWING #: 102918
PROJECT ID: 15890

SALES PERSON: Troy Panagiotis

DRAWN BY: Sean Corbett

DATE: 07.22.16
INSPECTED BY:

Revised: 01.25.17

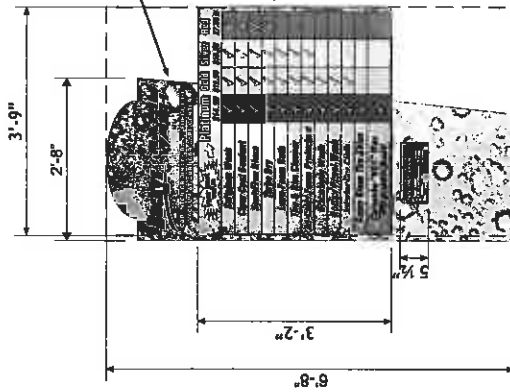
Store #940.08
Roosevelt & Lawler
Glen Ellyn, IL 601811120 N 18th Street - Omaha NE 68102
402.341.6677 - 402.341.7654 faxThe design and all material appearing herein constitute the
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PRIOR TO ANY FABRICATION OF PRODUCT.
CONSENTS TO THE FABRICATION AND INSTALLATION
AGREEMENTS FINAL AND TO CLIENT APPROVAL.Signed: _____ Date: _____
Sales Rep. _____ Date: _____This sign is intended to be
installed in accordance with the
requirements of Article 800 of the
National Electric Code and/or
other applicable local codes. This
includes proper grounding and
bonding of the sign.

S/F NON-ILLUMINATED CAR WASH MENU DISPLAY
SCALE: 1/2" = 1'-0"



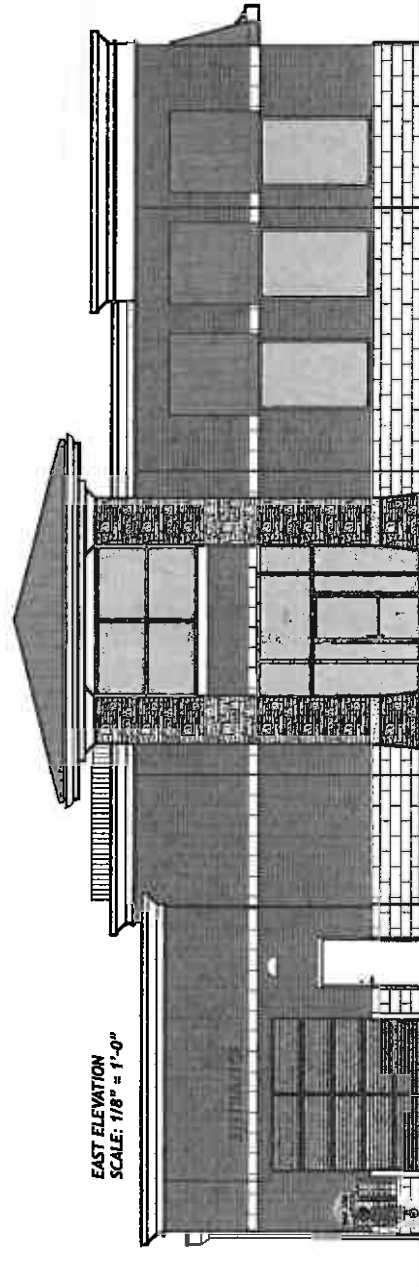
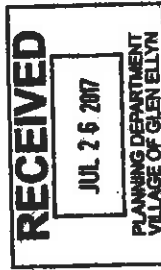
SCOPE OF WORK:

FABRICATE AND INSTALL (1) ONE NEW ALUMINUM PANEL FOR EXISTING CAR WASH MENU SIGN DISPLAY. PANEL IS TO BE WHITE PRE-FINISHED ALUMINUM WITH 3M PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE. PANEL IS TO BE MOUNTED TO FACE OF PANEL USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

ILLUMINATED PANEL WITH INFO:

FABRICATED FROM .063 ALUMINUM RETURNS ATTACHED TO A .080 ALUMINUM BACK. FACE IS TO BE 3/16" WHITE PLEXIGLAS #7328 WITH 1" BLACK TRIM-CAP ADHERED TO PERIMETER. FACE IS TO HAVE 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE. INTERNAL ILLUMINATION WITH WHITE SYLVANIA OSRAM S/S LED'S.

SIGN 6 25 Sq. Ft.



DRAWING #: 102920
PROJECT ID: 15990

SALES PERSON: Troy Pungelotte

DRAWN BY: Sean Corbett

DATE: 07.22.16

Revised: 03.08.17

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.9077 • 402.341.7854 fax

Score #940.08 - Roosevelt & Lawler
Glen Ellyn, IL 60181

Buck's

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Signed: _____ Date: _____
Sales Rep: _____ Date: _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RAIL MOUNTED FCO LETTERS:
SCALE: 1" = 1'-0"



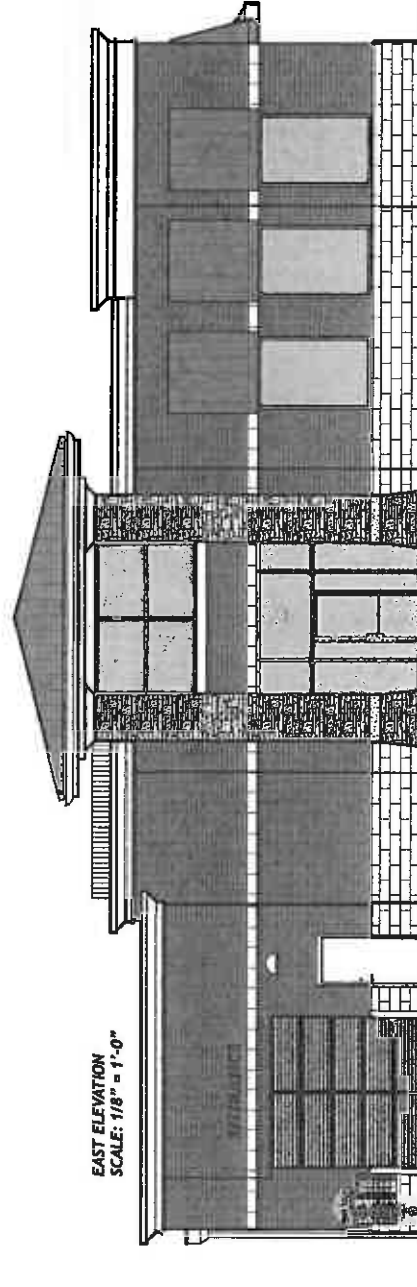
NOTE:
THE PLATE LETTERS ARE TO BE MOUNTED
TO AN ALUMINUM RAIL SYSTEM PAINTED TO
MATCH THE CUSTOMER FASCIA.

SPECIFICATIONS:

FABRICATED FROM 1/4" ALUMINUM AND PAINTED RED.

LETTERS ARE TO BE MOUNTED TO RAIL SYSTEM. SIGN IS
TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION
USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

SIGN 7 5.2 Sq. Ft.



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



DRAWING #: 102921
PROJECT ID: 15890

SALES PERSON: Tony Paragolite

DRAWN BY: Sean Corbett

DATE: 07.22.16

Revised: 03.08.17

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Buck's
Store #940, 08 - Roosevelt & Lawler
Glen Ellyn, IL 60181

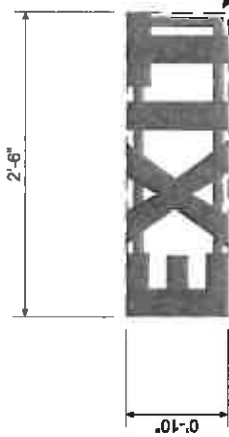
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PRIOR TO ANY FABRICATION OF PRODUCT
OR INSTALLATION OF PRODUCT, THE CLIENT
AGREEMENT FINAL AND TO CLIENT APPROVAL.

Signed: _____ Date: _____
State Rep: _____ Date: _____

This sign is intended to be
installed in accordance with the
requirements of Article 600 of the
National Electric Code and/or
other applicable local codes. This
includes proper grounding and
bonding of the sign.



RAIL MOUNTED FCO LETTERS:
SCALE: 1" = 1'-0"

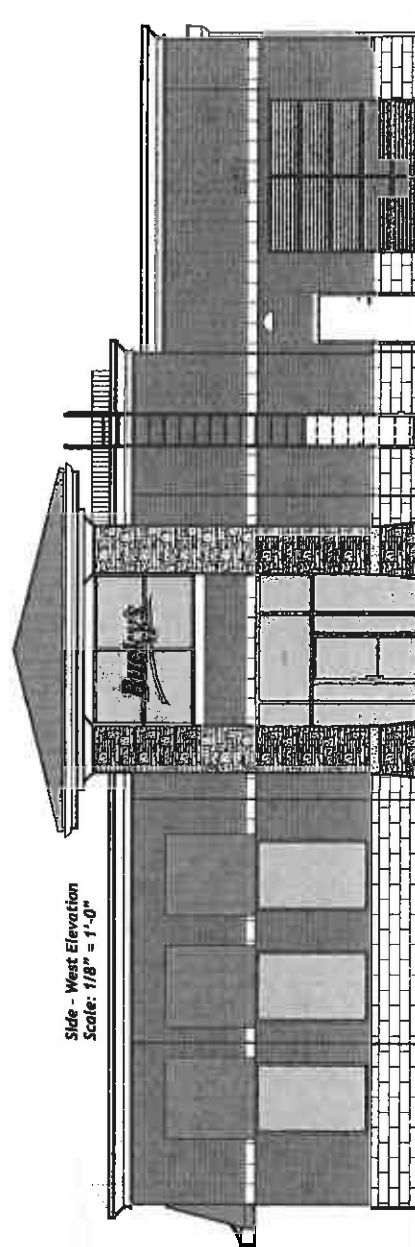
NOTE:
THE PLATE LETTERS ARE TO BE MOUNTED
TO AN ALUMINUM RAIL SYSTEM PAINTED TO
MATCH THE CUSTOMER FASCIA.

SIGN 8 2 Sq. Ft.

SPECIFICATIONS:

FABRICATED FROM 1/4" ALUMINUM AND PAINTED RED.

LETTERS ARE TO BE MOUNTED TO RAIL SYSTEM. SIGN IS
TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION
USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).



Side - West Elevation
Scale: 1/8" = 1'-0"



DRAWING #: 102922
PROJECT ID: 15990

SALES PERSON: Troy Parsipole

DRAWN BY: Sean Carrett

DATE: 07.22.16

Revised: 01.25.17

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Buck's
Store #940.08 - Roosevelt & Lawler
Glen Ellyn, IL 60161

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OMAHA NEON SIGN COMPANY, INC. HOLDS ALL
AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed: _____ Date: _____
Sales Rep. _____ Date: _____

This sign is intended to be
installed in accordance with the
requirements of Article 600 of the
National Electric Code and/or
other applicable local codes. This
includes proper grounding and
bonding of the sign.



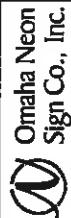
DIF MONUMENT SIGN DISPLAY
SCALE: 3/8" = 1'-0"

DRAWING # : 105419
PROJECT ID: 15990
SALES PERSON: Troy Paragoulis

DRAWN BY: Sean Corbett

DATE: 12.01.16

INSPECTED BY:
Revised: 04.18.17

Store #940, 08 - Roosevelt & Lawler
 Glen Ellyn, IL 60131

1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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Signed: _____ Date: _____

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30"

DIF POL SIGN DISPLAY

 INTERIOR FRAME: ANGLE IRON FRAME.
 CABINET SKIN/COLOR: ALUMINUM PAINTED WHITE.
 RETAINERS: ALUMINUM PAINTED WHITE.
 FACE MATERIAL: 3/16" #7328 WHITE LEXAN.
 FACE GRAPHICS: APPLIED VINYL GRAPHICS AS NOTED.
 ILLUMINATION: SYLVANIA OSRAM D/S LED LIGHTING.
 INSTALLATION:
 CABINET IS TO BE MOUNTED TO POLE STRUCTURE (AS NOTED).

3M Series 230

TRANSFLECTIVE

1/2" FT BLUE

1/2" FT

RED

3/8"

3M Series 230

TRANSFLECTIVE

1/2" FT BLUE

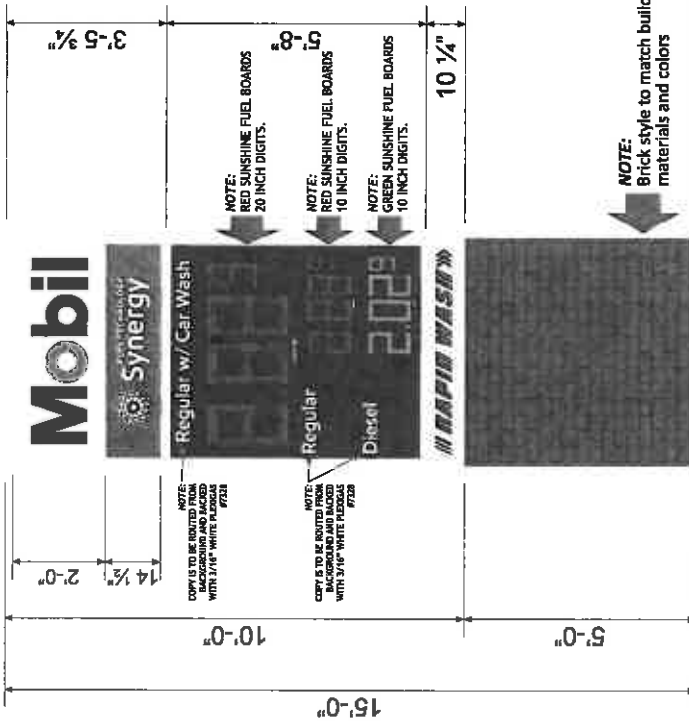
1/2" FT

RED

3/8"

WIDE FORMAT

PRINTED GRAPHICS


SIGN 9 50 Sq. Ft.
RECEIVED

JUL 26 2017

 PLANNING DEPARTMENT
 VILLAGE OF GLEN ELLYN

FOOTING DETAIL

DEPTH: 96"

WIDTH: 36"

TYPE: CIRCULAR

STEEL SIZE: 6 INCH STD.

NOTE: TO BE VERIFIED.

3" MIN.

GAS CANOPY OVERVIEW
SCALE: 1/16" = 1'-0"



DRAWING # : 105420
PROJECT ID: 15990

SALES PERSON: Troy Panagolis

DRAWN BY: Sean Carretti

DATE: 12.01.16 **INSPECTED BY:**

Revised: 01.05.17



Store #9440, 98 - Roosevelt & Lender
 Glen Ellyn, IL 60137



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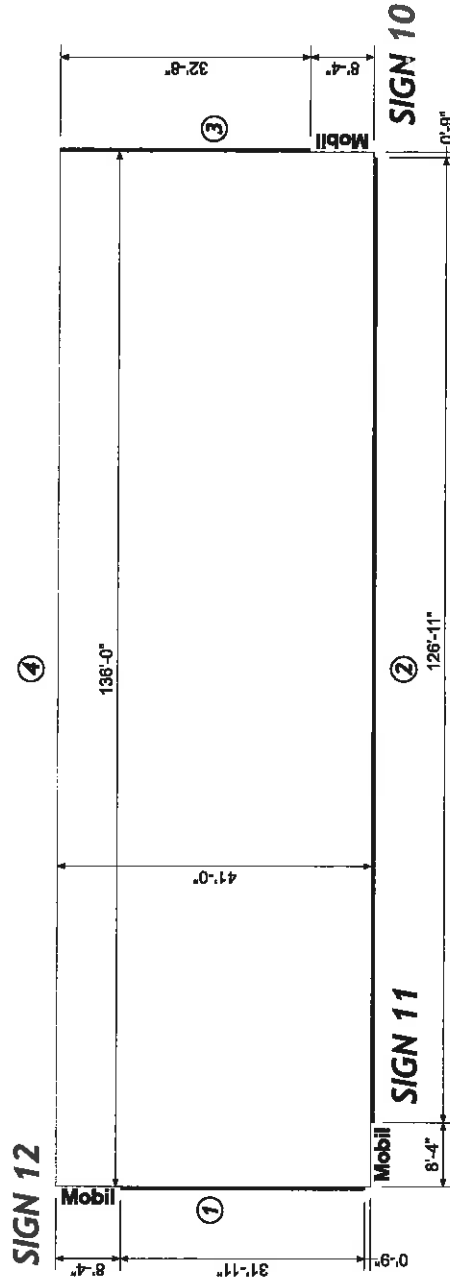
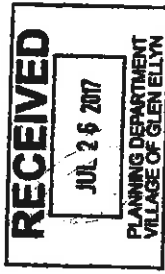
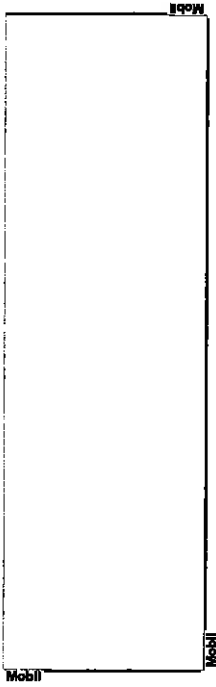
Notes:

NOTICE:

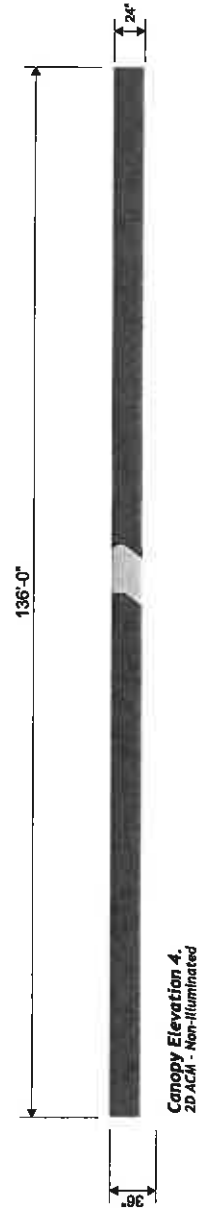
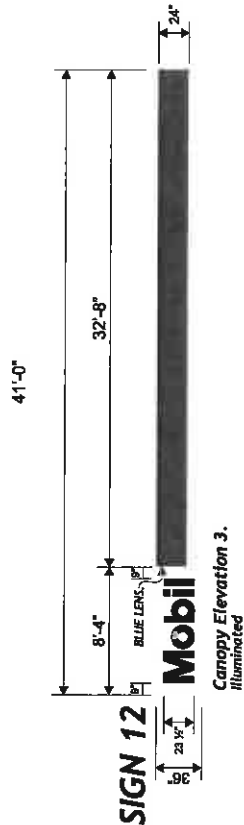
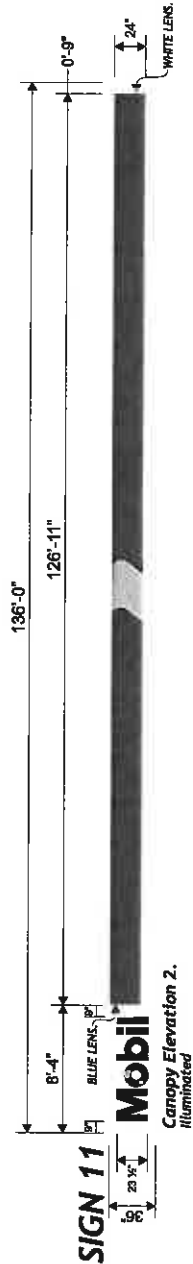
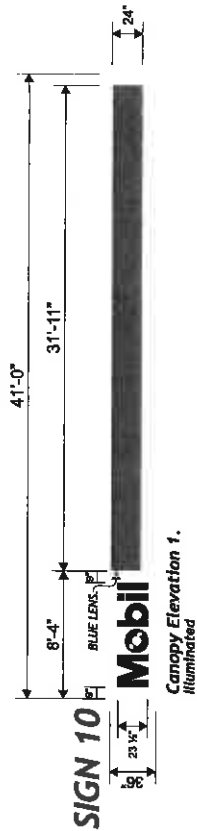
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 Signed: _____ Date: _____
 Sales Rep: _____ Date: _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



GAS CANOPY FRONT VIEW:
SCALE: 1/8" = 1'-0"



DRAWING #: 105421
PROJECT ID: 15990

SALES PERSON: Troy Paragallo

DRAWN BY: *Sue Carr*

DATE: 12.01.16

INSPECTED BY:

Revised: 01.05.17



Store #940-08 - Roseville & Lewis
Glen Ellyn, IL 60111



1120 N 18th Street • Omaha NE 68102
402.341.6077 • 402.341.7664 Fax

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Signature: _____ Date: _____
Scale: 1/8" = 1'-0"

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





DRAWING # : 106751
PROJECT ID: 15990

SALES PERSON: Troy Persepolis

DRAWN BY: Sean Carrett

DATE: 03.03.17

Revised: 07.26.17



Store #940.08
Roosevelt & Lowler
Dupage County, IL 60181



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402.341.8077 • 402.341.7854 fax

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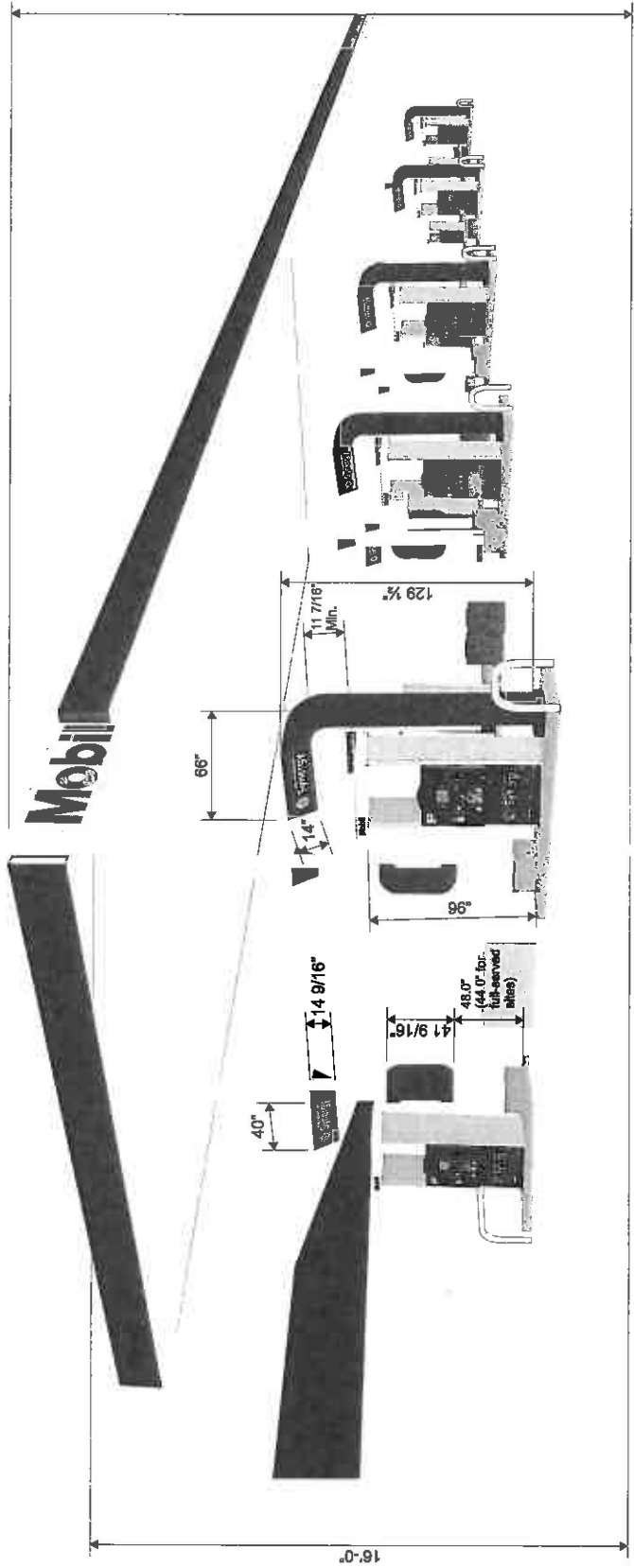
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Signed: _____ Date: _____

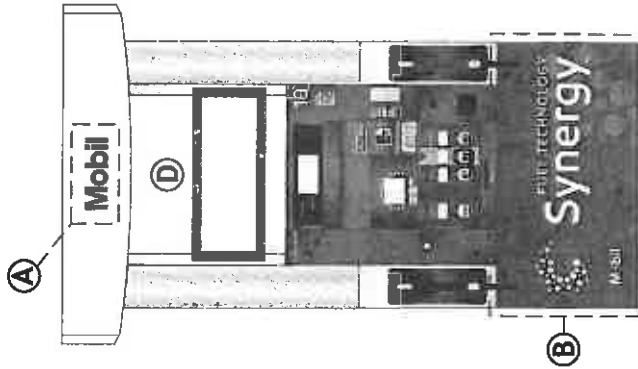
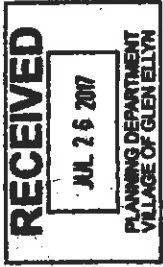
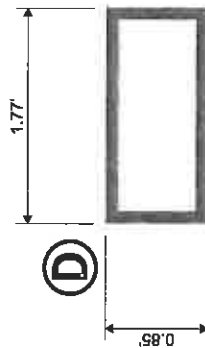
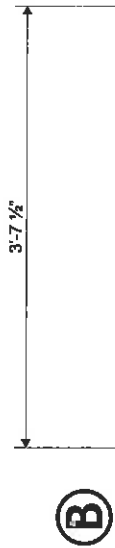
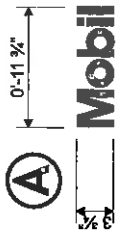
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RECEIVED
JUL 26 2017
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



GAS PUMP GRAPHICS:
SCALE: 1" = 1'-0"



DRAWING # : 108059
PROJECT ID: 15990

SALES PERSON: Troy Panagoulis

DRAWN BY: *Sean Connett*

DATE: 05.10.17

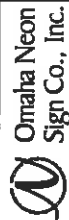
INSPECTED BY:

Revised: 07.25.17



Store #940.08

Roverett & Lawler
Dupage County, IL 60181



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7554 fax

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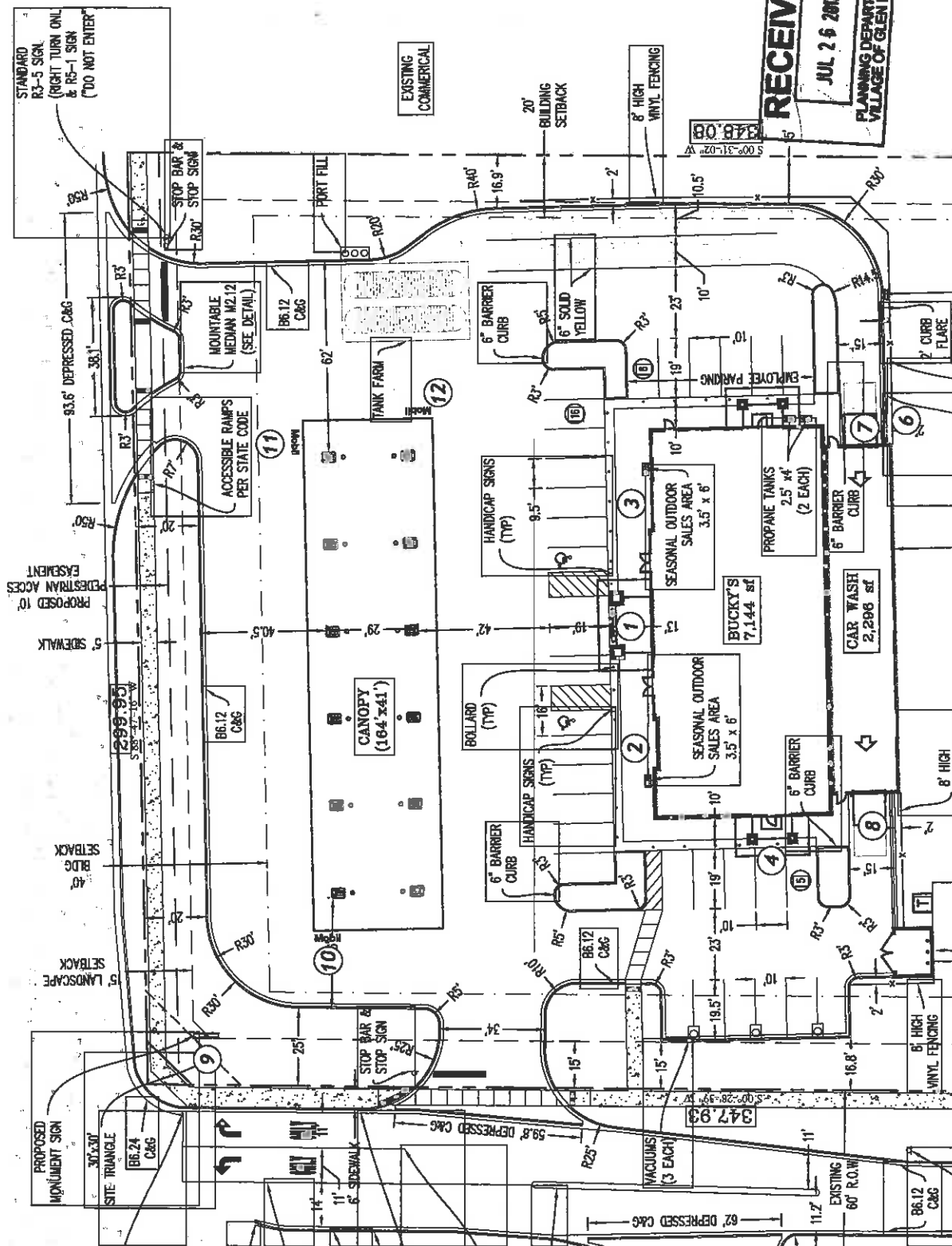
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Signature: _____ Date: _____
Sales Rep: _____ Date: _____

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DRAWING # : 105819
PROJECT ID: 15990

SALES PERSON: Troy Panaplotis

DRAWN BY: *Sean Cornett*

INSPECTED BY: DATE: 01 17 17

Revised: 05.10.17



Store #940.08 - Roosevelt & Lawler
Glen Ellyn, IL 60131



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

Meeting: 09/11/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Ordinance
Prepared By: Meredith Hannah

SCHEDULED

ORDINANCE 6532

DOC ID: 2852

Ordinance No. 6532-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code, to Increase the Number of Permitted Class D-3 Liquor Licenses.

Background

The Village received an application from Buck's Incorporated, doing business as Bucky's, for a liquor license for a proposed new gas station and convenience store to be located at the southeast corner of Lawler and Roosevelt Road. This business is in Community Service Zoning District. This gas station/convenience store is requesting a Class D-3 liquor license. A Class D license is effective between the hours of nine o'clock (9:00) A.M. and twelve o'clock (12:00) midnight, Monday through Saturday and between the hours of ten o'clock (10:00) A.M. and twelve o'clock (12:00) midnight on Sunday.

The owners have submitted paperwork to process their request. The fingerprinting, background search and fees will be completed prior to the issuance of the liquor license to the business.

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

Action Requested

Approve the Ordinance to increase the number of Class D-3 liquor licenses from (3) three to (4) four.

Ordinance No. 6532 - VC**An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 12
(Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,****to Increase the Number of Permitted Class D-3 Liquor Licenses**

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

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

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

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village to increase by one the number of permitted Class D-3 liquor licenses which authorizes the retail sale of beer and wine on the specified premises, as an adjunct to a gas station/convenience store business, to establish a liquor license for Buck's Incorporated, located at Roosevelt Road contingent upon completing all liquor license requirements and opening for business and;

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

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

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

Class D-3 No more than 4

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

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

Ayes:

Nays:

Absent:

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

Village President

Attest:

Ordinance 6532

Meeting of September 11, 2017

Village Clerk

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



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

Meeting: 09/11/17 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Commission Recommendation
Prepared By: Rich Daubert

SCHEDULED

AGENDA ITEM (ID # 2861)

DOC ID: 2861

Motion to grant an exception to the Village's policy to construct sidewalk on both sides of the street being reconstructed, and as such, not construct sidewalk on the north side of Turner Avenue, between Montclair Avenue and Taylor Avenue, as part of the Village's 2017 Montclair-East-Davis-Smith-Turner Utility and Roadway Improvements Project. (Public Works Director Hansen)

Background

At the August 21, 2017 Village Board Workshop meeting, engineering staff presented a Capital Improvements Commission (CIC) recommendation to not construct sidewalk on the north side of Turner Avenue between Montclair and Taylor as part of this year's ongoing street reconstruction project.

The presentation included an overview of the Village's policy to construct sidewalk on both sides of streets being reconstructed, an overview of the site and proposed sidewalk improvements, and a summary of public outreach meetings including those with the CIC. Following the presentation, the public was given the opportunity to comment on the matter.

The Village Board ultimately directed staff to have one final dialogue with school personnel to solicit any additional input they may have on the Turner Avenue sidewalk. The input was then to be brought back to the Village Board at the next available Board meeting for an official vote on the final direction.

On Site Meeting of Village Staff and School District 41 Superintendent

Village Manager Mark Franz, Police Chief Phil Norton, Assistant Police Chief Bill Holmer, and Professional Engineer Rich Daubert met on Turner Avenue with School District 41 Superintendent Dr. Paul Gordon at 8 am on Thursday, August 24, 2017.

The intent of the meeting was to review the matter in the field with Village staff and School District 41. More specifically, the goal was to review how the sidewalk was used during student drop-off and whether or not any specific matters of concern were identified.

Upon observation, most pedestrians were properly using the public sidewalk along Turner and Taylor and there did not seem to be any major safety issues of concern. However, the group did observe some matters noted as previous concerns as well as received some input from pedestrians using the sidewalk on the south side of Turner:

- Two residents of the north side of Turner did cross the street to utilize the public sidewalk

on the south side of Turner.

- A gentleman parked his vehicle on the south side of Turner, west of Taylor, and chose to walk his child in the street to cross Taylor as opposed to using the public sidewalk.
- Two residents of unspecified streets expressed support of the Turner Avenue sidewalk but did not want to specifically identify themselves given some opposition to the project.
- One resident indicated that a crossing guard is needed at Turner and Taylor.
- Staff believes that if the sidewalk was constructed on the north side of Turner, pedestrians would follow the sidewalk north on Taylor and cross at the existing crosswalk, not cross at an unmarked crosswalk.

School District 41 Position

Following the meeting, Dr. Paul Gordon indicated that School District 41 is in support of adding the public sidewalk on the north side of Turner Avenue; indicating that it feels safety for students will be improved. The documented correspondence is attached for reference.

Action Requested

Given the Village Policy to install public sidewalk, the proximity to the school and school district support, staff requests a final vote from the Board on granting an exception to the Policy and not constructing sidewalk on the north side of Turner Avenue (from Montclair to Taylor). Staff is asking Village Board to consider the following:

1. Motion to grant an exception to the Village's Policy to construct sidewalk on both sides of street being reconstructed, and as such, not construct sidewalk on the north side of Turner Avenue, between Montclair Avenue and Taylor Avenue, as part of the Village's 2017 Montclair-East-Davis-Smith-Turner Utility and Roadway Improvements Project.

Attachments

Email Correspondence from Dr. Paul Gordon

ATTACHMENTS:

- Email Correspondence from Dr. Paul Gordon (PDF)

From: Paul Gordon
To: [Mark Franz](#)
Cc: [Richard Daubert](#); [Nancy Mogk](#)
Subject: Re: Turner Sidewalk
Date: Tuesday, August 29, 2017 11:25:58 AM
Attachments: [image001.png](#)

Mark,

The District is in support of adding an additional sidewalk on Turner. We believe this will increase the safety for our students who are walking to and from school.

Mrs. Tina Cardona does not speak for the school district.

Thank you,

Paul

Paul Gordon, Ed.D.
Superintendent of Schools
Glen Ellyn School District 41

“We do not learn from experience...we learn from reflecting on experience.” -John Dewey

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On Mon, Aug 28, 2017 at 4:02 PM, Mark Franz <mfranz@glenellyn.org> wrote:

Paul:

Thanks for dropping everything last week and providing some feedback on the Turner sidewalk matter. Below is an email the Village President received from the PTA president that references the principal's comments as well, I believe, that was sent to us prior to our meeting. Therefore, I thought we should clarify the record and ask for an official position. Happy to discuss further if you would like.

Thanks.

Mark



From: Diane McGinley [<mailto:edmcg39@gmail.com>]
Sent: Wednesday, August 23, 2017 5:27 PM
To: Richard Daubert; Mark Franz; Julius Hansen
Subject: Fwd: Turner feedback

Fyi...

----- Forwarded message -----
From: "Tina Cardona" <cardona828@gmail.com>
Date: Aug 23, 2017 5:24 PM
Subject: Turner feedback
To: "McGinley Diane" <edmcg39@gmail.com>
Cc:

Hi Diane

Thanks for the follow upon the trash issue. Mr Daubert contacted me. I appreciate it.

Jeff thinks it would be a good idea to keep parking and sidewalk to one side, so looks like the plan to eliminate the sidewalk has no complaints or concerns from Franklin.

Thanks so much for asking for input, any help on the crossing guard would be appreciated :)

See you Monday at council.

Tina

Sent from my iPad

This is a staff email account managed by Glen Ellyn School District 41. This email and any files transmitted with it are governed by the laws of the state and board policies of the school district and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender.



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

Meeting: 09/11/17 07:00 PM
Department: Planning & Development
Department Head: Angela Andrianopoulos
Category: Resolution
Prepared By: Staci Hulseberg

SCHEDULED

RESOLUTION 17-12

DOC ID: 2864 A

Motion to waive competitive bidding and award a contract with FH Paschon for the construction of the consolidated garbage enclosure in an amount not to exceed \$74,370 to be expensed to the Solid Waste Fund. Resolution No. 17-12, A Resolution Establishing the Schock's Square Consolidated Refuse Enclosure Program and Providing for a Consolidated Refuse Enclosure. (Planning & Development Director Hulseberg)

Background

Schock's Square is a Village-owned parking lot south of Pennsylvania Avenue and east of Main Street. The private property surrounding Schock's Square is used for private parking, loading, and the placement of more than 30 garbage containers. Each business negotiates directly with the hauling operator of their choice. As a result, the more than 15 businesses that store garbage dumpsters or containers in Schock's Square are serviced by five different refuse haulers. The 15 dumpsters and 17 containers create an unsightly appearance, odors, and excessive refuse truck traffic for users of the parking lot.

A staff team has recommended the construction of a consolidated refuse enclosure in Schock's Square similar to one that was constructed in Naperville. This consolidated refuse enclosure would be located on Village property and would replace the myriad of dumpsters and refuse containers currently utilized by businesses adjacent to Schock's Square. A compactor system is proposed that would allow each business a unique key code to open the enclosure and they would be billed based on the amount of refuse associated with each code entered. Billing would be handled by the selected waste hauler to each participating business. The construction of the enclosure would be the only cost to the Village. There would be no cost to the Village for the installation and operation of the compactor and bulk refuse recycling container. As can be seen in the attached chart, we have estimated that the consolidated refuse system would save the 15 existing businesses an approximate total of \$1800 per month.

The Village Board first reviewed this issue at a Workshop Meeting in May 2016. In July 2016, staff invited business and property owners to a meeting to obtain their feedback and answer questions. The attendees were supportive of the consolidated garbage project since it would improve the appearance of the area, increase recycling, reduce odors, truck traffic, and wear and tear on the parking lot, and would save money for each business on garbage hauling expenses. They were not supportive of a \$.50 fee for each visit to the garbage compactor which would reimburse the Village for the garbage enclosure. At the May 2016 Workshop Meeting, the Village Board at that time did not express interest in collecting this reimbursement fee. The property and business owners also requested the Village construct the enclosure with masonry to match the surrounding buildings and meet the Village Zoning Code requirements. Minutes of the meeting are attached.

August 21, 2017 Village Board Workshop Meeting

Public Works presented multiple design and cost options for the consolidated refuse facility. The Village Board was not supportive of any of the options, mainly due to the cost. Public Works was asked to research the possibility of building a cast concrete option as suggested by Trustee Pryde to lower the cost of building the enclosure to a total of \$60,000. If the cast concrete option was not cheaper, staff was instructed to recommend the best option for building the enclosure.

After the August 21st Workshop, Public Works contacted the three contractors who provided quotes for both engineered and valued engineered enclosures to let them know what direction the Village Board was interested in pursuing with regard to building the enclosure. Public Works then worked with Trustee Pryde to get a quote from a concrete contractor for the cast concrete option. This quote with the necessary additional electrical costs and gate (both not included in the quote) did not fall within the \$60,000 threshold.

Meanwhile, FH Paschen approached Public Works and asked if they could rebid the valued engineered design as an independent contractor and not as the Job Order Contract (JOC) vendor. FH Paschen provided a new quote (attached) for their valued engineered proposal for a cost of \$70,800. The scope of the quote reduces the number of bollards, uses split face CMU colored block (standard colors), and uses black vinyl coated chain link gates with privacy slats to reduce costs. The quote has optional allowances for site surveying (\$4,000) for staking property lines and 3rd Party Testing (\$4,000) for soil and material testing. Also not included in the quote is ComEd's cost to run the power from the utility pole to the structure (this cost was not included in any of the quotes provided by vendors).

Funding

Staff recommends utilizing the Solid Waste Fund rather than the TIF Fund to fund this project similar to the Big Belly garbage cans purchased in the CBD three years ago. Staff is considering a similar arrangement for the Civic Center parking lot, and could consider these in other locations downtown, thereby providing a community benefit.

The Village could revisit the decision not to recover the cost to construct the enclosure over time, to consider charging a nominal fee billed by the waste hauler per key code entry by the businesses utilizing the dumpsters. Naperville has a \$0.50 fee per key code entry (per "push"), that is collected by the waste hauler and reimbursed to the Village quarterly. At the initial Village Board Workshop meeting May 2016, the business owners were not opposed the \$0.50 push fee. However, those in attendance at the business and property owner meeting in July 2016 were not supportive of the "push" fee.

Resolution/Ordinance

The attached Resolution would allow for the establishment of the consolidated garbage enclosure program and provide for a consolidated refuse enclosure. The attached Ordinance would amend the text of the Village Code to reference the creation of a Consolidated Refuse Program and require program participants to abide by all applicable provisions of the Resolution, mentioned above, and all other applicable Village Code requirements. Please note that the proposed Resolution would not require participation in this cost-savings and beautification program, but those business and property

owners choosing not to participate, or who cease to participate, would not be allowed to store garbage containers on Village property and they would be required to install their own code compliant garbage enclosures within 90 days in conformance with Village regulations. At this time, we believe nearly all the affected business and property owners are interested. There is a minimum 5 year commitment for businesses who sign on to the program.

Recommendation

After further review with another contractor, Trustee Pryde is recommended that Public Works propose using FH Paschen to build the enclosure as the \$70,800 quote is an all-in quote that matches any other low cost option explored for the enclosure. If the Village Board decides to move forward with this project and award a contract to construct an enclosure, staff recommends a 5% contingency, to cover any of the needed optional allowances, bringing the total contract cost to \$74,340.

Staff also recommends the adoption of the Resolution and Ordinance creating this program. If approved, the Village would prepare a bid for garbage haulers and enter into an agreement with the selected hauler. A sample agreement that could be used by the selected hauler as part of their arrangement with the participating businesses is attached for your information. Therefore, it is requested that the Village Board approve the following actions:

1. Motion to waive competitive bidding and award a contract with FH Paschen for the construction of the consolidated garbage enclosure in an amount not to exceed \$74,370 to be expensed to the Solid Waste Fund.
2. Approve A Resolution Establishing the Schock's Square Consolidated Refuse Enclosure Program and Providing for a Consolidated Refuse Enclosure.
3. Approve An Ordinance Amending Chapter 6 of Title 7 of the Glen Ellyn Village Code to Add Provisions for the Schock's Square Consolidated Refuse Program.

Attachments

Schock's Square Map

Schock's Square Collection Estimates

Notes from Meeting with Business and Property Owners 7-14-17

FE Paschen Quote REV 9-5-17

Draft Schock's Square Participant Contract Addendum

Schock's Square Garbage Enclosure Exhibit A

Schock's Square Garbage Enclosure Exhibit B

C: Julius Hansen, Public Works Director
Dave Buckley, Assistant Public Works Director
Rich Daubert, Professional Engineer
Meredith Hannah, Economic Development Coordinator
John Sterrett, Planner
Kelly Purvis, Associate Planner

Resolution 17-12

Meeting of September 11, 2017

Resolution No. 17-12**A RESOLUTION ESTABLISHING THE SCHOCK'S SQUARE CONSOLIDATED REFUSE ENCLOSURE PROGRAM AND PROVIDING FOR A CONSOLIDATED REFUSE ENCLOSURE**

WHEREAS, there is a significant lack of adequate space for the disposal of refuse within the Schock's Square Parking Lot in downtown Glen Ellyn; and

WHEREAS, unscreened refuse dumpsters, recycling containers, and grease traps are gathered along the southwest walls and alleys surrounding the Schock's Square Parking Lot, resulting in a negative impact on the appearance of the area and future redevelopment potential of this area; and

WHEREAS, the proliferation of dumpsters in Schock's Square has produced a high volume of truck traffic, aggravated traffic congestion, and accelerated the deterioration of the Schock's Square Parking Lot; and

WHEREAS, replacing the numerous dumpsters currently in the Schock's Square Parking Lot with a single consolidated compactor and bulk recycling container will improve the appearance of the Schock's Square Parking Lot; and

WHEREAS, the businesses surrounding Schock's Square Parking Lot have indicated support the consolidation of refuse through the installation of a compactor in the Schock's Square Parking Lot; and

WHEREAS, on September 11, 2017 the Glen Ellyn Village Board voted to install a consolidated refuse enclosure, including a pad therefore, (hereinafter "Consolidated Refuse Enclosure") adequate for one refuse compactor and one recycling receptacle at the southeast end of the Schock's Square Parking Lot; and

WHEREAS, the majority of business owners have agreed to enter contractual agreements

with a refuse company selected by the Village (hereinafter "COMPANY") for disposal of refuse and recycling materials; and

WHEREAS, said business owners have expressed a desire to participate in the use of the proposed Consolidated Refuse Enclosure in the manner described herein (hereinafter "Schock's Square Consolidated Refuse Program"); and

WHEREAS, in the future other business owners in the vicinity of the Schock's Square Parking Lot may wish to participate in the Schock's Square Consolidated Refuse Program; and

WHEREAS, COMPANY will provide one refuse compactor and one recycling receptacle to be housed on the Consolidated Refuse Enclosure to facilitate the consolidation of refuse and paper recycling materials for participants in the Schock's Square Consolidated Refuse Program ("Participants") at no cost to the Village; and

WHEREAS, Grease containers currently located in the Schock's Square Parking Lot may also be located in the Consolidated Refuse Enclosure in addition to the refuse compactor and recycling receptacle if adequate room exists and if acceptable to COMPANY; and

WHEREAS, COMPANY will be responsible to maintain the refuse compactor and recycling receptacle located in the Consolidated Refuse Enclosure in good working order and in a manner that is clean, minimizes odor, and complies with the requirements of the Glen Ellyn Municipal Code; and

WHEREAS, Participants using any grease containers located in the Consolidated Refuse Enclosure shall be responsible for having such containers serviced and maintained in compliance with the requirements of the Glen Ellyn Village Code; and

WHEREAS, business and property owners choosing not to participate in the Consolidated Refuse Enclosure Program, or who cease to participate, would not be allowed to store garbage containers on the Schock's Square Village-owned property and would be required to install their own code compliant garbage enclosures on private property within 90 days of notice of the Village of Glen Ellyn, in conformance with Village regulations; and

WHEREAS, the Village shall be responsible to maintain and repair the enclosure structure and infrastructure of the Consolidated Refuse Enclosure; and

WHEREAS, the cost to construct the Consolidated Refuse Enclosure as described herein shall be borne by the Village; and

WHEREAS, participation in the Schock's Square Consolidated Refuse Program shall be voluntarily subject to a five year minimum participation period with a six (6) month notice of termination to the Village and COMPANY so long as the Participant continues to operate their business at the location at which they commenced participation; and

WHEREAS, the Village shall continue to provide and maintain the Consolidated Refuse Enclosure until such time as it determines, at its sole discretion, that there are insufficient Participants utilizing it, or for such other reasons as it determines to be in the best interests of the Village, subject only to a minimum commitment of five (5) years from the date the refuse compactor and recycling receptacle in the Consolidated Refuse Enclosure are first used.

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 foregoing Recitals are substantive and are incorporated herein as though fully set forth.

Section Two: The Village hereby establishes the Schock's Square Consolidated Refuse Program as described herein.

Section Three: The Village shall construct a Consolidated Refuse Enclosure located at the southeast end of the Schock's Square Parking Lot in the location depicted on Exhibit A.

Section Four: The Village Manager and the Village Clerk are hereby authorized to enter into

Resolution 17-12

Meeting of September 11, 2017

an Agreement with COMPANY in substantially the form attached hereto as Exhibit B subject to approval by the Village Attorney.

Section Five: 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:

Resolution 17-12

Meeting of September 11, 2017

Village Clerk of the

Village of Glen Ellyn, Illinois

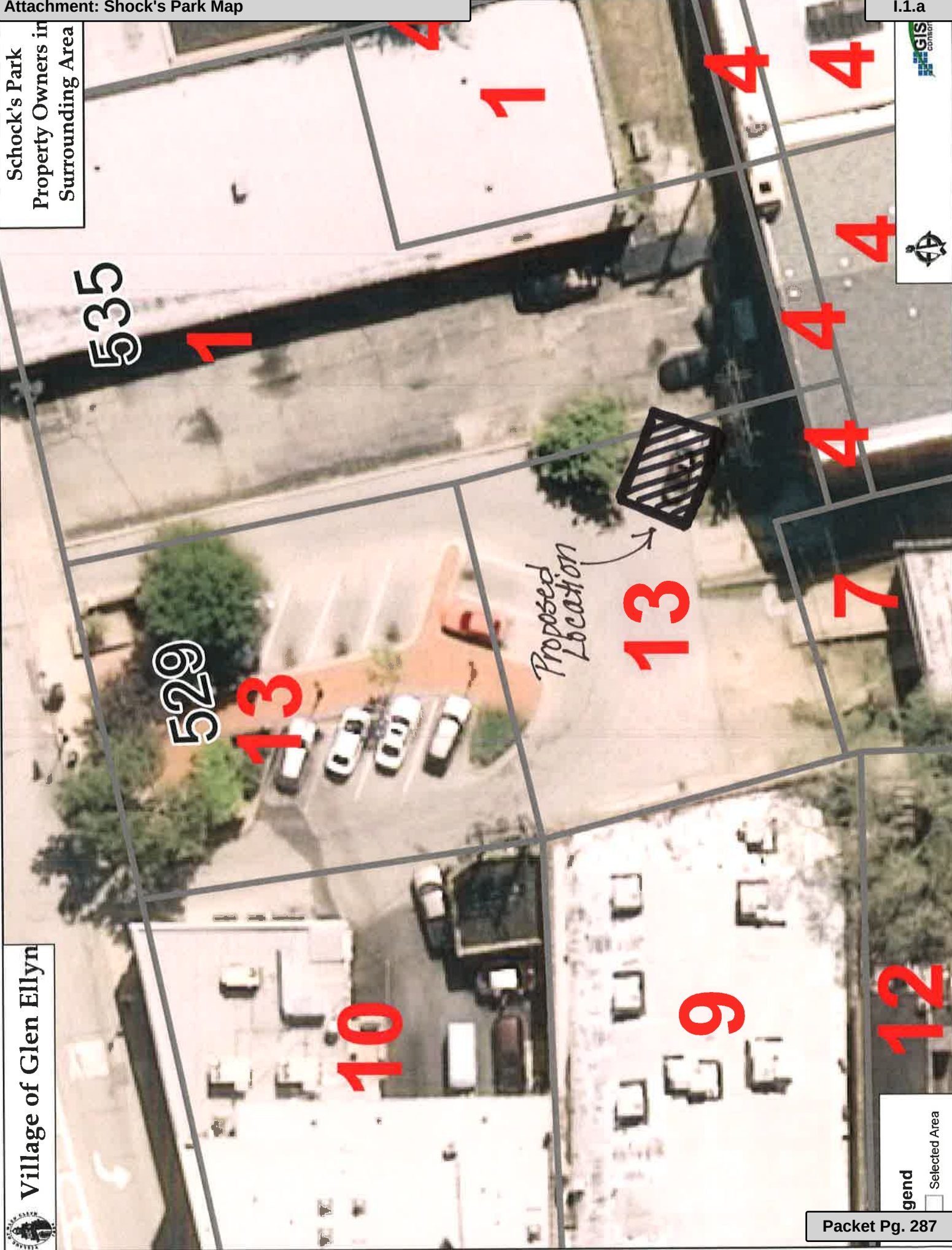
S:\Public Works Items and Issues\Schocks Park Garbage Compactor\Draft Resolution Schock Square Consolidated Refuse Enclosure 1-18-17.docx

ATTACHMENTS:

- Shock's Park Map (PDF)
- Shocks Park Collection Estimates from Waste Management 3-3-16 (PDF)
- Notes from Meeting with Busn and Prop Owners 7-14-16 (DOCX)
- FH Paschen_Glen Ellyn Dumpster Enclosure - REV 9-5-17 (PDF)
- Draft Schock Square Consolidated Refuse Participant Contract 1-17-17 (DOCX)
- Shocks Park Trash Enclosure Exhibit A (PDF)
- Draft Schock Square Consolidated Refuse Program Agreement 1-17-17 - Exhibit B (DOCX)

Schock's Park
Property Owners in
Surrounding Area

Village of Glen Ellyn



gend
☐ Selected Area

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

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

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

Proposed Consolidated Refuse Enclosure
Meeting with Businesses and Property Owners
July 14, 2016, 3:30 PM, A Toda Madre

Attendees:

Meredith Hannah, Staci Hulseberg, Dave Buckley: Village of Glen Ellyn
Susan Tripi Delano: Re:new Project
Rodrigo Cano: A Toda Madre
Noel Lechinski: Green Branch
Amy McKellin: Jazz Salon
Jay Gilbert: 479 N. Main Street

Introduction:

Director Hulseberg made introductions and reviewed the history of the project. She outlined with 15 businesses having over 30 refuse containers in Shock's Park there is an opportunity to consolidate the containers and reduce the number of pickups in the parking area. Staff presented a concept to the Village Board at a workshop meeting on May 16, 2016 and have been directed to continue putting the project into place.

Proposal:

The program as originally presented to the Village Board would consolidate all containers in the Shock's Park lot vicinity into one 6 yard compactor and one 8 yard recycling container. Refuse would be picked up 3x a week and recycling 1x a week. The Village is looking at either a brick or wood structure for the enclosure and require that any business not participating in the program would need to meet code requirements of building their own enclosure for their refuse containers. Currently this requirement is not enforced in this lot.

The Village will issue an RFP to waste haulers for pricing and program requirements including ability to install a key pad that could be associated with each business for billing purposes. Dir. Hulseberg outlined that there could be an option to associate a \$.50 "push" charge each time a business uses the compactor to cover the cost of the structure as is done in Naperville, but more importantly associate the weight of the waste being compacted to the appropriate business for billing purposes.

Benefits:

Benefits to the program include beautifying the lot, reduced truck traffic in the lot and the downtown overall by reducing the number of waste haulers in one parking lot, and free up space behind the buildings where dumpsters are currently stored for possible private parking opportunities.

Next Steps:

Dir. Hulseberg asked the business owners about if they were in support of a consolidated program. All business present are in support of the program in concept. Concerns raised were related to security of the enclosure, maintenance of the enclosure and surrounding area, what the structure would look like and ultimately costs associated with the program. Businesses were in support of a brick structure similar to what was constructed at 535 Pennsylvania. They were not in support of a "push" fee in addition to the usage fee. They would also like to see some type of security for the

recycling portion as there are concerns about continued “fly dumping” if there is no security on this side of the enclosure.



F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
GENERAL CONTRACTORS

September 5, 2017

Village of Glen Ellyn
Attn: Dave Buckley
30 S Lambert Rd
Glen Ellyn, IL 60137

RE: Glen Ellyn Trash Enclosure

Dear Mr. Buckley:

FH Paschen has visited the project site with the Village of Glen Ellyn and agreed to the following scope of work, and the current existing conditions. We are pleased to present the following scope and budget for your review.

Scope of Work

- Saw cutting, site demo, excavation, spoils removal, and spoils disposal.
- Remove and salvage light pole and fixture. Demo light pole base.
- Install new light pole base, reinstall light pole, and extend electrical circuit to new light pole location.
- Form and pour new curb and 8" thick, thickened edge reinforced concrete slab. Slab design revised to cut costs. 8" thick reinforced slab with 12" thickened edge.
- All aggregate backfill and base.
- Patch asphalt around enclosure and curb.
- Install 14 concrete filled 6" bollards per plan. Quantity reduced to cut costs.
- Construct 8" split faced CMU enclosure. Split face CMU material will be colored block (standard colors only) Masonry scope revised to cut costs.
- Supply and install black vinyl coated chain link enclosure gates with privacy slats woven into gate mesh.
- Install underground conduit between enclosure and adjacent utility pole.
- Install above grade conduit, disconnects, enclosures, service panel, meter cabinet, and all misc electrical feeds.
- Electrical connections to new compaction equipment is included.
- ComEd service fees are not included. Proposal assumes ComEd will run new service cabling from utility pole to new meter cabinet.
- Optional cost included to survey and stake property line and enclosure location. This is a possible cost savings if performed by owner.
- Optional cost included for third party testing services during construction. This cost will need to be added to the base bid if third party testing is required.



F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
GENERAL CONTRACTORS

Clarifications

- This proposal **excludes** any JOC or joint purchasing procurement fees which are only required if required by the Village of Glen Ellyn.
- Proposal does not include concrete apron as nothing is shown on the drawing.
- Painting is not included. Bollard painting if desired is by others.
- Proposal does not include any permit fees, bonds, or ComEd fees.
- This proposal **excludes** the removal and disposal of any hazardous material.
- This proposal **excludes** any unforeseen conditions that may arise.
- This proposal **excludes** any overtime or premium time, proposal is based on normal work hours.
- This proposal includes only the following items described in the above scope.

The budgeted cost to furnish and install the above referenced work is **Seventy Thousand Eight Hundred Dollars, \$70,800.00**

Optional Allowance to be added to base bid: Site Surveying \$4,000.00

- Allowance for staking property line and dumpster enclosure location. This amount is not included in the base bid above.

Optional Allowance to be added to the base bid: Third Party Testing \$4,000

- Allowance for soil test required for excavated spoil disposal, compaction testing, concrete cylinder break testing, etc.

Please review this information at your earliest possible convenience and advise us as to how you wish to proceed. All required documents will be submitted at your request. If you have any questions or concerns, please do not hesitate to call.

Respectfully,

Dan Zivilik
Project Manager

Cc: File

SCHOCK'S SQUARE CONSOLIDATED REFUSE PROGRAM**PARTICIPANT CONTRACT ADDENDUM**

Contract addendum between [COMPANY] and _____

(Schock's Square Consolidated Refuse Program Participant) located at

_____ (address).

1. The undersigned hereby agrees on behalf of the Participant identified above to participate in the Schock's Square Consolidated Refuse Program as approved by the Glen Ellyn Village Board of Trustees pursuant Resolution _____ entitled "Resolution Establishing the Schock's Square Consolidated Refuse Enclosure Program And Providing For A Consolidated Refuse Enclosure," the provisions exhibits of which are incorporated and made part hereof. The terms and definitions set forth in the Agreement between the Village of Glen Ellyn and [COMPANY] shall have the same meaning for the purpose of this Addendum.
2. All refuse and paper recycling materials generated by the Participant shall be disposed of in the one refuse compactor and one recycling receptacle located in Schock's Square Consolidated Refuse Enclosure constructed by the Village of Glen Ellyn and located, or to be located, on the southeast end of Schock's Square Parking Lot.
3. Any restaurant Participant who utilizes a restaurant grease container permitted by the Village of Glen Ellyn to be located within the Consolidated Refuse Enclosure shall be responsible for the service and maintenance of such container in conjunction with other restaurant Participants and subject to all applicable Glen Ellyn Municipal Code provisions. Placement and use of such grease containers must not interfere with any Participant's ability to access or use the Compactors. Any grease container not in compliance with these provisions or any provision of the Glen Ellyn Village Code shall be removed upon written notification from the Director of the Department of Public Works of the Village of Glen Ellyn.
4. The Participant agrees to continue participation in the Schock's Square Consolidated Refuse Program for a minimum of five (5) years from the date set forth below. Not less than six (6) months written notice shall be required to be given to [COMPANY] to terminate participation in the Schock's Square Consolidated Refuse Program which notice may not be given earlier than the beginning of year four from the date set forth below. A copy of said notice shall also be sent to the Director of the Department of Public Works for the Village of Glen Ellyn, 30 South Lambert Road Glen Ellyn, IL 60137.
5. In the event that a single waste hauler other than [COMPANY] is selected by Schock's Square Consolidated Refuse Program Participants to collect refuse and recycling materials, the service described herein and my obligations hereunder shall transfer

automatically to the replacement waste hauler without further action by the Participant or the replacement waste hauler.

6. The Participant shall cooperate with the other Participants in the Schock's Square Consolidated Refuse Program and with [COMPANY] to maintain the Schock's Square Consolidated Refuse Enclosure in a clean and neat condition which minimizes odors and which is compliant with the provisions of the Glen Ellyn Village Code as may be amended.
7. I understand at any time after five (5) years from the inception of the Schock's Square Consolidated Refuse Program, the Village of Glen Ellyn may elect not to continue to provide the enclosure if the Village determines that there is insufficient participation in the Program at which time the Participants will become responsible for disposal of refuse and recycling materials in another manner that is compliant with the Glen Ellyn Municipal Code.
8. The undersigned warrants and represents that he or she has the authority to sign this Addendum and voluntarily agrees to be bound by its terms.

PROGRAM PARTICIPANT**[COMPANY]**

By: _____

Its: _____

By: _____

Its: _____

Subscribed and Sworn to before me this
 _____ day of _____, 2017.

Subscribed and Sworn to before me this
 _____ day of _____, 2017.

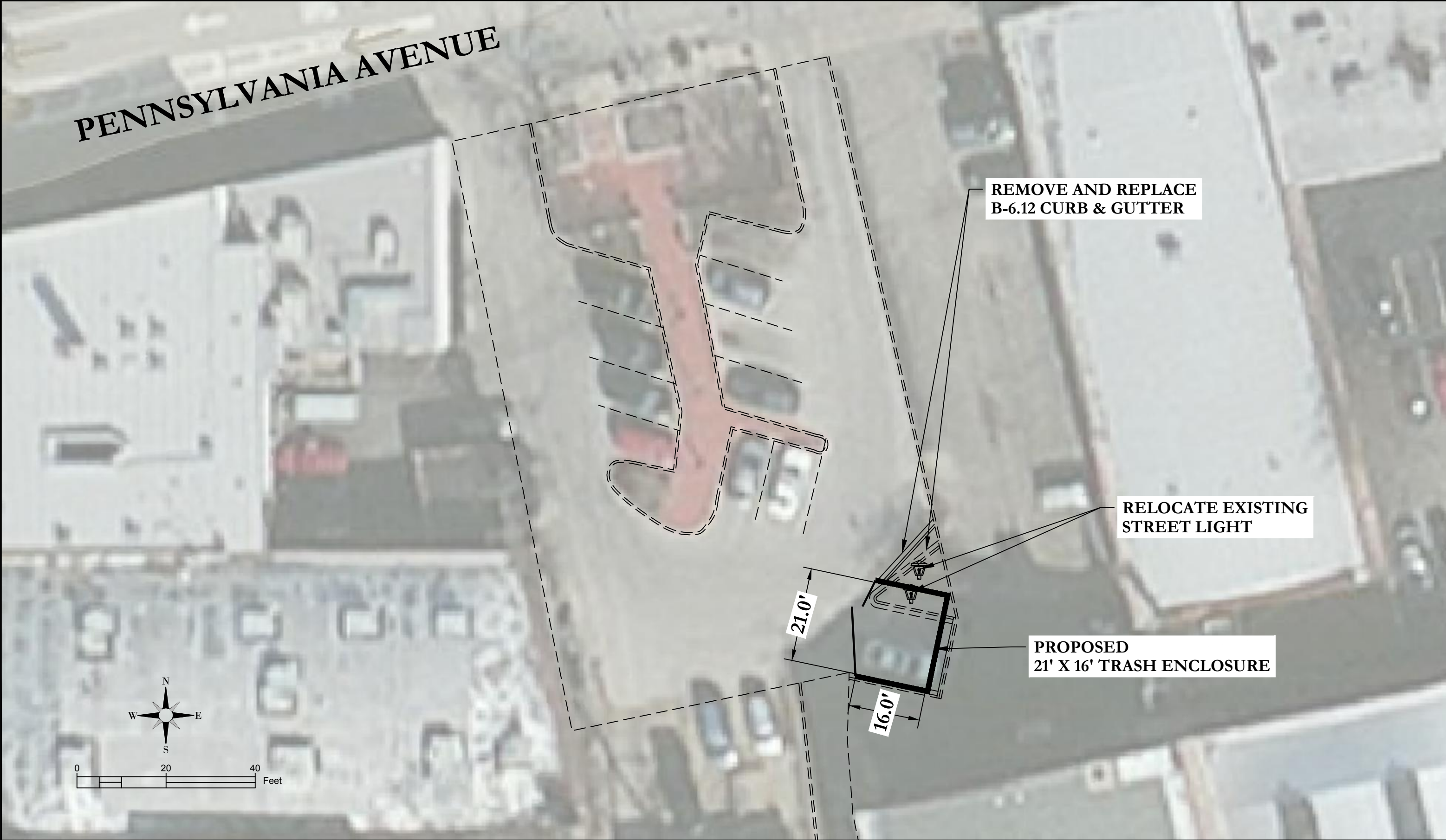
Notary Public_____
Notary Public**Registered Agent (or if none, contact person) of Participant:**

Name: _____

Address: _____

Telephone Number: _____

S:\Public Works Items and Issues\Schocks Park Garbage Compactor\Draft Schock Square Consolidated Refuse Participant
 Contract 1-17-17.docx



SHOCKS TRASH ENCLOSURE EXHIBIT.DWG

 VILLAGE OF GLEN ELLYN PUBLIC WORKS DEPARTMENT 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137	HORIZONTAL SCALE (34X22): 1" = 10'	DESIGNED BY: RFD	REVISED:	REVISED:	VILLAGE OF GLEN ELLYN SHOCK'S PARK TRASH ENCLOSURE	SHOCK'S PARK TRASH ENCLOSURE EXHIBIT	DATE: 10/31/2016
	VERTICAL SCALE (34X22): 1" = 10'	DRAFTED BY: RFD	REVISED:	REVISED:			PROJECT# N/A
	HORIZONTAL SCALE (11X17): 1" = 20'	CHECKED BY:	REVISED:	REVISED:			SHEET 1 OF 2
	VERTICAL SCALE (11X17): 1" = 20'	DATE CHECKED:	REVISED:	REVISED:			

AGREEMENT BETWEEN THE VILLAGE OF GLEN ELLYN AND [COMPANY]

NOW COMES the Village of Glen Ellyn (“Village”) a municipal corporation and home rule unity of local government under the Constitution and laws of the State of Illinois, with offices located at 535 Duane Street, Glen Ellyn, Illinois 60137, and [COMPANY] (“COMPANY”) with offices located at _____ and hereby enter into the following agreement (“Agreement”) this ____ day of ___, 2017.

RECITALS

WHEREAS, pursuant to Resolution _____ approved by the Glen Ellyn Village Board of Trustees on _____, the Schock’s Square Consolidated Refuse Program was established and the Village agreed to construct a Consolidated Refuse Enclosure, including a concrete pad, screening walls, and related infrastructure, in the location depicted on Exhibit A attached hereto and made part hereof, for the purpose of housing one compactor and one recycling receptacle as described herein to be installed and maintained at the sole cost of the Company selected by Participants of the Schock’s Square Consolidated Refuse Program. Participants’ restaurant grease containers may, at the Village’s discretion, also be located in the Enclosure. Participants shall be responsible for having such containers serviced and maintained in compliance with the requirements of the Glen Ellyn Municipal Code; and

WHEREAS, the majority of the businesses located in the vicinity of the Schock’s Square Parking Lot, where the Consolidated Refuse Enclosure is to be located, have agreements with [COMPANY] for the collection and disposal of their refuse and recyclable materials and have indicated a desire to utilize the Schock’s Square Consolidated Refuse Enclosure in order to address the issues set forth in Resolution _____ (herein after “Schock’s Square Consolidated Refuse Program Participants” or “Participants”).

NOW THEREFORE, in the consideration of the covenants and agreements set forth herein, the parties hereby agree as follows:

1. Definitions: The following words or phrases shall have the following meanings for the purpose of this Agreement:
 - (a) “Consolidated Refuse Enclosure” means a concrete pad, enclosure, and related infrastructure constructed by the Village for one

compactor and one recycling receptacle as defined herein and Participants' restaurant grease containers.

- (b) "Compactor" means the one (1) self-contained hydraulic ram refuse disposal Compactor to be installed by [COMPANY] within the Schock's Square Consolidated Refuse Enclosure for use by the Schock's Square Consolidated Refuse Program Participants. This Compactor shall dispose of Refuse.
- (c) "Recycle Receptacle" means the one (1) refuse disposal container to be installed by [COMPANY] within the Schock's Square Consolidated Refuse Enclosure for use by the Schock's Square Consolidated Refuse Program Participants. This receptacle shall dispose of Paper Recyclable Materials.
- (d) "Paper Recyclable Materials" means corrugated paper (cardboard) and other recyclable paper products.
- (e) "Participants" or "Schock's Square Consolidated Refuse Program Participants" are those businesses who elect to participate in the Schock's Square Consolidated Refuse Program pursuant to Glen Ellyn Village Board of Trustees Resolution _____ entitled "A Resolution Establishing the Schock's Square Parking Lot Consolidated Refuse Enclosure Program and Providing for a Consolidated Refuse Enclosure", and which have executed the Addendum attached hereto as Exhibit B.
- (f) "Refuse" shall have the meaning set forth in Section _____ of the Glen Ellyn Municipal Code, as amended from time to time.
- (g) "Schock's Square Consolidated Refuse Enclosure Site" means the location depicted on Exhibit A, attached hereto and made part hereof.
- (h) "Schock's Square Consolidated Refuse Program" as defined in Glen Ellyn Village Board of Trustees Resolution _____ entitled "A Resolution Establishing the Schock's Square Parking Lot

Consolidated Refuse Enclosure Program and Providing for a Consolidated Refuse Enclosure”.

2. On or before [DATE], or such other date agreed upon in writing by the parties, the Village will construct the Consolidated Refuse Enclosure on the Schock’s Square Consolidated Refuse Enclosure Site.
3. On or before [DATE], or such other date agreed upon in writing by the parties, [COMPANY] shall install one Compactor and one Recycling Receptacle in the Consolidated Refuse Enclosure along with any equipment required for the operation of the Compactor and Recycling Receptacle. [COMPANY] shall ensure the proper maintenance and sound operation of the Compactor and Recycling Receptacle and shall promptly repair or replace said Compactor or Recycling Receptacle in the event they are not operating properly.
4. [COMPANY] shall promptly pay all utility bills resulting from use of the Consolidated Refuse Enclosure.
5. The Village shall have the reasonable right to inspect the [COMPANY] documentation to confirm the correct payment of Consolidated Refuse Enclosure Reimbursements within three (3) business days of a request to do so.
6. The Village shall continue to provide and maintain the Consolidated refuse Enclosure until such time as it determines, at its sole discretion, that there are insufficient Participants, or for such other reasons as it determines to be in the best interest of the Village, subject only to a minimum of five (5) years from the effective date of this Agreement. The Village shall give [COMPANY] no less than six (6) months written notice of its intent to discontinue provision of the Schock’s Square Consolidated Refuse Enclosure.
7. Each Participant in the Schock’s Square Consolidated Refuse Program shall execute the Participant Contract Addendum attached hereto as Exhibit B.
8. [COMPANY] shall provide the Director of the Village Department of Public Works with a written list of current Participants on a quarterly basis in addition to copies of all Addendums signed by each Participant within thirty (30) days of their execution. In the event that a Participant terminates participation in the Schock’s Square Consolidated Refuse Program, or otherwise ceases use of the

Consolidated Refuse Enclosure, [COMPANY] shall note that on the quarterly list of Participants.

9. [COMPANY] agrees to defend, indemnify, and hold harmless the Village of Glen Ellyn and its officers, agents and employees for any claims or judgments related to the use of the Compactor and Recycling Receptacle in the Schock's Square Consolidated Refuse Enclosure except as to any negligent or willful or wanton conduct on the part of the Village or its officers, agents or employees.
10. [COMPANY] shall include the Village of Glen Ellyn, and its officers, agents and employees as additional insureds on its insurance policy for general liability or property damage related to the installation or use of the Compactor and Recycling Receptacle in the Schock's Square Consolidated Refuse Enclosure, which policy may not be revised or terminated unless not less than thirty (30) days notice is given in writing to the Village. Upon request, [COMPANY] shall provide a certificate of insurance and a copy of the additional insured endorsement to the Village.
11. The laws of the State of Illinois shall apply to the interpretation of this document. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

IN WITNESS WHEREOF, the parties set their hands and seals as of the date first written above.

VILLAGE OF GLEN ELLYN

[COMPANY]

By:

Its:

By:

Its:

ATTEST

Subscribed and Sworn to before me

this _____ day of _____ , 2017

By:

Its:

Notary Public

S:\Public Works Items and Issues\Schocks Park Garbage Compactor\Draft Schock Square Consolidated Refuse Program Agreement 1-17-17.docx



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

Meeting: 09/11/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Ordinance
Prepared By: Christina Coyle

SCHEDULED

ORDINANCE 6533

DOC ID: 2870

**Ordinance No. 6533- VC, An Ordinance Amending Chapter 6 of
Title 7 of the Glen Ellyn Village Code to Add Provisions for the
Schock's Square Consolidated Refuse Program. (Planning &
Development Director Hulseberg)**

Please see previous agenda item for memo.

Ordinance No. 6533 - VC**AN ORDINANCE AMENDING CHAPTER 6 OF TITLE 7 OF THE GLEN ELLYN
VILLAGE CODE TO ADD PROVISIONS FOR THE SCHOCK'S SQUARE
CONSOLIDATED REFUSE PROGRAM**

WHEREAS, there is a significant lack of adequate space for the disposal of refuse within the Schock's Square Parking Lot in downtown Glen Ellyn; and

WHEREAS, unscreened refuse dumpsters, recycling containers, and grease traps are gathered along the southwest walls and alleys surrounding the Schock's Square Parking Lot, resulting in a negative impact on the appearance of the area and future redevelopment potential of this area; and

WHEREAS, the proliferation of dumpsters in Schock's Square has produced a high volume of truck traffic, aggravated traffic congestion, and accelerated the deterioration of the Schock's Square Parking Lot; and

WHEREAS, replacing the numerous dumpsters currently in the Schock's Square Parking Lot with a single consolidated compactor and bulk recycling container will improve the appearance of the Schock's Square Parking Lot; and

WHEREAS, the businesses surrounding Schock's Square Parking Lot support the consolidation of refuse through the installation of a compactor in the Schock's Square Parking Lot; and

WHEREAS, the Village Board believes it is in the best interests of the Village to create a Schock's Square Consolidated Refuse Program and to ensure that all Program Participants of the Program follow the applicable Village Code requirements.

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: Chapter 6 of Title 7 of the Glen Ellyn Village Code is hereby amended by adding the underlined language as follows:

SECTION 7-6-2: DEFINITIONS

SCHOCK'S SQUARE CONSOLIDATED REFUSE PROGRAM: The Schock's Square Consolidated Refuse Program is established pursuant to the provisions contained and referenced in Resolution No._____.

SECTION 7-6-10: SCHOCK'S SQUARE CONSOLIDATED REFUSE PROGRAM:

Schock Square Consolidated Refuse Program Participants: Businesses participating in the Schock Square Consolidated Refuse Program shall abide by all applicable provisions of Title 7 Chapter 6 of the Glen Ellyn Village Code Section 10-5-5 (Wall, screen) in addition to those provisions described in Resolution No._____.

Section Two: This Ordinance shall be in full force and effect upon its passage and approval.

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

Ordinance 6533

Meeting of September 11, 2017

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

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