



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, September 25, 2017
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Village Recognition: (Village Clerk)

1. Proclamation 2017 Fourth of July Committee
2. Proclamation Chamber of Commerce Week 2017 (Presented to Dawn Smith, Executive Director)

E. Audience Participation

1. Open:

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

2. Jungle Book Ball presented by Eileen Mullin-Gasteier and Dawn Bussey of the Glen Ellyn Public Library.

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 \$2,525,538.77: (Trustee Kenwood)

1. September 11, 2017 Village Regular Board Minutes
2. September 18, 2017 Special Village Workshop Minutes
3. Vouchers 9-25-2017 for Total Expenditures in the amount of \$2,525,538.77
4. Resolution No. 17-13 Releasing 2016 & 2017 Executive Session Minutes
5. Ordinance No. 6534-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 11 (Classification of Licenses) and Section 12 (Restriction on Number of Licenses) of the Village Code, to Increase the Number of Permitted Class N Liquor Licenses. (Economic Development Coordinator Hannah)
6. Approve an annual maintenance fee, a single source purchase which is an authorized exception in the purchasing policy, with Tyler Technologies, Inc. of Plano, Texas, for MUNIS software support and licensing in the amount of \$79,911.67, to be expensed to the General and Water & Sewer Funds. (Finance Director Coyle)
7. Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the U.S. Communities Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and authorize the purchase of Liquid Applied Roof Restoration materials for Fire Station 1 in the amount of \$9,756.45, and an additional not to exceed \$1,000 for the delivery of said roofing materials; and to award a contract to install said Liquid Applied Roof Restoration material

G. Special Use Permit for a Drive-Thru, and Variations from the Sign Code for CVS Pharmacy (Presented by Planning & Development Director Hulseberg)(Trustee Pryde)

1. Ordinance No. 6535, An Ordinance Approving A Final Planned Unit Development Plan for Lot 1 of Roosevelt Glen Corporate Center, a Special Use Permit for a Drive-Thru, and Variations from the Sign Code for CVS Pharmacy Proposed on Property Commonly Known as 739 Roosevelt Road (Planning and Development Director Hulseberg)

H. Redevelopment and Sales Tax Rebate Incentive Agreement for Baker Hill Shopping Center (Presented by Economic Development Coordinator Hannah) (Trustee Ladesic)

1. Resolution No. 17-14, A Resolution Authorizing the Village to enter into a Redevelopment and Sales Tax Rebate Incentive Agreement by and between the Village of Glen Ellyn, Illinois and Baker Hill Station, LLC, for the Baker Hill Shopping Center

I. Continuation of a Public Hearing for the Annexation Agreement for 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler. (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Motion to open a public hearing to consider and Annexation Agreement for the Property Located at 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue.
2. Motion to closed a public hearing to consider and Annexation Agreement for the Property Located at 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue
3. Ordinance No. 6536, An Ordinance Approving an Annexation Agreement For the Properties Commonly Known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue (Planning and Development Director Hulseberg)
4. 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.

J. Execution of Contract with Chicagoland Paving Contractors, Inc in the amount of \$255,000. (Presented by Village Engineer Rich Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, in the amount of \$255,000 for the 2017 Parking Lot Resurfacing and Roadway Patching Program to be expensed to the Capital Project and Parking Funds.

K. Discussion

L. Reminders

1. A Village Board Workshop is scheduled for Monday, October 16, 2017 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, October 23, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

N. Adjournment



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

Meeting: 09/25/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Proclamation
Prepared By: Angela Andrianopoulos

TABLED

AGENDA ITEM (ID # 2854)

DOC ID: 2854

Proclamation 2017 Fourth of July Committee

HISTORY:

09/11/17 Glen Ellyn Village Board TABLED

Next: 09/25/17

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: 09/25/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Proclamation
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2888)

DOC ID: 2888

Proclamation Chamber of Commerce Week 2017

ATTACHMENTS:

- Chamber of Commerce 2017 (PDF)



Proclamation

WHEREAS, the State of Illinois is the home to international chambers of commerce, the Great Lakes Region Office of the U.S. Chamber of Commerce, the Illinois Chamber of Commerce and more than 400 local chambers of commerce; and

WHEREAS, the Glen Ellyn Chamber of Commerce works with the businesses, merchants, and industry to advance the civic, economic, industrial, professional and cultural life of the Village; and

WHEREAS, the Glen Ellyn Chamber of Commerce has contributed to the civic and economic life of the Village since its founding in 1934; and

WHEREAS, the Glen Ellyn Chamber of Commerce encourages the growth of existing services, and commercial firms and encourages new firms and individuals to locate in the Village; and

WHEREAS, the Glen Ellyn Chamber of Commerce and its members provide citizens with a strong business environment that increases employment, the retail trade and commerce, and business growth in order to make the Village a better place to live.

NOW, THEREFORE, I, DIANE MCGINLEY, President of the Village of Glen Ellyn, Illinois, do hereby proclaim September 11 through September 15, 2017, as Chamber of Commerce Week in Glen Ellyn and call its significance to our citizens as we extend our congratulations to the Glen Ellyn Chamber of Commerce and thank them for their service to our community.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



Glen Ellyn Village Board

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/25/17 07:00 PM

Department: Glen Ellyn Village Board

Department Head: Angela Andrianopoulos

Category: Presentation

Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2876)

DOC ID: 2876

**Jungle Book Ball presented by Eileen Mullin-Gasteier and Dawn
Bussey of the Glen Ellyn Public Library.**



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

Meeting: 09/25/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Minutes
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2884)

DOC ID: 2884

September 11, 2017 Village Regular Board Minutes

Minutes Village Regular Board Meeting Glen Ellyn Village Board of Trustees Monday, September 11, 2017

Call to Order

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

President McGinley asked for a moment of silence in honor of those who lost their lives in the World Trade Center and the Pentagon on September 11, 2001.

Pledge of Allegiance

President McGinley asked Police Chief Norton to lead the Pledge of Allegiance.

Roll Call:

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules, Kenwood, Ladesic and Senak answered "Present." Trustee Pryde entered the meeting via phone at 7:20 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, Police Chief Norton, Assistant Public Works Director Buckley, Village Links General Manager Vesevick, Senior Civil Engineer Daubert.

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.

Audience Participation

1. A video was shown for Officer Rick Perez who was selected as a Life, Well Run Community Hero by the International City/County Management Association.
2. The Fourth of July committee will be recognized at a later meeting.

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 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.
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.
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.
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.

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.
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)
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.

President McGinley stated Item #7 will be removed from the Consent Agenda for its own presentation.

Regarding Item #5, Trustee Senak asked if the owners of Two Hound Red Brewpub had talked to Historic Preservation Commission Chairman Lee Marks. Owner Jon With stated he had not, but would do this.

Regarding Items #8 and 9, Trustee Kenwood asked if the parking being taken away would affect the residents on these streets to which Police Chief Norton stated the hours were set based on what the residents requested.

Regarding Item #9, Trustee Kenwood asked if the No Parking Hours could be only contained to drop-off and pick-up times at the school. Police Chief Norton stated this can be confusing so the No Parking will be from 8:00 a.m. to 4:00 p.m.

A motion was made by Trustee Kenwood and seconded by Trustee Senak to approve Consent Agenda Items 1-6, 8-9.

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

President McGinley asked Two Hound Red Brewpub owner Jon With to talk about the new brewpub. Mr. With stated they redid the roofline which has really opened up the building. Mr. With stated they found 50-year-old redwood timbers in the addition, and they are trying to reuse these timbers in the building. Mr. With stated their goal is to open before December 1st and definitely before the end of 2017.

President McGinley congratulated Citibank on the approval to construct a free-standing monument sign at their property at 444 N. Main Street.

Trustee Pryde entered the meeting at 7:20 p.m.

Consent Agenda Item #7

Planning and Development Director Hulseberg stated petitioner Enterprise Leasing Company of Chicago, LLC, future tenant at 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. Planning and Development Director Hulseberg stated 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 as Enterprise is relocating from their existing location on the south side of Roosevelt Road at 395 Roosevelt. Planning and Development Director Hulseberg showed the site plan and reviewed the specifics of the Special Use permit, the variations from the Zoning Code and the variation from the Sign Code.

Planning and Development Director Hulseberg stated the Plan Commission considered the petitioner's applications at a public hearing on August 24, 2017, and by a vote of seven "yes" votes and zero "no" votes, the Plan Commission recommended approval of the Special Use Permit, the variations from the Zoning Code and the variation from the Sign Code with the condition that the petitioner install three-foot evergreen species along the north residential property line for added screening for the residential property to the north.

Trustee Senak stated this is the one of the first projects that went through without the Architectural Review Commission and asked how this went. Planning and Development Director Hulseberg stated the staff 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. Planning and Development Director Hulseberg stated there were some requirements for the building materials and windows that needed to be changed, and everything that needed to be changed per the Appearance Review Guidelines was done by the petitioner.

A motion was made by Trustee Kenwood and seconded by Trustee Ladesic to approve 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.

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

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

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to open a public hearing at 7:26 p.m. to consider an Annexation Agreement for the Property Located at 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue.

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

Planning and Development Director Hulseberg presented information on this request and stated

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 these properties to allow the construction of a gas station, automotive car wash and convenience store with outdoor storage and sales of merchandise.

Planning and Development Director Hulseberg stated the property, located at the southeast corner of Roosevelt Road and Lawler Avenue, is approximately 500 feet east of the I-355 right-of-way and is made up of 5 parcels totaling 2.39 acres. Planning and Development Director Hulseberg stated the property is currently in unincorporated DuPage County and is contiguous to Village property. Planning and Development Director Hulseberg stated 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.

Planning and Development Director Hulseberg stated the subject property was previously on Lombard's side of the boundary line agreement, and 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.

Planning and Development Director Hulseberg stated 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. Planning and Development Director Hulseberg stated 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.

Planning and Development Director Hulseberg stated the petitioner is also requesting approval of the following to accommodate this project: a Zoning Map Amendment, Special Use Permits for an Automobile Car Wash, a Service Station and Outdoor Merchandise, variations from the Glen Ellyn Zoning Code, variations from the Glen Ellyn Subdivision Regulations Code and variations from the Glen Ellyn Sign Code.

Planning and Development Director Hulseberg stated 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. Planning and Development Director Hulseberg stated twenty people did speak in opposition to the proposal at this hearing. Planning and Development Director Hulseberg stated by a vote of 5-2, the Plan Commission recommended approval of the requests subject to the following conditions: that the Plat of Annexation be recorded prior to the issuance of any building permits, that the Plat of Consolidation be recorded prior to the issuance of any building permits and that written approval from the Illinois Department of Transportation (IDOT) for the proposed access onto Roosevelt Road be received prior to the issuance of any building permits other than a demolition permit. Planning and Development Director Hulseberg stated the Plan Commission review the proposed variations from the Sign Code at a public hearing on August 10, 2017, and the Plan Commission

voted 7-0 to recommend approval of these variations.

Trustee Enright asked if the Village does not annex these properties, would this proposed project go through DuPage County. Planning and Development Director Hulseberg stated this project started in DuPage County, and when the petitioner contacted Glen Ellyn about utilities, a discussion was started about annexation to the Village. Trustee Enright asked if there was any reason DuPage County would deny this project to which Planning and Development Director Hulseberg stated she cannot answer this as she is not familiar with DuPage County criteria and process.

Richard McMahon, from 2500 Brickvale Drive in Elk Grove Village, represents Bucks, Inc. and was sworn in.

Trustee Senak asked why the petitioner would like to be annexed to the Village. Mr. McMahon stated this proposed project was originally filed with DuPage County in October 2016. Mr. Mahon stated one of the lots already had water and sewer from Glen Ellyn so it was discussed with the staffs at the Village of Glen Ellyn and Lombard about what might be best. Mr. Mahon stated the site was redesigned with Glen Ellyn's codes in mind, and they are agreeable that the properties are annexed into Glen Ellyn.

Trustee Enright asked if car repairs would be done at this location to which Mr. McMahon stated they would detail cars only, but no car repair would be done.

Trustee Kenwood asked about surface run-off. Mr. Mahon stated they will be using state-of-the-art solution of a downstream defender which will siphon off the hydrocarbons before the run-off would go into the detention pond. Mr. Mahon stated the siphoned run-off would then not harm the water in the detention pond. There was a discussion about surface run-off, how it will be handled and possible changes or conditions on this.

There were some questions from the Board about the entire proposed project, what is being approved with this discussion and how to handle possible conditions for this project. Attorney Mathews stated the Board is reviewing the whole package in the context of the Annexation Agreement. Attorney Mathews stated the Board can attach conditions to the Annexation Agreement or Special Use Permits as the staff will still need to review the permits and such before it comes back to the Board. Planning and Development Director Hulseberg stated the Plan Commission's packets did include site plans, full engineering drawings, elevations, sign plans and the landscape plans so the Plan Commission did see an overview of the whole project.

Trustee Fasules asked if the Board could impose a condition on the car wash hours as this seems to violate the hours in the current noise ordinance. Planning and Development Director Hulseberg stated the Board is only granting a Special Use Permit for the car wash, but not approving the details of this proposed car wash yet. Attorney Mathews stated the Board can do changes now and later if they would like.

Tracy Kasson, attorney with Rathje and Woodward in Wheaton, Illinois and attorney for Bucks, Inc., was sworn in. Mr. Kasson stated the petitioner needs to know the conditions and expectations

on the project now so changes are not coming in later. President McGinley stated they Board may not be prepared to vote on this right now due to this and asked if delaying two weeks to the next Board meeting would be a problem. Mr. Kasson stated it would not be a problem as they want to get this right.

Trustee Senak stated he does not want to move forward with this vote yet as he would like to see the minutes from the three Plan Commission where this project was discussed. Trustee Senak stated he would like to see the findings of fact comply with the ordinance so there is a basis for the Special Use Permits.

Trustee Pryde stated he was at the Plan Commission meetings on June 29th and July 13th, and he is comfortable with the proposed design and operation of this project. Trustee Pryde stated the findings of fact were brought forward at the Plan Commission meetings.

Trustee Fasules stated this could be discussed at the September 18th Village Board Workshop and then brought back to the Village Board Meeting on September 25th for a vote.

Trustee Ladesic stated he is comfortable with the information being presented now, but he would like to hear from the residents on this and review the Plan Commission's meeting minutes.

Attorney Mathews suggested continuing this public hearing to the September 25th Village Board Meeting. Trustee Enright stated he would like to hear from the residents on this. Trustee Kenwood stated it would make sense to hear from the residents. There was a discussion if the residents that speak tonight can speak again on September 25th as the public hearing would be continued. The Board was concerned that if a resident spoke this evening, but then new information came up in the next two weeks then these residents could not give further input.

Trustee Kenwood stated he is generally in favor of this project, but would like to see the car wash hours reduced, the blue band of light be taken off and sound attenuation added on the south side of the property as well as better understand the surface run-off process. Trustee Enright asked if the 24/7 hours of operation are important to the petitioner to which Mr. McMahon stated it is as the Wheaton location has the 24/7 hours of operation as well.

Village Clerk Chereskin swore in all the residents who wished to speak.

Jamie Geiger, who resides at 1285 S. Lloyd Avenue in Lombard, Illinois, stated their neighborhood had a big crowd at the Plan Commission meeting, but they are already feeling like they have lost this fight. Ms. Geiger stated she does not think changing the zoning next to a neighborhood is good and feels Lombard sold this neighborhood out. Ms. Geiger stated there is no need for a 4th gas station in a ½ mile distance. Ms. Geiger stated the streets are not wide enough for two cars. Ms. Geiger stated the station should be smaller.

Carl Geiger, who resides at 1285 S. Lloyd Avenue in Lombard, Illinois, stated he has lived in this neighborhood for over 20 years, and he understands the changes in Roosevelt Road due to progress. Mr. Geiger stated there will be 56 gas station pumps in very close proximity to each other and asked

why there is such an urgent need to have so many pumps at this station. Mr. Geiger stated there is no indication of any type of barrier behind the car wash which will abut to a home. Mr. Geiger stated it bothers him that liquor sales are going to be allowed next to a house of worship. Mr. Geiger stated they are trying to save their neighborhood.

Teresa Blair, who resides at 1S235 Lloyd Avenue in Lombard, Illinois, stated she has lived in this neighborhood for over 30 years, and it is a wonderful community that helps each other. Ms. Blair stated there are no representatives from their neighborhood on this Village Board as the neighborhood is considered Lombard. Ms. Blair stated this project will kill their neighborhood and asked the Board to let the neighborhood live as it has lived for so long. Ms. Blair stated a gas station is not necessary or welcome, and the Board needs to consider what its actions will do.

Robert Blair, who resides at 1S235 Lloyd Avenue in Lombard, Illinois, stated it worries him that three different jurisdictions are in this area, and each jurisdiction seems to have a different view of what should be done in this location. Mr. Blair stated due to this, it seems that it does not bode well for a carefully laid out plan. Mr. Blair stated his property is contiguous too, but this neighborhood is not represented in this forum. Mr. Blair stated they have well water, and he is concerned about the quality of water due to this surface run-off. Mr. Blair stated he would like to see active measures to test the well water with this downstream-defender process.

Tony Rudinski, who resides at 1289 S. Lawler Avenue in Lombard, Illinois, prepared a letter which Village Clerk Chereskin read on Mr. Rudinski's behalf. Mr. Rudinski stated he and his wife has been residents of this neighborhood for over 40 years, and they opposed this proposed gas station as it is an aggressive action to annex a portion of this neighborhood. Mr. Rudinski stated he is concerned about noise and sound pollution as well as light pollution and intrusive traffic. Mr. Rudinski stated Glen Ellyn will be responsible for monitoring the activities of Bucky's Gas Station, but will Glen Ellyn will have no incentive to correct any complaints brought up by the residents of the Glenbard Acres subdivision as they are not Village constituents.

Jennifer Brzezinski, who resides at 1224 S. Lloyd Avenue in Lombard, Illinois, stated the gas station property would be next to her property, and her water well is about 100 feet from the proposed gas station. Ms. Brzezinski stated the Bucky's in Wheaton is next to an apartment complex, but this proposed gas station would be next to single-family homes. Ms. Brzezinski stated there are too many gas stations in the area already, and another gas station would be overkill. Ms. Brzezinski stated the gas station development should be smaller in size.

Deborah Ruggiero, who resides at 1S260 Lawler Avenue in Lombard, Illinois, stated their neighborhood has a homeowner's association, and they do neighborhood events often. Ms. Ruggiero stated there are 30 children who live on Lawler Avenue alone, and these children play outside often. Ms. Ruggiero stated she is concerned about the gas station being open 24/7, alcohol sales, more traffic and sound and light pollution. Ms. Ruggiero stated the neighborhood would like to raise their children in a safe and healthy environment.

Vicki Liszewski, who resides at 1289 S. Lawler in Lombard, Illinois, and Alex Weston, who resides at 1310 S. Lloyd Avenue in Lombard, Illinois, both deferred their time to the public hearing

continuation.

President McGinley suggested continuing the public hearing to the September 25, 2017 Village Board Meeting as this cannot go to a workshop for discussion due to the public hearing.

A motion was made by Trustee Ladesic and seconded by Trustee Senak to continue 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 until the September 25, 2017 Village Board Meeting.

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

President McGinley called for a break at 8:48 p.m. and called the meeting back to order at 8:54 p.m.

Agenda Item H - Turner Avenue Public Sidewalk Construction Exception

Senior Civil Engineer Daubert presented background on this and stated at the August 21, 2017 Village Board Workshop, engineering staff presented a Capital Improvements Commission (CIC) recommendation to not construct a sidewalk on the north side of Turner Avenue between Montclair and Taylor as a part of this year's ongoing street reconstruction project. Senior Civil Engineer Daubert stated after hearing from the residents and a Board discussion on this topic, the Board directed staff to have one final dialogue with the school personnel to solicit any additional input they may have on the Turner Avenue sidewalk and bring this input back to the Board.

Senior Civil Engineer Daubert stated he along with Village Manager Franz, Police Chief Norton and Deputy Chief of Police Holmer met with School District 41 Superintendent Dr. Paul Gordon on Thursday, August 24, 2017 at 8am to review this matter and do observations on the sidewalk usage during student drop-off. Senior Civil Engineer Daubert stated 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. Senior Civil Engineer Daubert stated their group did observe some matters noted as previous concerns and did receive some input from pedestrians using the sidewalk on the south side of Turner.

President McGinley stated if the Board approves this exception, this would mean there would be no sidewalk on the north side of Turner.

Trustee Senak asked for Dr. Gordon's input why safety would be improved with this sidewalk. Senior Civil Engineer Daubert stated Dr. Gordon's email only stated the district supported a sidewalk on the north side of Taylor, but no specifics on how safety would be improved were given in this email. Village Manager Franz stated Dr. Gordon is generally supportive of sidewalks around schools. Senior Civil Engineer Daubert stated other residents do support a sidewalk on the north side of Turner as well, but these residents did not specify their addresses.

Trustee Fasules stated the Board needs to look at the bigger picture as safety around the Village's schools is terrible. Trustee Fasules stated there needs to be safe zones around the schools and

suggested a possible carriage walk with a drop-off zone or one-way streets during different times of the day.

Trustee Ladesic stated his concern is that sidewalks are a network in the community, and this area does not have full sidewalks.

Trustee Senak asked of the residents directly impacted by this possible sidewalk, how many supported or did not support this sidewalk. Senior Civil Engineer Daubert stated one resident support and three residents did not support out of the six properties on Turner Avenue. President McGinley stated she did hear about other parents whose children go to Ben Franklin that do support a sidewalk, and Trustee Kenwood stated he heard other Ben Franklin parents do not support this sidewalk.

Trustee Enright asked how much of the Turner sidewalk would be carriage walk. Senior Civil Engineer Daubert stated 85% would be carriage walk and highlighted the whole proposed sidewalk on the map.

Colleen Macko, who resides at 714 Turner Avenue in Glen Ellyn, Illinois, stated she is the second home in on Turner Avenue, and she has to walk in her neighbor's driveway to get to a sidewalk. Ms. Macko stated there are seven children on Turner Avenue who have no direct access to a sidewalk. Ms. Macko stated she does not want conflict with her neighbors, but she is very concerned about the safety issues if there is no sidewalk on the north side of Turner. Ms. Macko stated she understands there are safety concerns by Taylor and Turner, but she feels this is being addressed. Ms. Macko stated it is very chaotic at Taylor and Turner and brought pictures to show the Board.

Trustee Senak asked if there are safety concerns during the middle of the day as there are during drop-off and pick-up. Ms. Macko stated there are safety concerns all day.

Steve Schmidt, who resides at 694 Turner Avenue in Glen Ellyn, Illinois, stated Ben Franklin School has been there for over 80 years, and this sidewalk issue has not been addressed in all this time. Mr. Schmidt stated there is a family who will lose a lot of driveway parking space due to a sidewalk. Mr. Schmidt stated he stood outside this morning and watched parents and nannies walk their children to school up and down the street. Mr. Schmidt stated many residents on the street support no sidewalk on the north side of Turner Avenue, and the CIC voted to recommend no sidewalk as well.

Amy Storm, who resides at 342 Taylor Avenue in Glen Ellyn, Illinois, stated she has older children whom she did have to walk across the street to get to a sidewalk when they were younger. Ms. Storm stated she is concerned about drop-off and pick-up at Ben Franklin as many children are at risk for getting hit. Ms. Storm stated she feels this is a hardship issue, and this proposed sidewalk would go right through her side yard.

Trustee Kenwood asked if this proposed sidewalk would allow another drop-off point for the school. Police Chief Norton stated there is parking allowed on one side of the street now, and this is the back of the school and not an authorized drop-off location.

Trustee Enright stated a crossing guard was mentioned by a resident. Police Chief Norton stated if the school provides a crossing guard, the police department would train this crossing guard. However, if the police department was responsible for furnishing a crossing guard and that guard was absent, the police department would have to cover this absence which means an officer would come off the street for this.

Trustee Pryde stated he spent 14 years on the CIC, and every time a project was done in the area, sidewalks were considered. Trustee Pryde stated safety is one component, but sidewalks are important to the whole Village.

A motion was made by Trustee Kenwood and seconded by Trustee Enright 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.

Upon roll call, Trustees Kenwood and Senak voted "aye." Trustees Enright, Fasules, Ladesic and Pryde voted "nay." Motion failed to carry.

President McGinley stated since this motion to grant an exception failed to carry, there will be a sidewalk installed on the north side of Turner Avenue.

Trustee Kenwood asked if the safety piece could be looked at. President McGinley suggested a sub-committee on this as a few schools have asked for help on safety issues.

President McGinley stated the Village's engineering team will work with the residents on Turner on this sidewalk to be installed.

Agenda Item I - Schock's Square Garbage Enclosure Program

Trustee Kenwood asked if the other approach was off the table. Assistant Public Works Director Buckley stated they did run this option and asked 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. Assistant Public Works Director Buckley stated in the meantime, FH Paschen approached Public Works and asked if they could rebid the project which they did.

Trustee Senak asked about the opportunity to offset the cost of building this enclosure by charging a push fee to the business owners. Planning and Development Director Hulseberg stated this is an option, and the businesses were supportive of this fee originally as they would be saving money; however, the Board who originally considered this enclosure a year ago did not want to burden the businesses with a fee and the business owners then agreed with this. Planning and Development

Agenda Item (ID # 2884)

Meeting of September 25, 2017

Director Hulseberg stated the garbage hauler estimates the businesses would save about \$1,000 per month collectively.

Trustee Pryde stated he is not in favor of something that might be a deterrent to the businesses taking out their trash. Trustee Ladesic stated he supports this fee, but he is still concerned about the cost of building this trash enclosure.

Police Chief Norton stated the new police station does have one trash enclosure that cost approximately \$20,000 to \$22,000 to build the enclosure itself, but there were other costs associated with the building of this enclosure as well.

Village Manager Franz asked if staff could do research on the cost of the fee and bring this back to the Board. Planning and Development Director Hulseberg stated the program is voluntary for the businesses, but if the businesses could not to participate then they need to do their own compliant dumpster enclosure.

President McGinley asked the Board's consensus on the push fee which all Trustees did support. Trustee Senak proposed a flat fee instead of a push fee. Assistant Public Works Director Buckley stated they do need to get all the businesses on board first with this additional fee. There was a discussion regarding this, and the Board decided to table the discussion so this proposed fee could be discussed with the businesses affected.

Trustee Pryde left the meeting at 10:05 p.m.

A motion was made by Trustee Enright and seconded by Trustee Senak to table the discussion on the Schock's Square Garbage Enclosure Program to a future date.

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

Agenda Item L - Reminders

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

Agenda Item M - Other Business

None

Adjournment

At 10:10 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Senak to adjourn

Agenda Item (ID # 2884)

Meeting of September 25, 2017

to Executive Session to discuss pending, threatened or imminent litigation and review Executive Session minutes without returning to open session.

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: 09/25/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Minutes
Prepared By: Angela Andrianopoulos

SCHEDULED

AGENDA ITEM (ID # 2885)

DOC ID: 2885

September 18, 2017 Special Village Workshop Minutes

Minutes

Special Workshop Meeting

Glen Ellyn Village Board of Trustees

Monday, September 18, 2017

Call to Order

President McGinley called the meeting to order at 7:00 p.m. in the Glen Ellyn Police Department Community Room.

Pledge of Allegiance

President McGinley asked Public Works Director Hansen to lead the Pledge of Allegiance

Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules, Kenwood, Ladesic, and Senak answered "Present." Trustee Pryde entered the meeting via phone at 7:01 p.m.

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

Upon roll call, Trustees Enright, Fasules, Kenwood, 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, Police Chief Norton and Senior Civil Engineer Daubert.

Audience Participation

None

Agenda Item E. - Village Board Training

President McGinley introduced Julie Tappendorf, attorney with Ancel Glink in Chicago, Illinois, who trained the Village Board on the roles of Village Board Members in the zoning process and in general and the roles of the Commission members. Ms. Tappendorf stated she does sit in on the Village's Plan Commission meetings and Zoning Board of Appeals meetings from time to time to help with any legal questions that arise.

Ms. Tappendorf stated the Village's government does have three branches: the Executive branch which is the Village President, the Legislative branch which are the Village Trustees and the Administrative branch which is the Village Manager and the staff. Ms. Tappendorf stated the Village Board acts as an oversight group, and Village Manager Franz and the staff are doing the day-to-day governing.

There was discussions and questions regarding appointed offices versus Village employee positions, Special Use permits, variances, what a hardship or practical difficulty is and how the findings of fact are used in a decision.

President McGinley asked at what point a Village candidate might come before the Village Board. Ms. Tappendorf stated an appointed office position would come before a Village Board; however, an employee position would come to the Village Manager. Ms. Tappendorf stated that appointed offices and employee positions are dealt with differently under state statute.

Ms. Tappendorf stated the Plan Commission and Zoning Board of Appeals do handle different things as the Plan Commission is a hearing body with the jurisdiction to do public hearings, and the Zoning Board of Appeals would handles zoning appeals. Ms. Tappendorf stated a Special Use Permit is allowed in certain zoning districts, but these permits are not considered variances. There was a discussion of Special Use Permits for gas stations. Planning and Development Director Hulseberg stated in Glen Ellyn, a gas station is a Special Use in every zoning district where it would be allowed. Ms. Tappendorf stated the staff acts as a gatekeeper in these instances of zoning requests.

Ms. Tappendorf stated there is a publication notice for a public hearing that needs to be done 15 to 30 days in advance, and Glen Ellyn has a courtesy notices as well with signs put on the property, letting the residents within a certain distance of the property know about a public hearing and putting this notification on the Village's web site. Ms. Tappendorf stated at a public hearing, the Plan Commission will hear testimony and receive evidence on an issue. Ms. Tappendorf stated this is done so there is an official record if something is challenged in court, a petitioner has due process and there is a fair and open hearing.

Trustee Senak asked if a Village Board can reject the findings of fact at the Village Board level. Ms. Tappendorf stated the findings of fact are why the Plan Commission voted the way they did and include the hardship reasoning which is unique condition to a property or existing structure. Ms. Tappendorf stated a public hearing cannot be reopened at the Village Board level. Trustee Senak asked if the Village Board can disagree on the findings of fact in order not to approve a request to which Ms. Tappendorf stated they can. Ms. Tappendorf stated the Village Board is always legislative in zoning issues.

President McGinley asked what information should be included in the Village Board's packets. Ms. Tappendorf stated the Village Board has the right to see or review anything on a request, but most Village Boards do not see every piece of information on every request. President McGinley stated so

the information is available, but not everything needs to be included in the Village Board's packets.

Trustee Pryde suggested vetting requests in a Village Board Workshop if there is extensive information on a request. Planning and Development Director Hulseberg stated in previous years, there would be a pre-board meeting where she would present information and answer questions on requests before going into the regular Village Board meeting. Trustee Fasules stated there needs to be more transparency to the community. Ms. Tappendorf stated there could be a Village Board Workshop after a public hearing and before a Village Board meeting, but it would be unusual as if a request is discussed in a workshop, any information would not be in the record of a public hearing.

Ms. Tappendorf stated a petitioner does have a due process right and the right to a prompt decision.

Village Manager Franz stated the outline from this training will be sent to the Village Board for them to review.

Trustee Pryde left the meeting at 8:43 p.m.

Agenda Item E. - Discussion of Lambert and Taft Intersection

Public Works Director Hansen presented background on this issue and stated car accidents have increased at the intersection of Taft Avenue and Lambert Road so this issue is being brought to the Village Board for discussion to determine the best course of action to be taken by staff to implement measures to reduce the frequency of these accidents. Public Works Director Hansen stated the majority of accidents in this intersection are cross-traffic accidents due to site line distances when a vehicle is going eastbound or westbound on Taft and getting hit by vehicles going northbound or southbound on Lambert. Public Works Director Hansen stated traffic consultants Hampton, Lenzini and Renwick, Inc. (HLR) from Elgin, Illinois, was hired to give the Village recommendations to help reduce accidents, and their recommendations were evaluated by Public Works. Public Works Director Hansen stated the consensus is eastbound and westbound cross-traffic movements need to be eliminated from the intersection, and this is the most cost-effective and fastest way to implement measures to reduce accidents.

Police Chief Norton stated every hour on the hour is bad at this intersection due to College of DuPage (C.O.D.) class start and end times.

Senior Civil Engineer Daubert reviewed the site line distances and traffic storage back-ups waiting for left-hand turns onto Roosevelt Road. Senior Civil Engineer Daubert stated the Taft Road connection was constructed in 2013 which is when the accidents significantly increased. Senior Civil Engineer Daubert stated the Glen Ellyn Police Department installed supplemental "Cross Traffic Does Not Stop" signs to the stop sign posts for eastbound and westbound Taft traffic in October 2015, but it appears these signs are having little to no impact.

Trustee Enright asked if the stop lights on Roosevelt Road could have longer green arrows to which Public Works Director Hansen stated the Illinois Department of Transportation (IDOT) regulates

the timing on these lights.

Senior Civil Engineer Daubert showed site distance overview pictures and stated a driver would need to be able to see 445 feet in site line distance to make it safely across the intersection due to reaction time, acceleration time and the steady speed.

Senior Civil Engineer Daubert stated several suggestions were vetted and decided against including lessening the traffic from C.O.D., traffic signals and speed humps. Senior Civil Engineer Daubert stated it was decided that installing movement restricting islands (“pork chops”) at the intersection which would restrict through and left-turn movements from Taft and would appear to have the greatest potential to reduce crashes.

Police Chief Norton stated they have applied for grants for this intersection to possibly do a traffic circle, but the queue would back up onto Roosevelt Road which would not be good. Police Chief Norton stated he is not a fan of the “pork chops,” but this seems to be the most cost-effective process for this intersection and should definitely cut down on accidents. There was a discussion of possible ways to deal with this intersection.

Trustee Kenwood stated he went back and forth through this intersection, and he feels the signage in the intersection is poor. Trustee Kenwood asked if a first phase with blinking lights could be done and gather data on this option. Trustee Kenwood suggested limiting turns during Monday through Friday 8:00 a.m. to 5:00 p.m. Public Works Director Hansen stated they did not feel they could enforce this time restriction. Public Works Director Hansen stated they could do the “pork chops” which would allow right and left turns only and no cross-traffic on Taft and then collect data from this.

President McGinley stated the goal is safety with the least restrictions and asked the staff to do mock-ups of the least restrictive to most restrictive. Trustee Senak asked Public Works to gather as much data as possible as they try different measures. Trustee Kenwood asked if they would collect feedback from the local businesses as well. Trustee Ladesic suggested putting flashing lights on the “Cross Traffic Does Not Stop” signs to bring more attention to this.

Public Works Director Hansen stated Public Works will put the signs and lights up first then pylons to restrict cross traffic as well as doing mock-ups of the “pork chops.”

I. Other Items

None

J. Adjournment

At 9:53 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Enright to adjourn. Motion carried.

Agenda Item (ID # 2885)

Meeting of September 25, 2017

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: 09/25/17 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 2878)

DOC ID: 2878

Total Expenditures (Payroll and Vouchers) - \$2,525,538.77.
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 2017-09-25 (PDF)

Approval of Vouchers
For the Village Board Meeting of September 25, 2017

EXPENDITURES:

Accounts Payable Warrant 0917-2	9/8/2017	\$	1,053,757.88
Accounts Payable Warrant 0917-3	9/15/2017	\$	951,157.95
Sub-Total		\$	2,004,915.83

Warrant Total \$ 2,004,915.83

PAYROLL EXPENDITURES**September 15, 2017**

Net Employee Payroll Checks 318,157.94

Employee & Employer Payroll Deductions:

Employee Deductions*	151,815.13
IMRF - Employer contribution	24,726.27
Social Security/Medicare Tax Withheld - Employer portion	25,923.60

Total Payroll	\$ 520,622.94	\$ -	\$ -	\$ 520,622.94
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GRAND TOTAL \$ 2,525,538.77

* 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.



09/15/2017 12:28
lthomas

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
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25 A LAMP CONCRETE CONTRACTORS, INC.										
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80863		08/28/2017		0917-2	227564	301.24	09/05/2017	INV	PD	PRINTING
INVOICE: 20028			CHECK DATE: 09/08/2017							
81099		09/06/2017		0917-3	227701	568.41	09/12/2017	INV	PD	PRINTING
INVOICE: 20073			CHECK DATE: 09/15/2017							
						965.65				
7251 DJK TECHNOLOGIES, INC										
80857		07/31/2017		0917-2	227565	2,520.50	09/05/2017	INV	PD	FUEL ISLAND PUMP REPAIR
INVOICE: 26998			CHECK DATE: 09/08/2017							
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						2,825.50				
9224 ADVANCE STORES COMPANY, INC										
81136		08/02/2017		0917-3	227703	9.35	09/14/2017	INV	PD	W/S WIPER BLADE #642
INVOICE: 2021			CHECK DATE: 09/15/2017							
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INVOICE: 2300			CHECK DATE: 09/15/2017							
81139		08/15/2017		0917-3	227703	224.08	09/14/2017	INV	PD	BRAKE CALIPERS #216
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81143		08/23/2017		0917-3	227703	-150.00	09/14/2017	CRM	PD	CREDIT CORE
INVOICE: 2648			CHECK DATE: 09/15/2017							
81144		08/29/2017		0917-3	227703	18.36	09/14/2017	INV	PD	RV ANTI FREEZE #251
INVOICE: 2842			CHECK DATE: 09/15/2017							
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8181 MWSTAR WASTE HOLDINGS CORPORATION										
81134		08/19/2017		0917-3	227704	399.60	09/14/2017	INV	PD	TB000191 0817 SOLID WASTE
INVOICE: TB00000015906			CHECK DATE: 09/15/2017							



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VILLAGE OF GLEN ELLYN
VENDOR INVOICE LIST

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5574 AFTERMATH, INC.										
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6827 ALFRED BENESCH & COMPANY										
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INVOICE:	108948		CHECK	DATE:	09/15/2017					
4204 PLOTE CONSTRUCTION INC.										
80869		08/19/2017		0917-2	227569	318.01	09/05/2017	INV	PD	ASPHALT MATERIAL
INVOICE:	210859		CHECK	DATE:	09/08/2017					
10559 ALLIED GARAGE DOOR INC										
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10785 MARIO/AMY ALONSO										
81145		09/12/2017		0917-3	227706	88.36	09/14/2017	INV	PD	PARKING PERMIT REFUND
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51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI &										
80982		07/12/2017		0917-2	227571	7,471.08	09/07/2017	INV	PD	LEGAL SERVICES
INVOICE:	3146324-0617		CHECK	DATE:	09/08/2017					
52 SOUTH WEST INDUSTRIES INC										
81097		09/01/2017		0917-3	227707	204.97	09/12/2017	INV	PD	MAINTENANCE SEPT 2017
INVOICE:	211764		CHECK	DATE:	09/15/2017					
10349 MARGIE GOTSCH										
80981		08/14/2017		0917-2	227572	2,850.00	09/07/2017	INV	PD	WALL MURAL



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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
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INVOICE: 96840329					CHECK DATE: 09/08/2017					
										58 ARMBRUST PLUMBING, HEATING, & AIR, INC.
80867		08/22/2017		0917-2	227574	482.15	09/05/2017	INV	PD	RPZ TESTING-FS #1
INVOICE: 98520					CHECK DATE: 09/08/2017					
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INVOICE: 98534					CHECK DATE: 09/08/2017					
80864		08/23/2017		0917-2	227574	260.00	09/05/2017	INV	PD	RPZ TESTING-STACY'S TAVERN
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80866		08/23/2017		0917-2	227574	130.00	09/05/2017	INV	PD	RPZ TESTING-HISTORY CTR
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						1,327.15				
										10692 ARIENS SPECIALTY BRANDS LLC
80983		08/21/2017		0917-2	227575	19.74	09/07/2017	INV	PD	SMV PLACARD #237
INVOICE: SI03680329					CHECK DATE: 09/08/2017					
										5615 AXON ENTERPRISE, INC
80856		08/14/2017		0917-2	227576	7,960.00	09/05/2017	INV	PD	TASER ASSURANCE PLAN
INVOICE: SI1496164					CHECK DATE: 09/08/2017					
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81146		09/01/2017		0917-3	227708	33.60	09/14/2017	INV	PD	UTILITY TAX AUDIT SEPT 2017
INVOICE: 13549					CHECK DATE: 09/15/2017					
										8269 B GUNTHER & COMPANY, INC
80872		08/25/2017		0917-2	227577	54.48	09/05/2017	INV	PD	CERIFICATE HOLDER
INVOICE: 104330					CHECK DATE: 09/08/2017					
										6832 POWER UP BATTERIES LLC
80873		08/22/2017		0917-2	227578	64.32	09/05/2017	INV	PD	BATTERIES
INVOICE: 487-288774					CHECK DATE: 09/08/2017					
										4874 BAXTER & WOODMAN, INC.
81150	20170009	08/24/2017		0917-3	227709	5,653.75	09/14/2017	INV	PD	ENG SVCS WATER MAIN LINING
INVOICE: 194267					CHECK DATE: 09/15/2017					
										10010 BELLA BREW COFFEE & BEVERAGE CO
81149		09/05/2017		0917-3	227710	289.90	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 58289					CHECK DATE: 09/15/2017					



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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
6028 BENKERT BUILDERS										
81147		09/01/2017		0917-3	227711	425.00	09/14/2017	INV	PD	HYDRANT METER REFUND
INVOICE: HMR091417			CHECK DATE: 09/15/2017							
8788 BI-STATE BUSINESS SOLUTIONS										
81214		09/06/2017		0917-3	227712	243.80	09/15/2017	INV	PD	FOLDER/SEALER MACHINE REPAIR
INVOICE: INV73300			CHECK DATE: 09/15/2017							
10767 BOUCHER CHEVROLET										
80870		08/19/2017		0917-2	227579	25.00	09/05/2017	INV	PD	CITATION OVERPAYMENT
INVOICE: CR090517			CHECK DATE: 09/08/2017							
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC										
80987		08/31/2017		0917-2	227580	745.40	09/07/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 1014008722			CHECK DATE: 09/08/2017							
81148		09/07/2017		0917-3	227713	3,499.85	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: 1014021902			CHECK DATE: 09/15/2017							
						4,245.25				
103 BRISTOL HOSE & FITTING										
81151		09/11/2017		0917-3	227714	281.52	09/14/2017	INV	PD	HYDRAULIC HOSE, FITTINGS
INVOICE: 3349628			CHECK DATE: 09/15/2017							
6950 BUILDING & FIRE CODE ACADEMY										
80871		08/04/2017		0917-2	227581	195.00	09/05/2017	INV	PD	SEMINAR-MORITZ
INVOICE: 49828			CHECK DATE: 09/08/2017							
10011 BYTRONICS, INC										
80986		09/05/2017		0917-2	227582	172.75	09/07/2017	INV	PD	JULIE TRACKING
INVOICE: 21216			CHECK DATE: 09/08/2017							
120 CANON SOLUTIONS AMERICA, INC										
81163		09/01/2017		0917-3	227715	60.90	09/14/2017	INV	PD	COPIER IRADV8295 MAINT
INVOICE: 4023603719			CHECK DATE: 09/15/2017							
10778 CAPSTONE CUSTOM HOMES										
81091		09/12/2017		0917-3	227716	4.83	09/12/2017	INV	PD	WATER REFUND 439775
INVOICE: 81091			CHECK DATE: 09/15/2017							
132 CASEY EQUIPMENT COMPANY, INC										
81158		09/01/2017		0917-3	227717	95.06	09/14/2017	INV	PD	OIL FILTER
INVOICE: C13288			CHECK DATE: 09/15/2017							
10359 CBS RADIO, INC										



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80993		07/30/2017		0917-2	227583	1,125.00	09/07/2017	INV	PD	LINKS ADVERTISING
INVOICE: CH0001964			CHECK	DATE: 09/08/2017						
137 CDW GOVERNMENT, INC.										
80877		08/15/2017		0917-2	227584	579.25	09/05/2017	INV	PD	WINDOWS LICENSES
INVOICE: JTX6357			CHECK	DATE: 09/08/2017						
10682 THE CHEFS' WAREHOUSE MIDWEST, LLC										
81153		09/05/2017		0917-3	227718	258.15	09/14/2017	INV	PD	LINKS FOOD, SUPPLIES
INVOICE: 2123719			CHECK	DATE: 09/15/2017						
147 CHICAGO DISTRICT GOLF ASSN.										
80995		08/31/2017		0917-2	227585	605.00	09/07/2017	INV	PD	SITE 2138 HANDICAP FEES
INVOICE: 90717			CHECK	DATE: 09/08/2017						
6043 CHICAGO PARTS & SOUND LLC										
80875		08/23/2017		0917-2	227586	20.90	09/05/2017	INV	PD	AIR FILTER
INVOICE: 30IC026956			CHECK	DATE: 09/08/2017						
81159		09/11/2017		0917-3	227719	139.26	09/14/2017	INV	PD	BRAKES, WIPER BLADES
INVOICE: 30IC029893			CHECK	DATE: 09/15/2017						
						160.16				
10783 CINEMATION INC										
81152		09/08/2017		0917-3	227720	839.00	09/14/2017	INV	PD	BD ROOM SOUND SYSTEM REPAIR
INVOICE: 2198			CHECK	DATE: 09/15/2017						
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP										
81105		08/31/2017		0917-3	227721	2,512.50	09/12/2017	INV	PD	LEGAL SERVICES
INVOICE: 8888			CHECK	DATE: 09/15/2017						
10777 CLARK STREET REAL ESTATE										
81090		09/12/2017		0917-3	227722	35.97	09/12/2017	INV	PD	WATER REFUND 423960
INVOICE: 81090			CHECK	DATE: 09/15/2017						
1862 CLASSIC GRAPHIC INDUSTRIES INC.										
81155		09/07/2017		0917-3	227723	299.25	09/14/2017	INV	PD	OFFICE SUPPLIES
INVOICE: 82121			CHECK	DATE: 09/15/2017						
81156		09/07/2017		0917-3	227723	115.88	09/14/2017	INV	PD	OFFICE SUPPLIES
INVOICE: 82122			CHECK	DATE: 09/15/2017						
						415.13				
10108 CMN ENTERPRISES INC										
80874		09/05/2017		0917-2	227587	10,622.40	09/05/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE: 20152025			CHECK	DATE: 09/08/2017						

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7273 CMS COMMUNICATIONS, INC.										
81164		08/16/2017		0917-3	227724	105.00	09/14/2017	INV	PD	PHONE SYSTEM PROGRAMMING SUPPO
INVOICE: W769504										
80989		08/16/2017		0917-2	227588	52.50	09/07/2017	INV	PD	FS#2 SERVICE
INVOICE: W769641										
						157.50				
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC										
81103		08/07/2017		0917-3	227725	110.72	09/12/2017	INV	PD	POLICE SUPPLIES
INVOICE: 807208337										
172 COLLEGE OF DUPAGE										
80878		08/24/2017		0917-2	227589	930.00	09/05/2017	INV	PD	RANGE TRAINING
INVOICE: 4550811										
175 COMMONWEALTH EDISON COMPANY										
80994		08/14/2017		0917-2	227590	5,705.29	09/07/2017	INV	PD	2943055045 0817
INVOICE: 80994										
81165		09/07/2017		0917-3	227726	59.81	09/14/2017	INV	PD	7163762013 0917
INVOICE: 81165										
81250		09/08/2017		0917-3	227726	46.20	09/14/2017	INV	PD	1159090017 0917
INVOICE: 81250										
						5,811.30				
6610 COMCAST CABLE COMMUNICATIONS, LLC										
81102		08/22/2017		0917-3	227727	118.28	09/12/2017	INV	PD	8771 20 056 0545119 0817
INVOICE: 91217										
10373 HISTORIC PALM LLC										
81077		08/01/2017		0917-2	227591	2,614.99	09/07/2017	INV	PD	LINKS JANITORIAL SERVICE
INVOICE: 51391										
81154		09/01/2017		0917-3	227728	2,614.99	09/14/2017	INV	PD	LINKS CUSTODIAL SERVICE
INVOICE: 20170058										
INVOICE: 51961										
						5,229.98				
3525 COMMERCIAL TIRE SERVICE										
80990		09/05/2017		0917-2	227592	161.50	09/07/2017	INV	PD	WHEEL REPAIR
INVOICE: 2220042877										
81249		09/08/2017		0917-3	227729	241.50	09/14/2017	INV	PD	WHEEL REPLACEMENT #200
INVOICE: 2220042950										
						403.00				
4547 CORE & MAIN LP										
80904		08/21/2017		0917-2	227626	469.14	08/23/2017	INV	PD	SEWER CLEANOUT PARTS
INVOICE: H658132										
80901		08/16/2017		0917-2	227626	1,103.35	09/05/2017	INV	PD	VALVE BOXES
INVOICE: H658153										



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80903		08/21/2017		0917-2	227626	315.28	08/23/2017	INV	PD	SHEAR RINGS
INVOICE:	H677120		CHECK	DATE:	09/08/2017					
80902		08/23/2017		0917-2	227626	-233.35	08/23/2017	CRM	PD	CREDIT VALVE BOXES
INVOICE:	H694162		CHECK	DATE:	09/08/2017					
81157		08/31/2017		0917-3	227730	614.04	09/14/2017	INV	PD	SEWER REPAIR PARTS
INVOICE:	H731572		CHECK	DATE:	09/15/2017					
81104		08/31/2017		0917-3	227730	490.49	09/12/2017	INV	PD	PVC PIPE
INVOICE:	H731891		CHECK	DATE:	09/15/2017					
						2,758.95				
4459 CORPORATE AWARDS BY DENSONS DIV OF DENSON SHOP INC										
80988		08/29/2017		0917-2	227593	12.73	09/07/2017	INV	PD	NAMEPLATE
INVOICE:	92291		CHECK	DATE:	09/08/2017					
5206 TAYKIT INC										
80992		08/31/2017		0917-2	227594	1,706.22	09/07/2017	INV	PD	LINKS NEWSLETTER PRINTING
INVOICE:	8311701		CHECK	DATE:	09/08/2017					
3449 CRUISE BOILER AND REPAIR CO., INC.										
81101		09/06/2017		0917-3	227731	2,460.00	09/12/2017	INV	PD	BOILER SERVICE
INVOICE:	21974		CHECK	DATE:	09/15/2017					
5417 CURRIE MOTORS FRANKFORT, INC.										
81255	20170032	09/08/2017		0917-3	227732	56,530.00	09/14/2017	INV	PD	2 2017 FORD POLICE SEDANS
INVOICE:	T2339, 2336		CHECK	DATE:	09/15/2017					
81256		09/08/2017		0917-3	227732	109.00	09/14/2017	INV	PD	OPTION CHANGE
INVOICE:	T2339, T2336-1		CHECK	DATE:	09/15/2017					
						56,639.00				
6974 CUTTER & BUCK										
80991		08/21/2017		0917-2	227595	110.42	09/07/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE:	93867081		CHECK	DATE:	09/08/2017					
204 DAILY HERALD										
80998		08/27/2017		0917-2	227596	179.40	09/07/2017	INV	PD	092825 ADMIN SUBSC-8/25/18
INVOICE:	90717		CHECK	DATE:	09/08/2017					
8031 SHAW SUBURBAN MEDIA GROUP										
81222		08/23/2017		0917-3	227733	450.00	09/15/2017	INV	PD	LINKS ADVERTISING
INVOICE:	1434942		CHECK	DATE:	09/15/2017					
81223		08/23/2017		0917-3	227733	500.00	09/15/2017	INV	PD	LINKS ADVERTISING
INVOICE:	1436564		CHECK	DATE:	09/15/2017					
						950.00				
8596 DAN WOLF'S MOTORS OF NAPERVILLE INC										
80876		08/29/2017		0917-2	227597	688.24	09/05/2017	INV	PD	ECM REPLACEMENT #003
INVOICE:	CVCS239903		CHECK	DATE:	09/08/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10784 DIANE M SMUTNY										
81166		09/05/2017		0917-3	227734	70.00	09/14/2017	INV	PD	LINKS PHOTOGRAPHY
INVOICE: 23247			CHECK DATE: 09/15/2017							
236 DREISILKER ELECTRIC MOTORS, INC.										
80997		08/24/2017		0917-2	227598	3,995.00	09/07/2017	INV	PD	LIFT STATION PUMP REPAIR
INVOICE: I059776			CHECK DATE: 09/08/2017							
80996		08/28/2017		0917-2	227598	302.74	09/07/2017	INV	PD	ELECTRICAL PARTS
INVOICE: I059961			CHECK DATE: 09/08/2017							
						4,297.74				
242 DU-KANE ASPHALT CO.										
80883		08/13/2017		0917-2	227599	1,299.24	09/05/2017	INV	PD	ASPHALT MATERIAL
INVOICE: 1304			CHECK DATE: 09/08/2017							
80884		08/20/2017		0917-2	227599	329.40	09/05/2017	INV	PD	ASPHALT MATERIAL
INVOICE: 1326			CHECK DATE: 09/08/2017							
						1,628.64				
9125 DUKE'S OIL SERVICE, LLC										
80881		08/24/2017		0917-2	227600	75.00	09/05/2017	INV	PD	WASTE OIL DISPOSAL
INVOICE: 83834			CHECK DATE: 09/08/2017							
249 DUPAGE COUNTY										
80880		02/01/2017		0917-2	227601	116.00	09/05/2017	INV	PD	RECORDINGS
INVOICE: 201702010112			CHECK DATE: 09/08/2017							
248 DUPAGE COUNTY CLERK										
81106		09/05/2017		0917-3	227735	10.00	09/12/2017	INV	PD	NOTARY FEE-TURNER
INVOICE: 91217			CHECK DATE: 09/15/2017							
3532 DUPAGE CTY FIRE INVESTIGATION TASK FORCE										
81107		09/07/2017		0917-3	227736	20.00	09/12/2017	INV	PD	ANNUAL BANQUET-SCHMIDT
INVOICE: 91217			CHECK DATE: 09/15/2017							
255 DUPAGE JUVENILE OFF. ASSN.										
80882		08/24/2017		0917-2	227602	65.00	09/05/2017	INV	PD	CONFERENCE SCHMIDT
INVOICE: 90517			CHECK DATE: 09/08/2017							
261 DUPAGE TOPSOIL, INC.										
80879		08/18/2017		0917-2	227603	350.00	09/05/2017	INV	PD	TOPSOIL
INVOICE: 44829			CHECK DATE: 09/08/2017							
262 DUPAGE WATER COMMISSION										
DPWC-106		09/01/2017		0917-2	19286	397,500.40	09/01/2017	DIR	PD	WATER COSTS



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INVOICE: DPWC-121			CHECK DATE: 09/08/2017							
10445 DXU LLC ARCHITECTURE										
80999		09/06/2017		0917-2	227604	500.00	09/07/2017	INV	PD	P & D DEPOSIT REFUND
INVOICE: 16.0015			CHECK DATE: 09/08/2017							
10772 EDIE, INC										
81001		09/06/2017		0917-2	227605	373.50	09/07/2017	INV	PD	P & D DEPOSIT REFUND
INVOICE: 17.0009			CHECK DATE: 09/08/2017							
280 EMERGENCY MEDICAL PRODUCTS INC										
81079		08/31/2017		0917-2	227606	321.56	09/07/2017	INV	PD	AMUBULANCE SUPPLIES
INVOICE: 1930873			CHECK DATE: 09/08/2017							
7750 ENGINEERING ENTERPRISES, INC										
81168	20160063	08/30/2017		0917-3	227737	29,466.21	09/14/2017	INV	PD	ENGINEERING SERVICES
INVOICE: 62495			CHECK DATE: 09/15/2017							
283 ENGINEERING RESOURCE ASSOC INC										
81000		08/30/2017		0917-2	227607	1,696.87	09/07/2017	INV	PD	PROFESSIONAL SERIVCES
INVOICE: 120209.17.03			CHECK DATE: 09/08/2017							
81169	20170010	08/30/2017		0917-3	227738	1,866.60	09/14/2017	INV	PD	ENGINEERING SVCS MAIN REPLACEM
INVOICE: 170308.04			CHECK DATE: 09/15/2017							
8045 ENGINEERING SOLUTIONS TEAM						3,563.47				
80885		08/21/2017		0917-2	227608	3,000.00	09/05/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE: 90517			CHECK DATE: 09/08/2017							
291 EUCLID BEVERAGE, LTD										
81108		08/31/2017		0917-3	227739	1,101.55	09/12/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: W-336-1892			CHECK DATE: 09/15/2017							
81167		09/13/2017		0917-3	227739	2,007.70	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE: W-336-2013			CHECK DATE: 09/15/2017							
2017 ELLIOTT AUTO SUPPLY COMPANY, INC						3,109.25				
80894		08/18/2017		0917-2	227609	356.88	09/05/2017	INV	PD	BATTERIES
INVOICE: 61-356618			CHECK DATE: 09/08/2017							
81004		08/18/2017		0917-2	227609	-15.00	08/18/2017	CRM	PD	CORE CREDIT
INVOICE: 61-356695			CHECK DATE: 09/08/2017							
301 FEDERAL EXPRESS CORPORATION						341.88				
80889		08/23/2017		0917-2	227610	110.74	09/05/2017	INV	PD	SHIPPING
INVOICE: 5-906-48606			CHECK DATE: 09/08/2017							

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3752 FERGUSON ENTERPRISES, INC. #1550										
80893		08/21/2017		0917-2	227611	10.56	09/05/2017	INV	PD	PLUG
INVOICE: 4072665			CHECK	DATE: 09/08/2017						
1726 BRIDGESTONE RETAIL OPERATIONS, LLC										
80886		08/24/2017		0917-2	227612	281.36	09/05/2017	INV	PD	TIRES #014
INVOICE: 248721			CHECK	DATE: 09/08/2017						
81003		09/01/2017		0917-2	227612	536.72	09/07/2017	INV	PD	TIRES #001
INVOICE: 248982			CHECK	DATE: 09/08/2017						
						818.08				
310 FLAGS USA INC.										
80890		08/17/2017		0917-2	227613	693.00	09/05/2017	INV	PD	FLAGS
INVOICE: 68284			CHECK	DATE: 09/08/2017						
311 THE TERRAMAR GROUP, INC										
80887		07/18/2017		0917-2	227614	52.19	09/05/2017	INV	PD	STREAMLITE BATTERY
INVOICE: 68314			CHECK	DATE: 09/08/2017						
80888		08/23/2017		0917-2	227614	100.47	09/05/2017	INV	PD	MICROPHONE
INVOICE: 68602			CHECK	DATE: 09/08/2017						
						152.66				
5676 FOLDS OF HONOR FOUNDATION										
81002		09/06/2017		0917-2	227615	504.50	09/07/2017	INV	PD	PATRIOT DAY DONATION
INVOICE: 90717			CHECK	DATE: 09/08/2017						
9362 G & K SERVICES, CO										
80897		08/23/2017		0917-2	227616	71.38	09/05/2017	INV	PD	MAT, TOWEL SERVICE
INVOICE: 6028532843			CHECK	DATE: 09/08/2017						
81175		09/06/2017		0917-3	227740	71.38	09/14/2017	INV	PD	MAT, TOWEL SERVICE
INVOICE: 6028537998			CHECK	DATE: 09/15/2017						
						142.76				
8444 GALCO INDUSTRIAL ELECTRONICS, INC										
81006		08/03/2017		0917-2	227617	66.22	08/29/2017	INV	PD	ELECTRICAL SUPPLIES
INVOICE: AA0875601			CHECK	DATE: 09/08/2017						
8391 GALLS, LLC										
81112		08/24/2017		0917-3	227741	95.96	09/12/2017	INV	PD	UNIFORMS
INVOICE: 8154825			CHECK	DATE: 09/15/2017						
9572 GLACIER OAKS NURSERY INC										
81173		09/02/2017		0917-3	227742	1,370.00	09/14/2017	INV	PD	MANORWOODS PLANTINGS
INVOICE: 1265			CHECK	DATE: 09/15/2017						



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1180 GLEN ELLYN PARK DISTRICT										
81174		09/02/2017		0917-3	227743	425.00	09/14/2017	INV	PD	HYDRANT METER REFUND
INVOICE:	HMR091417		CHECK	DATE:	09/15/2017					
922 VILLAGE OF GLEN ELLYN										
120495-147		09/01/2017		0917-3	19290	258.45	09/12/2017	DIR	PD	120495 WATER BILL
INVOICE:	120495-149		CHECK	DATE:	09/15/2017					
121350-150		09/01/2017		0917-3	19291	33.97	09/12/2017	DIR	PD	121350 WATER BILL
INVOICE:	121350-151		CHECK	DATE:	09/15/2017					
122670-150		09/01/2017		0917-3	19292	46.07	09/12/2017	DIR	PD	122670 WATER BILL
INVOICE:	122670-151		CHECK	DATE:	09/15/2017					
4709541		09/01/2017		0917-3	19293	19.70	09/12/2017	DIR	PD	122675 WATER
INVOICE:	122675-75		CHECK	DATE:	09/15/2017					
127680-152		09/01/2017		0917-3	19294	19.70	09/12/2017	DIR	PD	127680 WATER BILL
INVOICE:	127680-153		CHECK	DATE:	09/15/2017					
6348323		09/01/2017		0917-3	19295	221.55	09/12/2017	DIR	PD	132570 WATER BILL
INVOICE:	132570-23		CHECK	DATE:	09/15/2017					
140210-148		09/01/2017		0917-3	19296	19.70	09/12/2017	DIR	PD	140210 WATER BILL
INVOICE:	140210-149		CHECK	DATE:	09/15/2017					
140220-150		09/01/2017		0917-3	19297	19.70	09/12/2017	DIR	PD	140220 WATER BILL
INVOICE:	140220-151		CHECK	DATE:	09/15/2017					
140250-149		09/01/2017		0917-3	19303	292.51	09/12/2017	DIR	PD	140250 WATER BILL
INVOICE:	140250-150		CHECK	DATE:	09/15/2017					
81260		09/01/2017		0917-3	227744	100.00	09/15/2017	INV	PD	LINKS ANNUAL FIRE INSPECTION
INVOICE:	25201		CHECK	DATE:	09/15/2017					
315090-148		09/01/2017		0917-3	19298	251.75	09/12/2017	DIR	PD	315090 WATER BILL
INVOICE:	315090-149		CHECK	DATE:	09/15/2017					
315215-128		09/01/2017		0917-3	19299	425.52	09/12/2017	DIR	PD	315215 WATER BILL
INVOICE:	315215-129		CHECK	DATE:	09/15/2017					
410010-149		09/01/2017		0917-3	19300	641.63	09/12/2017	DIR	PD	410010 WATER BILL
INVOICE:	410010-151		CHECK	DATE:	09/15/2017					
411170-138		09/01/2017		0917-3	19305	261.86	09/12/2017	DIR	PD	411170 WATER BILL
INVOICE:	411170-139		CHECK	DATE:	09/15/2017					
413030-145		09/01/2017		0917-3	19304	1,699.19	09/12/2017	DIR	PD	413030 WATER BILL
INVOICE:	413030-146		CHECK	DATE:	09/15/2017					
793482		09/01/2017		0917-3	19301	444.92	09/12/2017	DIR	PD	423765 WATER BILL
INVOICE:	423765-3		CHECK	DATE:	09/15/2017					
423925-150		09/01/2017		0917-3	19302	130.73	09/12/2017	DIR	PD	423925 WATER BILL
INVOICE:	423925-151		CHECK	DATE:	09/15/2017					
						4,886.95				
356 GLEN ELLYN VOLUNTEER FIRE CO.										
81111		07/06/2017		0917-3	227745	4,368.00	09/12/2017	INV	PD	FIRE INSPECTIONS 4/1-6/30/17
INVOICE:	91217		CHECK	DATE:	09/15/2017					
743707		09/01/2017		0917-2	227618	46,420.83	09/01/2017	INV	PD	MONTHLY CONTRIBUTION
INVOICE:	FY17-9		CHECK	DATE:	09/08/2017					
						50,788.83				
9692 LOUIS GLUNZ BEER, INC										
81170		09/08/2017		0917-3	227746	321.90	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	108826		CHECK	DATE:	09/15/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81113		09/01/2017		0917-3	227746	507.08	09/12/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	833620		CHECK	DATE: 09/15/2017						
10033 G & B SERVICE AND RECOVERY						828.98				
81109		08/26/2017		0917-3	227747	165.00	09/12/2017	INV	PD	POLICE TOWING
INVOICE:	56133		CHECK	DATE: 09/15/2017						
10346 GOVTEMPSUSA, LLC										
81110		08/31/2017		0917-3	227748	4,032.00	09/12/2017	INV	PD	TEMPORARY STAFF
INVOICE:	2337468		CHECK	DATE: 09/15/2017						
368 GRACE LUTHERAN CHURCH										
GRACE-54		09/01/2017		0917-2	227619	310.00	09/01/2017	INV	PD	CUSTODIAL/TELECOM
INVOICE:	GRACE-72		CHECK	DATE: 09/08/2017						
929 W.W. GRAINGER INC										
80898		08/17/2017		0917-2	227620	43.20	09/05/2017	INV	PD	PRESSURE GAUGE
INVOICE:	9531270263		CHECK	DATE: 09/08/2017						
81009		08/28/2017		0917-2	227620	299.52	09/01/2017	INV	PD	ELECTRICAL SUPPLIES
INVOICE:	9541203122		CHECK	DATE: 09/08/2017						
3861 GRANT & POWER LANDSCAPING						342.72				
80895		08/29/2017		0917-2	227621	1,000.00	09/05/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20170935		CHECK	DATE: 09/08/2017						
80896		08/29/2017		0917-2	227621	2,000.00	09/05/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20171333		CHECK	DATE: 09/08/2017						
81005		08/29/2017		0917-2	227621	2,000.00	08/29/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20171444		CHECK	DATE: 09/08/2017						
7688 JAMES V GRUTZMACHER						5,000.00				
81172		08/12/2017		0917-3	227749	190.00	09/14/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2461		CHECK	DATE: 09/15/2017						
81008		08/25/2017		0917-2	227622	104.00	09/01/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2491		CHECK	DATE: 09/08/2017						
81007		09/01/2017		0917-2	227622	104.00	09/01/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2504		CHECK	DATE: 09/08/2017						
81171		09/07/2017		0917-3	227749	124.00	09/14/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2520		CHECK	DATE: 09/15/2017						
7756 EDWIN HANCOCK ENGINEERING CO						522.00				
80899		08/30/2017		0917-2	227623	18,750.00	09/05/2017	INV	PD	ENGINEERING SVCS ROADWAY PRJT
INVOICE:	20170041 17-0493		CHECK	DATE: 09/08/2017						
2324 HARRIS MOTOR SPORTS, INC.										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81086 INVOICE:	20170055 2-191177	09/01/2017		0917-2 CHECK DATE:	227624 09/08/2017	2,501.66	09/08/2017	INV	PD	YAMATRACK GPS SYSTEM
2030 HBK WATER METER SERVICE, INC.										
81011 INVOICE:	170575	08/31/2017		0917-2 CHECK DATE:	227625 09/08/2017	3,225.50	09/01/2017	INV	PD	LARGE METER TESTING
10282 HEARTLAND BEVERAGE, LLC										
81179 INVOICE:	19727	08/25/2017		0917-3 CHECK DATE:	227750 09/15/2017	317.50	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
81178 INVOICE:	19887	08/31/2017		0917-3 CHECK DATE:	227750 09/15/2017	667.00	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
81177 INVOICE:	20075	09/08/2017		0917-3 CHECK DATE:	227750 09/15/2017	351.00	09/14/2017	INV	PD	LINKS BEVERAGE RESALE
						1,335.50				
7972 HENDERSON PRODUCTS, INC										
81188 INVOICE:	257362	09/06/2017		0917-3 CHECK DATE:	227751 09/15/2017	142.41	09/14/2017	INV	PD	TAILGATE PINS
10562 HERITAGE WINE CELLARS LTD										
81015 INVOICE:	1249248	08/31/2017		0917-2 CHECK DATE:	227627 09/08/2017	176.00	09/02/2017	INV	PD	LINKS BEVERAGE RESALE
198 HERITAGE-CRYSTAL CLEAN INC										
81160 INVOICE:	14747962	09/06/2017		0917-3 CHECK DATE:	227752 09/15/2017	303.81	09/14/2017	INV	PD	PARTS CLEANER SERVICE
6405 HIGHLAND BAKING CO										
81012 INVOICE:	1471692	08/31/2017		0917-2 CHECK DATE:	227628 09/08/2017	98.77	09/01/2017	INV	PD	LINKS FOOD RESALE
81013 INVOICE:	1473116	09/01/2017		0917-2 CHECK DATE:	227628 09/08/2017	75.36	09/01/2017	INV	PD	LINKS FOOD RESALE
81014 INVOICE:	1473979	09/02/2017		0917-2 CHECK DATE:	227628 09/08/2017	558.18	09/02/2017	INV	PD	LINKS FOOD RESALE
81180 INVOICE:	1475371	09/05/2017		0917-3 CHECK DATE:	227753 09/15/2017	110.52	09/14/2017	INV	PD	LINKS FOOD RESALE
81181 INVOICE:	1476997	09/06/2017		0917-3 CHECK DATE:	227753 09/15/2017	58.79	09/14/2017	INV	PD	LINKS FOOD RESALE
81182 INVOICE:	1477603	09/07/2017		0917-3 CHECK DATE:	227753 09/15/2017	54.25	09/14/2017	INV	PD	LINKS FOOD RESALE
81183 INVOICE:	1478737	09/08/2017		0917-3 CHECK DATE:	227753 09/15/2017	65.62	09/14/2017	INV	PD	LINKS FOOD RESALE
81184 INVOICE:	1479873	09/09/2017		0917-3 CHECK DATE:	227753 09/15/2017	475.38	09/14/2017	INV	PD	LINKS FOOD RESALE
81185 INVOICE:	1481570	09/11/2017		0917-3 CHECK DATE:	227753 09/15/2017	115.45	09/14/2017	INV	PD	LINKS FOOD RESALE
81186		09/12/2017		0917-3	227753	118.99	09/14/2017	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
81187	INVOICE: 1482550	09/13/2017	CHECK	DATE: 09/15/2017	0917-3 227753	111.34	09/14/2017	INV	PD	LINKS FOOD RESALE
	INVOICE: 1483191		CHECK	DATE: 09/15/2017						
						1,842.65				
	7516 HILL MECHANICAL SERVICE									
81010	INVOICE: 263906	08/29/2017	CHECK	DATE: 09/08/2017	0917-2 227629	13,776.00	09/01/2017	INV	PD	COMPRESSOR REPLACEMENT
	389 HOLSTEIN'S GARAGE									
81189	INVOICE: 119	08/31/2017	CHECK	DATE: 09/15/2017	0917-3 227754	210.00	09/14/2017	INV	PD	SAFETY INSPECTIONS
	10781 DAVID HOOTEN									
81094	INVOICE: 81094	09/12/2017	CHECK	DATE: 09/15/2017	0917-3 227755	156.61	09/12/2017	INV	PD	WATER REFUND 334860
	391 HORNUNGS GOLF PRODUCTS, INC.									
81176	INVOICE: 421813	09/06/2017	CHECK	DATE: 09/15/2017	0917-3 227756	4,066.41	09/14/2017	INV	PD	CLUB REPAIR SUPPLIES
	10779 HP ILLINOIS I LLC									
81092	INVOICE: 81092	09/12/2017	CHECK	DATE: 09/15/2017	0917-3 227757	88.84	09/12/2017	INV	PD	WATER REFUND 233420
	422 ILLINOIS SECRETARY OF STATE									
81019	INVOICE: 90717	09/05/2017	CHECK	DATE: 09/08/2017	0917-2 227631	103.00	09/05/2017	INV	PD	TITLE, PLATES VIN#2368
81190	INVOICE: 91417	08/31/2017	CHECK	DATE: 09/15/2017	0917-3 227758	206.00	09/14/2017	INV	PD	TITLE, LICENSE VIN #5856, 5857
						309.00				
	425 ILLINOIS SECTION AWWA									
80905	INVOICE: 200030898	08/28/2017	CHECK	DATE: 09/08/2017	0917-2 227632	150.00	08/28/2017	INV	PD	TRAINING-DAVENPORT
	426 ILLINOIS STATE POLICE									
81191	INVOICE: 91417	08/31/2017	CHECK	DATE: 09/15/2017	0917-3 227759	281.00	09/14/2017	INV	PD	COST CTR 04654
	10456 IMPACT NETWORKING, LLC									
81114	INVOICE: 910183	09/01/2017	CHECK	DATE: 09/15/2017	0917-3 227760	100.50	09/12/2017	INV	PD	OFFICE SUPPLIES
	444 INTERSTATE BATTERY SYS OF SW CHICAGO									



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81018		05/30/2017		0917-2	227633	42.95	09/05/2017	INV	PD	LINKS BATTERY
INVOICE:	24029785		CHECK	DATE:	09/08/2017					
81016		07/13/2017		0917-2	227633	42.95	09/02/2017	INV	PD	LINKS BATTERY
INVOICE:	24030341		CHECK	DATE:	09/08/2017					
81017		09/05/2017		0917-2	227633	779.70	09/05/2017	INV	PD	BATTERIES
INVOICE:	24031029		CHECK	DATE:	09/08/2017					
						865.60				
9655 INTERSTATE EMERGENCY VEHICLES, INC										
80906		08/29/2017		0917-2	227634	1,222.76	08/29/2017	INV	PD	TAILBOARD REPAIR #1E62
INVOICE:	W7668		CHECK	DATE:	09/08/2017					
5573 J.G. UNIFORMS, INC.										
81045		08/29/2017		0917-2	227635	263.19	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE:	24785		CHECK	DATE:	09/08/2017					
1127 JAMES J BENES AND ASSOCIATES, INC.										
80909		07/31/2017		0917-2	227636	131.00	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.059-3		CHECK	DATE:	09/08/2017					
80911		07/31/2017		0917-2	227636	1,244.48	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.060-4		CHECK	DATE:	09/08/2017					
80910		07/31/2017		0917-2	227636	392.99	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.061-1		CHECK	DATE:	09/08/2017					
80907		07/31/2017		0917-2	227636	1,202.76	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.062		CHECK	DATE:	09/08/2017					
80908		07/31/2017		0917-2	227636	547.78	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.063		CHECK	DATE:	09/08/2017					
80913		07/31/2017		0917-2	227636	327.49	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.064		CHECK	DATE:	09/08/2017					
80912		07/31/2017		0917-2	227636	688.80	08/29/2017	INV	PD	PROFESSIONAL SERVICES
INVOICE:	1115.065		CHECK	DATE:	09/08/2017					
						4,535.30				
10699 JC LICHT, LLC										
80914		08/17/2017		0917-2	227637	34.90	08/29/2017	INV	PD	PAINT
INVOICE:	7044408		CHECK	DATE:	09/08/2017					
481 JERRY HAGGERTY CHEVROLET INC										
80900		08/24/2017		0917-2	227638	22.37	09/05/2017	INV	PD	KEY #007
INVOICE:	165471		CHECK	DATE:	09/08/2017					
4853 K & J HEATING AND COOLING, INC.										
81022		08/21/2017		0917-2	227639	249.00	09/05/2017	INV	PD	A/C REPAIR
INVOICE:	35020		CHECK	DATE:	09/08/2017					
81021		08/21/2017		0917-2	227639	956.00	09/05/2017	INV	PD	FAN MOTOR, CAPACITOR
INVOICE:	35021		CHECK	DATE:	09/08/2017					
						1,205.00				
612 KONICA MINOLTA BUSINESS SOLUTIONS INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81020		08/31/2017		0917-2	227641	231.00	09/05/2017	INV	PD	COPIER C454E MAINT
INVOICE:	338728785		CHECK	DATE: 09/08/2017						
80915		08/23/2017		0917-2	227640	312.71	08/29/2017	INV	PD	COPIER C454E MAINT
INVOICE:	9003794796		CHECK	DATE: 09/08/2017						
535 LANDMARK FORD						543.71				
81023	20170033	08/23/2017		0917-2	227642	31,119.00	09/05/2017	INV	PD	2017 FORD POLICE UTILITY VEHIC
INVOICE:	161980		CHECK	DATE: 09/08/2017						
2162 LANDSCAPE CREATIONS INC										
81115		09/07/2017		0917-3	227761	500.00	09/12/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20171312		CHECK	DATE: 09/15/2017						
8983 ANDREW WOOD INC										
81192		09/15/2017		0917-3	227762	1,750.00	09/15/2017	INV	PD	WEBSITE SERVICES
INVOICE:	401434		CHECK	DATE: 09/15/2017						
644 NETTOYER, INC.										
81193		08/31/2017		0917-3	227763	169.20	09/15/2017	INV	PD	CAR WASHES AUG 2017
INVOICE:	7370		CHECK	DATE: 09/15/2017						
10782 LEXICON RELOCATION										
81095		09/12/2017		0917-3	227764	53.72	09/12/2017	INV	PD	WATER REFUND 431997
INVOICE:	81095		CHECK	DATE: 09/15/2017						
10775 LIGMAN CONSTRUCTION GROUP										
81116		09/07/2017		0917-3	227765	2,000.00	09/12/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20160989		CHECK	DATE: 09/15/2017						
924 VILLAGE OF LOMBARD										
80916	20160051	06/02/2017		0917-2	227643	128,613.51	08/29/2017	INV	PD	CONSTRUCTION HILL AVE BRIDGE
INVOICE:	2017-00002056		CHECK	DATE: 09/08/2017						
80917	20160051	06/16/2017		0917-2	227643	19,928.80	08/29/2017	INV	PD	CONSTRUCTION HILL AVE BRIDGE
INVOICE:	2017-00002060		CHECK	DATE: 09/08/2017						
10780 CARRIE MANCUSO						148,542.31				
81093		09/12/2017		0917-3	227766	2,408.87	09/12/2017	INV	PD	WATER REFUND 434790
INVOICE:	81093		CHECK	DATE: 09/15/2017						
569 MARCOTT ENTERPRISES, INC.										
80918	20170001	08/23/2017		0917-2	227644	845.04	08/29/2017	INV	PD	MATERIAL HAULING
INVOICE:	17768		CHECK	DATE: 09/08/2017						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
584 MCCANN INDUSTRIES, INC.										
80919		08/24/2017		0917-2	227645	84.09	08/29/2017	INV	PD	BOOTS
INVOICE:	1401689		CHECK	DATE:	09/08/2017					
80922		08/21/2017		0917-2	227645	3,822.15	08/31/2017	INV	PD	DRIVE SHAFT REPLACEMENT #246
INVOICE:	7225777		CHECK	DATE:	09/08/2017					
						3,906.24				
10316 MECHANICAL CONCEPTS OF ILLINOIS INC										
81263	20160066	05/11/2017		0917-3	227812	42,000.00	09/15/2017	INV	PD	30 TON HVAC CARRIER ROOFTOP
INVOICE:	16-039-02		CHECK	DATE:	09/15/2017					
595 MENARDS, INC.										
81196		09/07/2017		0917-3	227768	151.20	09/15/2017	INV	PD	ADHESIVE, MISC SUPPLIES
INVOICE:	62917		CHECK	DATE:	09/15/2017					
81197		09/08/2017		0917-3	227768	2.47	09/15/2017	INV	PD	SUPPLIES
INVOICE:	62982		CHECK	DATE:	09/15/2017					
						153.67				
599 MICHAEL'S UNIFORM CO.										
81024		08/30/2017		0917-2	227646	36.63	09/05/2017	INV	PD	UNIFORMS
INVOICE:	85603		CHECK	DATE:	09/08/2017					
8668 MID-WEST INSTITUTIONAL FOODS DISTRIBUTORS, INC										
81026		09/02/2017		0917-2	227647	361.58	09/05/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	777027		CHECK	DATE:	09/08/2017					
615 MIZUNO USA, INC.										
81025		08/29/2017		0917-2	227648	462.21	09/05/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE:	5338835 RI		CHECK	DATE:	09/08/2017					
10786 MKDS MECHANICAL INC										
81194		09/14/2017		0917-3	227769	2,328.00	09/15/2017	INV	PD	BOILER REPAIR MATERIAL
INVOICE:	91417		CHECK	DATE:	09/15/2017					
7646 MONDI CONSTRUCTION, INC.										
81195	20170049	08/30/2017		0917-3	227770	124,419.72	09/15/2017	INV	PD	2017 SIDEWALK/STREET REPAIR PR
INVOICE:	1391		CHECK	DATE:	09/15/2017					
8525 R SCOTT/CATHERINE MORGAN										
81198		09/08/2017		0917-3	227771	108.46	09/15/2017	INV	PD	PARKING PERMIT REFUND
INVOICE:	PR091417		CHECK	DATE:	09/15/2017					
8205 MUNICIPAL GIS PARTNERS, INC										
80920	20170007	08/31/2017		0917-2	227649	8,100.25	08/31/2017	INV	PD	GIS SERVICES
INVOICE:	3569		CHECK	DATE:	09/08/2017					



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1212 MURPHY & MILLER, INC										
80921		07/21/2017		0917-2	227650	2,181.94	08/31/2017	INV	PD	HVAC SERVICES
INVOICE: SVC00009609			CHECK	DATE: 09/08/2017						
5841 GENUINE PARTS CO-NAPA										
80941		08/15/2017		0917-2	227651	32.60	08/31/2017	INV	PD	BRAKE HOSE #216
INVOICE: 428422			CHECK	DATE: 09/08/2017						
80940		08/15/2017		0917-2	227651	19.56	08/31/2017	INV	PD	EXHAUST HANGER #003
INVOICE: 428514			CHECK	DATE: 09/08/2017						
80939		08/17/2017		0917-2	227651	2.73	08/31/2017	INV	PD	OIL FILTER
INVOICE: 428761			CHECK	DATE: 09/08/2017						
80937		08/18/2017		0917-2	227651	26.98	08/31/2017	INV	PD	BATTERY BOX #237
INVOICE: 428996			CHECK	DATE: 09/08/2017						
80935		08/21/2017		0917-2	227651	6.64	08/31/2017	INV	PD	TAIL LIGHT #647
INVOICE: 429239			CHECK	DATE: 09/08/2017						
80938		08/23/2017		0917-2	227651	14.20	08/31/2017	INV	PD	AIR FILTER
INVOICE: 429563			CHECK	DATE: 09/08/2017						
80936		08/23/2017		0917-2	227651	26.34	08/31/2017	INV	PD	OIL SEAL #238
INVOICE: 429588			CHECK	DATE: 09/08/2017						
81028		09/01/2017		0917-2	227651	3.15	09/05/2017	INV	PD	OIL FILTER #261A
INVOICE: 430909			CHECK	DATE: 09/08/2017						
81027		09/01/2017		0917-2	227651	11.96	09/05/2017	INV	PD	OIL #261A
INVOICE: 430928			CHECK	DATE: 09/08/2017						
81206		09/11/2017		0917-3	227772	14.67	09/15/2017	INV	PD	OIL, FUEL FILTERS
INVOICE: 431925			CHECK	DATE: 09/15/2017						
						158.83				
10768 NAPERVILLE POOL CONSTRUCTION										
80924		08/24/2017		0917-2	227652	2,000.00	08/31/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE: 20161689			CHECK	DATE: 09/08/2017						
635 NATIONAL ELEVATOR INSPECTION SVCS INC										
81085		08/17/2017		0917-2	227653	32.50	09/07/2017	INV	PD	INSPECTION
INVOICE: 282431			CHECK	DATE: 09/08/2017						
81082		08/17/2017		0917-2	227653	100.00	09/07/2017	INV	PD	INSPECTION
INVOICE: 282432			CHECK	DATE: 09/08/2017						
81081		08/17/2017		0917-2	227653	120.00	09/07/2017	INV	PD	INSPECTION
INVOICE: 282443			CHECK	DATE: 09/08/2017						
81080		08/17/2017		0917-2	227653	2,550.00	09/07/2017	INV	PD	INSPECTIONS
INVOICE: 282445			CHECK	DATE: 09/08/2017						
						2,802.50				
643 NEENAH FOUNDRY COMPANY										
80923		08/18/2017		0917-2	227654	998.00	08/31/2017	INV	PD	MANHOLE FRAMES
INVOICE: 233722			CHECK	DATE: 09/08/2017						
9719 NETWORKFLEET, INC										
81205		09/01/2017		0917-3	227773	336.69	09/15/2017	INV	PD	VILL017 GPS HARDWARE



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VILLAGE OF GLEN ELLYN
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81204	INVOICE: INVE0160086	09/01/2017	CHECK	DATE: 09/15/2017		1,135.05	09/15/2017	INV	PD	VILL017 GPS FLEET TRACKING
	INVOICE: OSV1171519		CHECK	DATE: 09/15/2017						
8790 A NEW DAIRY CO, INC						1,471.74				
81031	INVOICE: 1554761	09/01/2017	CHECK	DATE: 09/08/2017	227655	287.65	09/05/2017	INV	PD	LINKS FOOD RESALE
81200	INVOICE: 1556067	09/12/2017	CHECK	DATE: 09/15/2017	227774	426.05	09/15/2017	INV	PD	LINKS FOOD RESALE
10705 NEW ERA CAP CO. INC						713.70				
81199	INVOICE: 94466728	08/09/2017	CHECK	DATE: 09/15/2017	227775	1,127.33	09/15/2017	INV	PD	LINKS PRODUCT RESALE
7183 NEWEGG INC										
80934	INVOICE: 1300557628	08/16/2017	CHECK	DATE: 09/08/2017	227656	28.84	08/31/2017	INV	PD	USB ADAPTERS
80933	INVOICE: 1300557745	08/16/2017	CHECK	DATE: 09/08/2017	227656	79.99	08/31/2017	INV	PD	TONER
80932	INVOICE: 1300558485	08/17/2017	CHECK	DATE: 09/08/2017	227656	42.34	08/31/2017	INV	PD	WASTE TONER CARTRIDGE
80926	INVOICE: 1300569145	08/19/2017	CHECK	DATE: 09/08/2017	227656	9.38	08/31/2017	INV	PD	DB9 NULL MODEM
80927	INVOICE: 1300569301	08/19/2017	CHECK	DATE: 09/08/2017	227656	42.34	08/31/2017	INV	PD	WASTE TONER CARTRIDGE
80928	INVOICE: 1300569302	08/19/2017	CHECK	DATE: 09/08/2017	227656	39.99	08/31/2017	INV	PD	USB HUB
80929	INVOICE: 1300571000	08/21/2017	CHECK	DATE: 09/08/2017	227656	620.57	08/31/2017	INV	PD	REPLACEMENT SERVER HARD DRIVES
80930	INVOICE: 1300571656	08/21/2017	CHECK	DATE: 09/08/2017	227656	10.83	08/31/2017	INV	PD	DB9 ADAPTERS
80931	INVOICE: 1300574042	08/21/2017	CHECK	DATE: 09/08/2017	227656	149.99	08/31/2017	INV	PD	REPLACEMENT SERVER HARD DRIVE
81207	INVOICE: 1300597019	08/31/2017	CHECK	DATE: 09/15/2017	227776	709.57	09/15/2017	INV	PD	LAPTOP
81208	INVOICE: 1300597297	09/01/2017	CHECK	DATE: 09/15/2017	227776	94.73	09/15/2017	INV	PD	USB CABLES FOR SQUAD CARS
81209	INVOICE: 1300597811	09/01/2017	CHECK	DATE: 09/15/2017	227776	-144.99	09/15/2017	CRM	PD	CREDIT WARRANTY
3471 NFC CO. INC.						1,683.58				
81032	INVOICE: 104172	08/11/2017	CHECK	DATE: 09/08/2017	227657	150.00	09/05/2017	INV	PD	LINKS SUPPLIES
81033	INVOICE: 104807	08/31/2017	CHECK	DATE: 09/08/2017	227657	150.00	09/05/2017	INV	PD	LINKS SUPPLIES
651 NORTHERN ILLINOIS GAS COMPANY						300.00				



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80925		08/22/2017		0917-2	227658	15.96	08/31/2017	INV	PD	48-18-21-7173 5 0817
INVOICE: 80925			CHECK	DATE: 09/08/2017						
81029		08/25/2017		0917-2	227658	38.68	09/05/2017	INV	PD	65-16-52-1000 9 0817
INVOICE: 81029			CHECK	DATE: 09/08/2017						
81030		08/29/2017		0917-2	227658	48.47	09/05/2017	INV	PD	05-47-62-1000 9 0817
INVOICE: 81030			CHECK	DATE: 09/08/2017						
81201		08/22/2017		0917-3	227777	33.35	09/15/2017	INV	PD	87-88-52-1000 2 0817
INVOICE: 81201			CHECK	DATE: 09/15/2017						
81202		08/22/2017		0917-3	227777	122.91	09/15/2017	INV	PD	24-99-00-1000 1 0817
INVOICE: 81202			CHECK	DATE: 09/15/2017						
81203		08/29/2017		0917-3	227777	1,032.15	09/15/2017	INV	PD	01-66-52-1000 9 0817
INVOICE: 81203			CHECK	DATE: 09/15/2017						

1,291.52

665 O'HARE TRUCK/TOWING SERVICE, INC.

81117		08/14/2017		0917-3	227778	258.00	09/12/2017	INV	PD	POLICE TOWING
INVOICE: 161277-1			CHECK	DATE: 09/15/2017						

738 RAY O'HERRON CO. INC.

81043		07/07/2017		0917-2	227659	310.89	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1737312-IN			CHECK	DATE: 09/08/2017						
81044		08/04/2017		0917-2	227659	21.99	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1742663-IN			CHECK	DATE: 09/08/2017						
81042		08/04/2017		0917-2	227659	172.50	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1742664-IN			CHECK	DATE: 09/08/2017						
81041		08/14/2017		0917-2	227659	209.97	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1744068-IN			CHECK	DATE: 09/08/2017						
81036		08/21/2017		0917-2	227659	148.49	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1745320-IN			CHECK	DATE: 09/08/2017						
81035		08/21/2017		0917-2	227659	143.99	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1745321-IN			CHECK	DATE: 09/08/2017						
81037		08/24/2017		0917-2	227659	907.50	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1746105-IN			CHECK	DATE: 09/08/2017						
81034		08/25/2017		0917-2	227659	2,086.80	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1746429-IN			CHECK	DATE: 09/08/2017						
81038		08/25/2017		0917-2	227659	56.99	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1746436-IN			CHECK	DATE: 09/08/2017						
81039		08/30/2017		0917-2	227659	123.98	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1747404-IN			CHECK	DATE: 09/08/2017						
81040		08/30/2017		0917-2	227659	681.07	09/05/2017	INV	PD	POLICE UNIFORMS
INVOICE: 1747537-IN			CHECK	DATE: 09/08/2017						

4,864.17

1458 OFFICE DEPOT, INC

80943		08/09/2017		0917-2	227660	50.07	08/31/2017	INV	PD	OFFICE SUPPLIES
INVOICE: 951761422001			CHECK	DATE: 09/08/2017						
80942		08/17/2017		0917-2	227660	98.55	08/31/2017	INV	PD	OFFICE SUPPLIES
INVOICE: 954313244001			CHECK	DATE: 09/08/2017						

148.62

670 DAVID B COULTER



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
81048		09/01/2017		0917-2	227661	1,510.00	09/05/2017	INV	PD	TREE INVENTORY
INVOICE:	90717		CHECK	DATE: 09/08/2017						
81252		08/31/2017		0917-3	227779	1,123.76	09/14/2017	INV	PD	TREE PRESERVATION SERVICES
INVOICE:	91417		CHECK	DATE: 09/15/2017						
						2,633.76				
2670 PACE SUBURBAN BUS										
80976		08/18/2017		0917-2	227662	1,454.50	09/05/2017	INV	PD	RIDE DUPAGE MAY 2017
INVOICE:	480524		CHECK	DATE: 09/08/2017						
81118		08/30/2017		0917-3	227780	1,326.87	09/12/2017	INV	PD	RIDE DUPAGE JUNE 2017
INVOICE:	481340		CHECK	DATE: 09/15/2017						
						2,781.37				
676 PACKEY WEBB FORD, INC.										
80949		08/19/2017		0917-2	227663	340.30	08/31/2017	INV	PD	FRONT HUBS #226
INVOICE:	139219		CHECK	DATE: 09/08/2017						
80950		08/19/2017		0917-2	227663	85.50	08/31/2017	INV	PD	CUP HOLDER #260
INVOICE:	139220		CHECK	DATE: 09/08/2017						
80951		08/21/2017		0917-2	227663	412.26	08/31/2017	INV	PD	SHIELD & KNUCKLE #004
INVOICE:	139230		CHECK	DATE: 09/08/2017						
80947		08/23/2017		0917-2	227663	114.82	08/31/2017	INV	PD	U-JOINT KIT #238
INVOICE:	139258		CHECK	DATE: 09/08/2017						
80945		08/24/2017		0917-2	227663	88.96	08/31/2017	INV	PD	PARTS #226
INVOICE:	139267		CHECK	DATE: 09/08/2017						
80948		08/24/2017		0917-2	227663	121.04	08/31/2017	INV	PD	FRONT WHEEL SENSORS #238
INVOICE:	139269		CHECK	DATE: 09/08/2017						
80946		08/25/2017		0917-2	227663	66.10	08/31/2017	INV	PD	DUST SHIELDS #238
INVOICE:	139276		CHECK	DATE: 09/08/2017						
81050		08/29/2017		0917-2	227663	20.28	09/05/2017	INV	PD	GEARBOX BOLTS #238
INVOICE:	139313		CHECK	DATE: 09/08/2017						
81051		09/01/2017		0917-2	227663	148.61	09/05/2017	INV	PD	HEATER HOSES #001
INVOICE:	139356		CHECK	DATE: 09/08/2017						
81049		09/05/2017		0917-2	227663	11.40	09/05/2017	INV	PD	WINDSHIELD WASHER JETS #206
INVOICE:	139363		CHECK	DATE: 09/08/2017						
						1,409.27				
700 THE PITNEY BOWES BANK INC										
80855		09/01/2017		0917-2	19288	2,000.00	09/01/2017	DIR	PD	POSTAGE METER REFILL
INVOICE:	90117		CHECK	DATE: 09/01/2017						
6994 PITNEY BOWES, INC										
81213		09/01/2017		0917-3	227781	156.53	09/15/2017	INV	PD	POSTAGE METER SUPPLIES
INVOICE:	1005100973		CHECK	DATE: 09/15/2017						
81210		08/31/2017		0917-3	227782	435.00	09/15/2017	INV	PD	POSTAGE METER LEASE
INVOICE:	3101536506		CHECK	DATE: 09/15/2017						
						591.53				
1724 POMP'S TIRE SERVICE INC										
80952		08/16/2017		0917-2	227664	2,963.00	08/31/2017	INV	PD	TIRES #1K61



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 280074222			CHECK DATE: 09/08/2017							
			715 PRESCIENT DEVELOPMENT, INC.							
80944	20160069	08/01/2017		0917-2	227665	3,192.00	08/31/2017	INV	PD	I.T. STAFFING/CONSULTING
INVOICE: 817002			CHECK DATE: 09/08/2017							
			6552 PROVANTAGE CORPORATION							
81211		09/05/2017		0917-3	227783	409.00	09/15/2017	INV	PD	MONITORS, STAND
INVOICE: 7986696			CHECK DATE: 09/15/2017							
81212		09/07/2017		0917-3	227783	64.00	09/15/2017	INV	PD	CABLES FOR BOARD ROOM AUDIO
INVOICE: 7987990			CHECK DATE: 09/15/2017							
						473.00				
			9408 KELLY PURVIS							
81119		08/25/2017		0917-3	227784	64.29	09/12/2017	INV	PD	REIMBURSE CNU TRAINING
INVOICE: ER091217			CHECK DATE: 09/15/2017							
			3002 DOUG REESE							
81253		09/12/2017		0917-3	227785	500.00	09/14/2017	INV	PD	P & D DEPOSIT REFUND
INVOICE: 16.0017			CHECK DATE: 09/15/2017							
			10557 FRANCES REINERT							
81215		09/12/2017		0917-3	227786	50.00	09/15/2017	INV	PD	REFUSE STICKER REFUND
INVOICE: 91417			CHECK DATE: 09/15/2017							
			1518 ROSE PEST SOLUTIONS							
81052		09/05/2017		0917-2	227666	125.00	09/05/2017	INV	PD	PEST CONTROL
INVOICE: 2008140			CHECK DATE: 09/08/2017							
			764 ROTARY CLUB OF GLEN ELLYN							
81121		08/31/2017		0917-3	227788	147.00	09/12/2017	INV	PD	FRANZ DUES
INVOICE: 6779			CHECK DATE: 09/15/2017							
81120		08/31/2017		0917-3	227787	147.00	09/12/2017	INV	PD	NORTON DUES
INVOICE: 6789			CHECK DATE: 09/15/2017							
						294.00				
			8689 RUSH TRUCK CENTERS OF ILLINOIS, INC							
80953		08/22/2017		0917-2	227667	347.76	08/31/2017	INV	PD	HIGH PRESSURE OIL HOSE #230
INVOICE: 3007522599			CHECK DATE: 09/08/2017							
			10776 FRANCES RYAN							
81089		09/12/2017		0917-3	227789	51.82	09/12/2017	INV	PD	WATER REFUND 330230
INVOICE: 81089			CHECK DATE: 09/15/2017							
			6093 SCHAMBERGER BROTHERS, INC							



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE	NET	DUE DATE	TYPE	STS	INVOICE	DESCRIPTION
81122		09/01/2017		0917-3	227790	220.90	09/12/2017	INV	PD		LINKS BEVERAGE	RESALE
INVOICE:	411194		CHECK	DATE:	09/15/2017							
81216		09/08/2017		0917-3	227790	627.50	09/15/2017	INV	PD		LINKS BEVERAGE	RESALE
INVOICE:	411302		CHECK	DATE:	09/15/2017							
						848.40						
10773 KENTA/KRISTIE SHINOHARA												
81083		09/07/2017		0917-2	227668	673.00	09/07/2017	INV	PD		P & D DEPOSIT	REFUND
INVOICE:	16.0006		CHECK	DATE:	09/08/2017							
10769 SMJ CONSULTING SERVICES												
80955		08/31/2017		0917-2	227669	100.00	08/31/2017	INV	PD		CONTRACTOR REGISTRATION	OVERPA
INVOICE:	90517		CHECK	DATE:	09/08/2017							
5109 SOUTH SIDE CONTROL SUPPLY, CO.												
80962		08/28/2017		0917-2	227670	158.29	08/31/2017	INV	PD		HVAC PARTS	
INVOICE:	S100411553.001		CHECK	DATE:	09/08/2017							
80961		08/29/2017		0917-2	227670	1,281.39	08/31/2017	INV	PD		FREON FOR HVAC WORK	
INVOICE:	S100411720.001		CHECK	DATE:	09/08/2017							
81258		09/12/2017		0917-3	227791	-524.40	09/12/2017	CRM	PD		CREDIT REFRIGERANT	
INVOICE:	S100411720.002		CHECK	DATE:	09/15/2017							
81225		09/12/2017		0917-3	227791	921.06	09/15/2017	INV	PD		REFRIGERANT	
INVOICE:	S100414162.001		CHECK	DATE:	09/15/2017							
						1,836.34						
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
81061		08/31/2017		0917-2	227671	1,424.10	09/07/2017	INV	PD		LINKS BEVERAGE	RESALE
INVOICE:	1723127		CHECK	DATE:	09/08/2017							
81217		09/07/2017		0917-3	227792	3,155.99	09/15/2017	INV	PD		LINKS BEVERAGE	RESALE
INVOICE:	1732348		CHECK	DATE:	09/15/2017							
						4,580.09						
804 SPRING AIR FILTER INC												
81062		07/17/2017		0917-2	227672	155.00	09/07/2017	INV	PD		AIR FILTERS	
INVOICE:	25493		CHECK	DATE:	09/08/2017							
806 STANDARD EQUIPMENT COMPANY												
80960		08/11/2017		0917-2	227673	24.46	08/31/2017	INV	PD		WHEEL HUB BEARING CAP #259	
INVOICE:	P00407		CHECK	DATE:	09/08/2017							
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
80956		08/15/2017		0917-2	227674	50.91	08/31/2017	INV	PD		OFFICE SUPPLIES	
INVOICE:	3349399888		CHECK	DATE:	09/08/2017							
80957		08/17/2017		0917-2	227674	36.62	08/31/2017	INV	PD		OFFICE SUPPLIES	
INVOICE:	3349560674		CHECK	DATE:	09/08/2017							
80958		08/17/2017		0917-2	227674	5.84	08/31/2017	INV	PD		OFFICE SUPPLIES	
INVOICE:	3349560675		CHECK	DATE:	09/08/2017							
80959		08/18/2017		0917-2	227674	7.64	08/31/2017	INV	PD		OFFICE SUPPLIES	



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:	3349634559			CHECK	DATE: 09/08/2017					
81055		08/22/2017			0917-2 227674	86.49	09/07/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	3350035789			CHECK	DATE: 09/08/2017					
81058		08/24/2017			0917-2 227674	-8.99	08/24/2017	CRM	PD	CREDIT OFFICE SUPPLIES
INVOICE:	3350170588			CHECK	DATE: 09/08/2017					
81059		08/25/2017			0917-2 227674	84.28	08/25/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3350289252			CHECK	DATE: 09/08/2017					
81057		08/26/2017			0917-2 227674	60.07	09/07/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3350559606			CHECK	DATE: 09/08/2017					
81056		08/26/2017			0917-2 227674	698.77	09/07/2017	INV	PD	CUSTODIAL SUPPLIES
INVOICE:	3350559612			CHECK	DATE: 09/08/2017					
81251		08/30/2017			0917-3 227793	51.15	09/14/2017	INV	PD	OFFICE SUPPLIES
INVOICE:	3351070437			CHECK	DATE: 09/15/2017					
						1,072.78				
9506 JOHN GRIMALDI										
81054		09/07/2017			0917-2 227675	600.00	09/07/2017	INV	PD	LINKS ENTERTAINMENT
INVOICE:	90717			CHECK	DATE: 09/08/2017					
81224		09/14/2017			0917-3 227794	350.00	09/15/2017	INV	PD	LINKS ENTERTAINMENT
INVOICE:	91417			CHECK	DATE: 09/15/2017					
						950.00				
7600 STUEVER & SONS, INC										
81220		09/13/2017			0917-3 227795	142.00	09/15/2017	INV	PD	BEER LINE CLEANING
INVOICE:	201327			CHECK	DATE: 09/15/2017					
5018 SUBURBAN LABORATORIES, INC.										
80954		08/31/2017			0917-2 227676	668.98	08/31/2017	INV	PD	LAB SERVICES
INVOICE:	147796			CHECK	DATE: 09/08/2017					
835 SUPERIOR BEVERAGE CO.										
81053		09/01/2017			0917-2 227677	795.95	09/05/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	687482			CHECK	DATE: 09/08/2017					
81219		09/08/2017			0917-3 227796	642.96	09/15/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	687529			CHECK	DATE: 09/15/2017					
81218		08/18/2017			0917-3 227796	75.00	09/15/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	9711			CHECK	DATE: 09/15/2017					
						1,513.91				
10104 SUPREME LOBSTER CO										
81221		09/07/2017			0917-3 227797	687.39	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	6207378			CHECK	DATE: 09/15/2017					
5758 SWAHM										
724787		09/01/2017			0917-2 19287	213,777.71	09/01/2017	DIR	PD	SWAHM INSURANCE PAYMENT
INVOICE:	SWAHM-105			CHECK	DATE: 09/08/2017					
854 TERRACE SUPPLY COMPANY										



09/15/2017 12:28
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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
81239		08/31/2017		0917-3	227798	24.18	09/15/2017	INV	PD	CYLINDER RENTAL AUG 2017
INVOICE:	979685		CHECK	DATE: 09/15/2017						
10558 TESTA PRODUCE, INC										
81234		09/11/2017		0917-3	227799	-41.85	09/15/2017	CRM	PD	CREDIT FOOD RESALE
INVOICE:	207324		CHECK	DATE: 09/15/2017						
81066		08/31/2017		0917-2	227678	261.75	09/07/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4235810		CHECK	DATE: 09/08/2017						
81067		09/01/2017		0917-2	227678	182.10	09/07/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4236762		CHECK	DATE: 09/08/2017						
81238		09/02/2017		0917-3	227799	556.95	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4237752		CHECK	DATE: 09/15/2017						
81228		09/05/2017		0917-3	227799	246.82	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4238619		CHECK	DATE: 09/15/2017						
81229		09/06/2017		0917-3	227799	399.17	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4239733		CHECK	DATE: 09/15/2017						
81230		09/07/2017		0917-3	227799	362.52	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4240980		CHECK	DATE: 09/15/2017						
81231		09/08/2017		0917-3	227799	332.35	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4241977		CHECK	DATE: 09/15/2017						
81232		09/09/2017		0917-3	227799	798.55	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4243116		CHECK	DATE: 09/15/2017						
81233		09/11/2017		0917-3	227799	132.42	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4243772		CHECK	DATE: 09/15/2017						
81235		09/12/2017		0917-3	227799	44.40	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4244437		CHECK	DATE: 09/15/2017						
81236		09/12/2017		0917-3	227799	154.95	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4244945		CHECK	DATE: 09/15/2017						
81237		09/13/2017		0917-3	227799	348.25	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	4245968		CHECK	DATE: 09/15/2017						
						3,778.38				
7788 THOMAS ENGINEERING GROUP, LLC										
80963	20170025	08/03/2017		0917-2	227679	24,264.94	08/31/2017	INV	PD	ENGINEERING SVCS KENILWORTH/AL
INVOICE:	17-147		CHECK	DATE: 09/08/2017						
10360 TIMOTHY A ARMSTRONG										
81098		08/28/2017		0917-3	227800	902.00	09/12/2017	INV	PD	ADJUDICATION SERVICES
INVOICE:	91217		CHECK	DATE: 09/15/2017						
865 ACUSHNET COMPANY										
81065		08/29/2017		0917-2	227680	723.24	09/07/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE:	904687024		CHECK	DATE: 09/08/2017						
81227		09/05/2017		0917-3	227801	889.43	09/15/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE:	904712163		CHECK	DATE: 09/15/2017						
81226		09/07/2017		0917-3	227801	484.99	09/15/2017	INV	PD	LINKS PRODUCT RESALE
INVOICE:	904725953		CHECK	DATE: 09/15/2017						
						2,097.66				
872 TRAFFIC CONTROL & PROTECTION INC										



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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
80964		08/21/2017		0917-2	227681	71.55	08/31/2017	INV	PD	SIGN POST POUNDER
INVOICE:	90102		CHECK	DATE:	09/08/2017					
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC										
81123		09/01/2017		0917-3	227802	150.00	09/12/2017	INV	PD	258788 POLICE INFO SERVICES
INVOICE:	91217		CHECK	DATE:	09/15/2017					
1007 TYLER TECHNOLOGIES, INC.										
81131		09/01/2017		0917-3	227803	14,021.02	09/12/2017	INV	PD	ANNUAL SUPPORT
INVOICE:	45-199452		CHECK	DATE:	09/15/2017					
81125	20160061	08/30/2017		0917-3	227803	1,275.00	09/12/2017	INV	PD	TYLER CONTENT MANAGER SOFTWARE
INVOICE:	45-200294		CHECK	DATE:	09/15/2017					
81240	20160061	08/31/2017		0917-3	227803	2,500.00	09/15/2017	INV	PD	TYLER CONTENT MANAGER SOFTWARE
INVOICE:	45-200445		CHECK	DATE:	09/15/2017					
						17,796.02				
898 UNITED STATES POSTMASTER										
81087		09/08/2017		0917-3	227699	2,435.47	09/08/2017	INV	PD	PI 149-FALL NEWSLETTER
INVOICE:	90817		CHECK	DATE:	09/08/2017					
886 U.S. VENTURE, INC										
80965		08/24/2017		0917-2	227682	205.80	08/31/2017	INV	PD	TIRES #502
INVOICE:	6053569		CHECK	DATE:	09/08/2017					
8044 US BANK NATIONAL ASSOCIATION										
81126		08/25/2017		0917-3	227804	450.00	09/12/2017	INV	PD	2015 GO BOND AGENT FEE
INVOICE:	4734816		CHECK	DATE:	09/15/2017					
884 U.S. FOODSERVICE, INC.										
81069		09/01/2017		0917-2	227683	3,300.21	09/07/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2305805		CHECK	DATE:	09/08/2017					
81244		09/05/2017		0917-3	227805	4,135.11	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2382713		CHECK	DATE:	09/15/2017					
81241		09/08/2017		0917-3	227805	6,668.02	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2535652		CHECK	DATE:	09/15/2017					
81242		09/11/2017		0917-3	227805	261.50	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2587377		CHECK	DATE:	09/15/2017					
81243		09/11/2017		0917-3	227805	3,068.87	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2587378		CHECK	DATE:	09/15/2017					
81245		09/13/2017		0917-3	227805	3,686.13	09/15/2017	INV	PD	LINKS FOOD RESALE
INVOICE:	2657555		CHECK	DATE:	09/15/2017					
						21,119.84				
4492 KURT VAVRA										
81127		09/06/2017		0917-3	227806	157.06	09/12/2017	INV	PD	UNIFORM REIMBURSEMENT
INVOICE:	ER091217		CHECK	DATE:	09/15/2017					
915 VERIZON WIRELESS SERVICES LLC										



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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
81070		08/23/2017		0917-2	227684	38.01	09/07/2017	INV	PD	542023069-00001 0817
INVOICE: 9791554677			CHECK	DATE: 09/08/2017						
919 VILLA PARK ELECTRICAL SUPPLY CO, INC										
80968		07/03/2017		0917-2	227685	194.94	08/31/2017	INV	PD	ELECTRICAL SUPPLIES
INVOICE: 104460-00			CHECK	DATE: 09/08/2017						
1876 VIPOE, INC										
80967		08/28/2017		0917-2	227686	651.00	08/31/2017	INV	PD	GLASS TOPS
INVOICE: 60597			CHECK	DATE: 09/08/2017						
80966		08/28/2017		0917-2	227686	344.00	08/31/2017	INV	PD	GLASS TOP
INVOICE: 60598			CHECK	DATE: 09/08/2017						
						995.00				
921 VILLAGE LINKS RESERVE 22										
81257		09/11/2017		0917-3	227807	160.00	09/14/2017	INV	PD	DUPAGE FOUNDATION MEETING
INVOICE: 161709110001			CHECK	DATE: 09/15/2017						
6708 VINYL GRAPHICS										
81246		09/05/2017		0917-3	227808	747.17	09/15/2017	INV	PD	VEHICLE GRAPHICS #003, 018
INVOICE: 8497			CHECK	DATE: 09/15/2017						
3995 WAREHOUSE DIRECT OFFICE PRODUCTS										
80969		08/30/2017		0917-2	227687	73.26	08/31/2017	INV	PD	OFFICE SUPPLIES
INVOICE: 3601341-0			CHECK	DATE: 09/08/2017						
935 WATER RESOURCES INC.										
80970		08/24/2017		0917-2	227688	4,189.54	08/31/2017	INV	PD	WATER METER PARTS
INVOICE: 31643			CHECK	DATE: 09/08/2017						
81074		08/29/2017		0917-2	227688	264.05	09/07/2017	INV	PD	METER SPACER
INVOICE: 31658			CHECK	DATE: 09/08/2017						
						4,453.59				
10770 MR/MRS WILLIAM WEBB										
80971		09/05/2017		0917-2	227689	1,527.50	09/05/2017	INV	PD	OVERHEAD SEWER COST SHARE
INVOICE: 90517			CHECK	DATE: 09/08/2017						
80972		09/05/2017		0917-2	227689	1,728.33	09/05/2017	INV	PD	SEWER REPAIR COST SHARE
INVOICE: 90517-1			CHECK	DATE: 09/08/2017						
						3,255.83				
945 WEST & SONS TOWING INC										
80974		08/22/2017		0917-2	227690	290.00	09/05/2017	INV	PD	PW TOWING
INVOICE: 461121			CHECK	DATE: 09/08/2017						
3370 RAY WHALEN BUILDERS INC.										



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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
80978		09/05/2017		0917-2	227691	500.00	09/05/2017	INV	PD	HYDRANT METER REFUND
INVOICE:	HMR090517		CHECK	DATE:	09/08/2017					
80979		09/05/2017		0917-2	227691	500.00	09/05/2017	INV	PD	HYDRANT METER REFUND
INVOICE:	HMR090517-1		CHECK	DATE:	09/08/2017					
						1,000.00				
957 WHOLESALE DIRECT INC										
80973		08/23/2017		0917-2	227692	19.48	09/05/2017	INV	PD	POLLA SOCKETS
INVOICE:	229168		CHECK	DATE:	09/08/2017					
81072		08/25/2017		0917-2	227692	21.90	09/07/2017	INV	PD	7 WAY PLUGS
INVOICE:	229227		CHECK	DATE:	09/08/2017					
						41.38				
7711 WINDY CITY DISTRIBUTION COMPANY										
81129		08/31/2017		0917-3	227809	1,164.97	09/12/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	921891		CHECK	DATE:	09/15/2017					
81247		09/07/2017		0917-3	227809	591.68	09/15/2017	INV	PD	LINKS BEVERAGE RESALE
INVOICE:	924592		CHECK	DATE:	09/15/2017					
						1,756.65				
8642 WITMER PUBLIC SAFETY, INC										
81046		08/15/2017		0917-2	227693	256.87	09/05/2017	INV	PD	FIRST AID SUPPLIES
INVOICE:	1797791		CHECK	DATE:	09/08/2017					
81047		08/23/2017		0917-2	227693	633.43	09/05/2017	INV	PD	FIRST AID SUPPLIES
INVOICE:	1797791.001		CHECK	DATE:	09/08/2017					
						890.30				
9878 STEVE WITT										
81073		09/01/2017		0917-2	227694	279.30	09/07/2017	INV	PD	TRAVEL REIMBURSEMENT
INVOICE:	ER090717		CHECK	DATE:	09/08/2017					
10774 CHRIS/CARIN WOOD										
81084		09/07/2017		0917-2	227695	1,000.00	09/07/2017	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:	20171024		CHECK	DATE:	09/08/2017					
8565 WIDEOPENWEST FINANCE LLC										
81071		08/29/2017		0917-2	227696	68.00	09/07/2017	INV	PD	014034905 0817
INVOICE:	81071		CHECK	DATE:	09/08/2017					
81128		09/03/2017		0917-3	227810	63.75	09/12/2017	INV	PD	014635006 0917
INVOICE:	91217		CHECK	DATE:	09/15/2017					
						131.75				
970 XEROX CORPORATION										
81075		09/01/2017		0917-2	227697	514.76	09/07/2017	INV	PD	COPIER W7855PT MAINT
INVOICE:	90394308		CHECK	DATE:	09/08/2017					
81076		09/01/2017		0917-2	227697	482.72	09/07/2017	INV	PD	COPIER W7845PT MAINT
INVOICE:	90394310		CHECK	DATE:	09/08/2017					



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VILLAGE OF GLEN ELLYN
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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7060 JOHN ALBERT GARZA

997.48

80975 08/28/2017 0917-2 227698
INVOICE: 10624 CHECK DATE: 09/08/2017

243.31 09/05/2017 INV PD LANYARDS

975 ZIEBELL WATER SERVICE PRODUCTS INC

81248 09/01/2017 0917-3 227811
INVOICE: 238846-000 CHECK DATE: 09/15/2017

492.84 09/15/2017 INV PD PVC PIPE, REDUCERS

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411 INVOICES

2,004,915.83

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



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

Meeting: 09/25/17 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Resolution
Prepared By: Angela Andrianopoulos

SCHEDULED

RESOLUTION 17-13

DOC ID: 2887

Resolution No. 17-13 Releasing 2016 & 2017 Executive Session Minutes

Resolution No. 17-13

A Resolution to Determine the Status
of Minutes of Certain Executive Sessions
Held in 2016 & 2017
and to Authorize the Destruction
of Audio or Video Recordings
of Certain Executive Sessions Held in 2015 & 2016

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and

Whereas, as required by the Act, the Village Clerk has kept written minutes of all such executive sessions; and

Whereas, pursuant to the requirements of 5 ILCS 120/2.06(d), the President and Board of Trustees met in executive session on February 22, 2016 to review for the first time minutes of executive sessions held in 2016 and to review again minutes of executive sessions held in 2017 that had previously been classified as requiring confidential treatment; and

Whereas, the President and Board of Trustees have determined that the minutes, or portions of the minutes, for the executive sessions listed on Exhibit “A” attached hereto no longer require confidential treatment and may now be available for public inspection;

Whereas, for the verbatim record by tape or disc of the executive session meetings listed on Exhibit “B”, at least eighteen (18) months have passed since the completion of those meetings, and this governmental body has approved written minutes for each of the meetings or

portions of meetings and hereby orders the destruction of the verbatim record for the executive sessions listed on Exhibit “B” attached hereto even if it continues to withhold the approved written minutes of the closed session until some later period of time;

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 minutes, or portions of the minutes so designated, for those executive sessions listed on Exhibit “A” attached hereto are hereby released from confidential treatment and are now available for public inspection and hereby orders the destruction of the verbatim record by tape or disc for those executive sessions listed on Exhibit “B” attached hereto.

Section Two: The Village Clerk is hereby authorized and directed to make said minutes, or portions of said minutes, available for inspection and copying in accordance with the standing procedures of the Clerk’s office.

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

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

Ayes: _____
Nays: _____
Absent: _____

Resolution 17-13

Meeting of September 25, 2017

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

(Published and posted on the _____ day of _____, 2017)

Exhibit "A"

MINUTES OF EXECUTIVE SESSIONS IN 2016
AVAILABLE FOR PUBLIC INSPECTION

Meeting Date	Topic	Hold	Release
2/8/2016	Setting price of for sale or lease of property	X	
2/22/2016	Pending Litigation Update	X	
5/23/2016	Pending Litigation Update	X	
6/20/2016	FOP Lodge #202 Contract Extension	X	
6/27/2016	Pending Litigation Update	X	
9/19/2016	Pending Litigation Update		X
10/24/2016	Employee Compensation Plans for 2017		X
11/07/2016	Employee Compensation Plans for 2017		X
12/12/2016	Pending Litigation	X	
12/12/2016	Homeowners in violation of their Annexation Agreements	X	

MINUTES
Executive Session
Glen Ellyn Village Board of Trustees
Monday, September 19, 2016

Call to Order

Manager Franz called the meeting to order at 6:34 p.m. for the purpose of discussing pending litigation.

Roll Call

Upon roll call by Village Clerk Galvin, President Demos and Trustees Clark, Elliott, Kenwood, Ladesic and Senak answered "Present." Trustee O'Shea was excused.

In Attendance: Recording Secretary Solomon, Village Manager Franz, Village Attorney Mathews, Assistant Village Manager Stonitsch, Planning and Development Director Hulseberg and litigation attorney Ellen Emery.

Meeting Discussion

Attorney Mathews gave an update on the pending litigation the Village is involved in and stated there are three options the Board can consider on this litigation. There was a discussion and questions around these three possible options, and the Board's consensus is to do a counter claim and issue citations to the current property owner.

Adjournment

At 7:25 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Clark to return to open session. Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

MINUTES
Executive Session
Glen Ellyn Village Board of Trustees
Monday, October 24, 2016

Call to Order

Village Attorney Mathews called the meeting to order at 7:55 p.m. for the purpose of discussing salary schedules for one or more classes of employees.

Roll Call

Upon roll call by Village Clerk Galvin, President Pro Tem Senak and Trustees Clark, Elliott, Kenwood, Ladesic, and O'Shea answered "Present." President Demos was excused.

In Attendance: Recording Secretary Solomon, Village Manager Franz, Village Attorney Mathews and Finance Director Coyle.

Meeting Discussion

Village Manager Franz stated the Board needs to discuss proposed employee compensation plans for 2017 as a part of the budget process. Village Manager Franz stated the Village has a pure merit-based pay system, and the Village needs to keep up with the marketplace. There was discussion around salary ranges, salary tables, headcount and recommendations for 2017. It was decided to continue this discussion at the November 7, 2016 workshop, and Finance Director Coyle will prepare the numbers that were requested by the Village Board.

Adjournment

At 8:50 p.m., a motion was made by Trustee Elliott and seconded by Trustee Kenwood to adjourn. Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

MINUTES
Executive Session
Glen Ellyn Village Board of Trustees
Monday, November 7, 2016

Call to Order

Village Attorney Mathews called the meeting to order at 8:46 p.m. for the purpose of discussing salary schedules for one or more classes of employees.

Roll Call

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

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle and Administrative Intern Mendoza.

Meeting Discussion

Village Manager Franz stated the Village Board is continuing its compensation discussion around proposed employee compensation plans for 2017 as a part of the budget process. Assistant Village Manager Stonitsch walked the Board through the extra documents that were requested at the October 24, 2016 Executive Session. There was discussion around salary ranges, salary tables, headcount and recommendations for 2017, and there was a consensus of 2.75% on the merit pool and the salary ranges would remain the same in 2017.

Adjournment

At 9:27 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Senak to adjourn. Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Exhibit "A"

MINUTES OF EXECUTIVE SESSIONS IN 2016
AVAILABLE FOR PUBLIC INSPECTION

Meeting Date	Topic	Hold	Release
1/9/2017	Police Pay Scale from Class O to P to accommodate sergeant increases.		X
1/9/2017	Discussion regarding potential lease for storage facility from the Forest Preserve Department.		X
2/13/2017	Discuss Settlement of pending hotel ligation.	X	
3/20/2017	Settlement of KABAT litigation	X	
3/20/2017	Sale of 725 Riford and setting of list price	X	
3/20/2017	Purchasing Geische property	X	
5/22/2017	Pending Litigation Update	X	

MINUTES
Executive Session
Glen Ellyn Village Board of Trustees
Monday, January 9, 2017

Call to Order

Village Manager Franz called the meeting to order at 8:50 p.m. for the purpose of salary schedules of one or more classes employees and setting the price for sale or lease of property.

Roll Call

Upon roll call by self-introduction following board members were present: Village Clerk Galvin, President Demos and Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak.

In Attendance: Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Director of Public Works Hansen, Director of Planning & Development Hulseberg, Police Chief Phil Norton and Administrative Intern Mendoza.

Meeting Discussion

Police Chief Norton presented the case to change the sergeants pay raise from O to P to accommodate raises. By not changing the pay ranges some of the sergeants would not be able to recognize the full benefit of the 3% increase. President Demos indicated that he is in support of this change due to the unofficial process of raise increases for sergeants. There were no objections to this proposal.

Manager Franz presented information regarding a potential lease for building a new storage facility from the Forest Preserve Department. President Demos asked if anyone was opposed to continue discussion and start negotiations with the Forest Preserve regarding this facility.

Adjournment

At 9:12 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Clark to adjourn. Motion carried.

Submitted via transcript from recording dated January 9, 2017.

EXHIBIT “B”**Authorized Destruction of Audio Recordings
of Certain Executive Sessions in 2015 & 2016**

Meeting Date	Topic
07/20/2015	Setting the price for sale or lease of property, and discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees
10/19/2015	Appointment, employment, compensation, discipline, performance or dismissal of specific employees,
10/22/2015	Collective negotiating matters between public employers and their employees or representatives, deliberations concerning salary schedules for one or more classes of municipal employees and pending litigation
10/26/2015	Setting the price for sale or lease of property, collective negotiating matters between public employers and their employees or representatives, and deliberations concerning salary schedules for one or more classes of municipal employees
12/14/2015	Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees,
2/8/2016	Setting price of for sale or lease of property



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

Meeting: 09/25/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Ordinance
Prepared By: Meredith Hannah

SCHEDULED

ORDINANCE 6534

DOC ID: 2883 A

Ordinance No. 6534-VC, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 11 (Classification of Licenses) and Section 12 (Restriction on Number of Licenses) of the Village Code, to Increase the Number of Permitted Class N Liquor Licenses. (Economic Development Coordinator Hannah)

Background

The Village received a request from Cabernet & Company, 434 North Main Street for an additional liquor license for on premise liquor sales and consumption. The business is in the Central Business Zoning District and currently holds a C-3 Liquor License. The Class C-3 Liquor License authorizes the retail sale of alcoholic beverages where at least 70% of the sales from premises are derived from the sale of wine. The Class C-3 does not authorize the sale of alcoholic liquor for the consumption on the premises where sold.

Alixé Lischett, owner of Cabernet & Company has requested a liquor license that will allow her to sell wine by the glass for consumption on site to serve the patrons she currently sees waiting for tables at the neighboring dining establishments. Ms. Lischett has stated in her request “Diners waiting for tables at nearby restaurants spend a lot of time outside of, in front of, and across the street from our shop. In many cases they come into the shop to browse and/or ask if we serve wine-by-the-glass. We would like to take advantage of this (opportunity) and become that place.”

Issues

After reviewing the current liquor code for a classification that might meet this need, staff looked at Class C4A, N and P. The chart below highlights some of the differences in the classes.

	Class C4A	Class P	Class N
No of licenses issued	1	1	0
Business	The Beer Cellar	Marche	Cabernet & Co (recommended)
Hours of Service	noon- 10 PM (11 PM Sat)	10 AM- 11 PM	11 AM - 9 PM Excluding Sunday (recommend adding Sunday)
Business Districts Allowed	C5A or C5B	C5A or C5B	not specified (recommend modifying to C5A or C5B)
Limit of pours	no limit specified	3 glasses or 1 tasting	2 glasses or 1 tasting
Business Model	50% of floor space dedicated to packaged craft beer sales	adjunct to principal retail no more than 300 sq ft devoted to alcohol	adjunct to retail business (recommend modifying to principal wine/beer retail business)
Signage Restrictions	none outlined	none outlined	no window or other signage

			visible from the outside (recommend removing this item)
Food requirement	must have substantial food available	cheese & charcuterie available	crackers or bread available

Based on Ms. Lischett's business needs and her request, staff is recommending approving Cabernet & Company for a modified Class N liquor license. Ms. Lischett has met with the planning and development department as well as the DuPage County Health Department and has met their requirements for this business opportunity.

Presently the Class N license is defined as follows:

The Class N license authorizes the retail sale of glasses of wine and retail sale of wine for consumption on the specified premises, as an adjunct to a principal retail business. The issuance of a Class N license shall be expressly subject to the following conditions:

1. The retail sale of wine shall be limited to two (2) glasses or one (1) tasting per customer or patron on the premises, and no such customer or patron shall be served more than two (2) glasses or one (1) tasting of wine during the permitted hours of retail sale of alcoholic liquor during any one (1) calendar day.
2. Individual glasses shall be limited to two (2) 5-ounce pours only.
3. One (1) tasting shall be limited to five (5) individual, two (2) ounce pours only.
4. Crackers and/or bread shall be offered in conjunction with wine service.
5. No window or any other signage visible from the outside of the business shall be permitted on the specified premises or surrounding property that indicates that alcoholic liquor is available for retail sale and service by the glass or for the retail sale and service of wine tasting at the specified premises.
6. No person holding a Class N license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered, any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and nine o'clock (9:00) P.M. Monday through Saturday.

Based on the business needs and other similar business models in downtown Glen Ellyn, staff is proposing the following changes to the Class N description:

- Alter the description for use by a principal wine/beer retail business
- License premises must be located in the C5A or C5B Zoning Districts
- Remove item 5 regarding signage
- Add Sunday hours for business sales

If approved, the Class N license will read as follows:

The Class N license authorizes the retail sale of glasses of wine for consumption on the specified premises, as an adjunct to a principal wine/beer retail business. The issuance of a Class N license

shall be expressly subject to the following conditions:

1. No such license shall be granted or retained for a premises not located in the C5A or C5B Zoning Districts.
2. The retail sale of wine shall be limited to two (2) glasses or one (1) tasting per customer or patron on the premises, and no such customer or patron shall be served more than two (2) glasses or one (1) tasting of wine during the permitted hours of retail sale of alcoholic liquor during any one (1) calendar day.
3. Individual glasses shall be limited to two (2) 5-ounce pours only.
4. One (1) tasting shall be limited to five (5) individual, two (2) ounce pours only.
5. Crackers and/or bread shall be offered in conjunction with wine service.
6. No person holding a Class N license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered, any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and nine o'clock (9:00) P.M. Monday through Sunday.

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 amend the description of the Class N License and increase the number of Class N liquor licenses from (0) zero to (1) one.

Ordinance No. 6534 - VC

**An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 11 (Classifications of Licenses) and
Section 12 (Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,
to Modify the Classification and
Increase the Number of Permitted Class N 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 modify the Classification of Class N liquor license 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 N liquor licenses which authorizes the consumption of wine on the specified premises, as an adjunct to a wine/beer retail business, to establish a liquor license for Cabernet & Company, located at 434 N Main Street contingent upon completing all liquor license requirements and opening for business and;

Ordinance 6534

Meeting of September 25, 2017

**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 11 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended so that reference to Class N within this Section shall henceforth read as follows:

The Class N license authorizes the retail sale of glasses of wine for consumption on the specified premises, as an adjunct to a principal wine/beer retail business. The issuance of a Class N license shall be expressly subject to the following conditions:

1. No such license shall be granted or retained for a premises not located in the C5A or C5B Zoning Districts.
2. The retail sale of wine shall be limited to two (2) glasses or one (1) tasting per customer or patron on the premises, and no such customer or patron shall be served more than two (2) glasses or one (1) tasting of wine during the permitted hours of retail sale of alcoholic liquor during any one (1) calendar day.
3. Individual glasses shall be limited to two (2) 5-ounce pours only.
4. One (1) tasting shall be limited to five (5) individual, two (2) ounce pours only.
5. Crackers and/or bread shall be offered in conjunction with wine service.
6. No person holding a Class N license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered, any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and nine o'clock (9:00) P.M. Monday through Sunday.

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

Class N No more than 1

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

Ordinance 6534

Meeting of September 25, 2017

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

Ayes:

Nays:

Absent:

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

Village President

Attest:

Village Clerk

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



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

Meeting: 09/25/17 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Purchase
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 2874)

DOC ID: 2874

Approve an annual maintenance fee, a single source purchase which is an authorized exception in the purchasing policy, with Tyler Technologies, Inc. of Plano, Texas, for MUNIS software support and licensing in the amount of \$79,911.67, to be expensed to the General and Water & Sewer Funds. (Finance Director Coyle)

Statement of the Issue:

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

Analysis

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

From a cost perspective, it is more advantageous to incur the costs to continue with our current software package than to switch to new software. The cost to implement new software would be a significant undertaking, requiring large amounts of staff and financial resources and would exceed any reasonable payback. Staff has also examined moving from our locally hosted solution to MUNIS software as a service (hosted on the cloud). Our annual maintenance cost would increase significantly. Therefore, from a cost perspective, it is more advantageous to incur the costs to continue with our current software package and maintenance and licensing agreement.

Staff continues to work on utilizing MUNIS to update and automate our processes to create efficiencies. Recent examples of improvements made with the functionalities of our MUNIS systems include:

- In 2015, the Village implemented preparation of the annual budget in MUNIS.
- In Fall 2015, the Village implemented online renewal for business licenses.
- Permit parking renewal was made available online to customers in December 2015.

- Starting September 2016, the Village implemented e-billing for the Village Services bill, which was made possible by implementation of an upgrade to our MUNIS utility billing software.

Staff is also working on the following initiatives to further create efficiencies using our MUNIS software:

- The Village is currently in the process of implementing Tyler Content Manager (TCM). This application will allow us to manage and archive electronic information. Anticipating completion by the end of this year.
- Accounts payable workflow automation and digital invoice storage.
- Purchasing cards workflow automation.
- Building permit improvements.
- Human Resources/Payroll change of employee status automation.

Strategic Plan Initiative

Continuing with our MUNIS software solution will allow us to complete several action steps on the current strategic plan to automate processes and make them more efficient.

Budget Impact

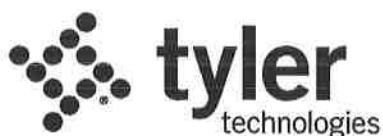
The I.T. FY2017 budget included \$85,000.00 for these annual fees. The amount requested is within that amount.

Action Requested

Approve payment to Tyler Technologies for MUNIS software support and licensing in the amount of \$79,911.67. This will be expensed to the General Fund - Information Technology, account 121400-520975 in the amount of \$68,414.43, and to the Water and Sewer Fund, account 50100-520975 in the amount of \$5,748.62 and account 50200-520975 in the amount of \$5,748.62.

ATTACHMENTS:

- 2017 License and Support Invoices (PDF)

**Remittance:**

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

Invoice

Invoice No	Date	Page
045-199289	09/01/2017	1 of 2

Empowering people who serve the public®**Questions:**

Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Fax: 1-866-673-3274
Email: ar@tylertech.com

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

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

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	96815		USD	NET30	10/01/2017
Date	Description	Units	Rate	Extended Price	
	SUPPORT & UPDATE LICENSING - ACCTG/GL/BUDGET/AP Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	15,778.68	15,778.68	
	SUPPORT & UPDATE LICENSING - ACCOUNTS RECEIVABLE Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,321.83	3,321.83	
	SUPPORT & UPDATE LICENSING - BUSINESS LICENSES Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,020.38	3,020.38	
	SUPPORT & UPDATE LICENSING - GENERAL BILLING Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	1,510.18	1,510.18	
	SUPPORT & UPDATE LICENSING - HUMAN RESOURCES MANAGEMENT Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	2,324.71	2,324.71	
	SUPPORT & UPDATE LICENSING - CRYSTAL REPORTS Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,923.29	3,923.29	
	SUPPORT & UPDATE LICENSING - MUNIS OFFICE Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	2,566.75	2,566.75	
	SUPPORT & UPDATE LICENSING - PAYROLL Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,503.00	3,503.00	
	SUPPORT & UPDATE LICENSING - PERMITS & CODE ENFORCEMENT Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	4,429.10	4,429.10	
	SUPPORT & UPDATE LICENSING - PROJECT ACCOUNTING Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,020.38	3,020.38	
	SUPPORT & UPDATE LICENSING - PURCHASE ORDERS Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,623.29	3,623.29	
	TYLER FORM PROCESSING SUPPORT Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	3,355.15	3,355.15	
	SUPPORT & UPDATE LICENSING - UTILITY BILLING INTERFACE Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	1,329.03	1,329.03	
	SUPPORT & UPDATE LICENSING - UTILITY BILLING CIS Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	4,378.38	4,378.38	
	SUPPORT & UPDATE LICENSING - ROLE TAILORED DASHBOARD Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	1,606.50	1,606.50	

**Empowering people who serve the public®****Remittance:**Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556**Invoice**

Invoice No	Date	Page
045-199289	09/01/2017	2 of 2

Questions:Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Fax: 1-866-673-3274
Email: ar@tylertech.comBill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	96815		USD	NET30	10/01/2017
Date	Description	Units	Rate	Extended Price	

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

Subtotal	57,690.65
Sales Tax	0.00
Invoice Total	57,690.65



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

Invoice No	Date	Page
045-199290	09/01/2017	1 of 1

Questions:Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Fax: 1-866-673-3274
Email: ar@tylertech.comBill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	96816		USD	NET30	10/01/2017

Date	Description	Units	Rate	Extended Price
	MUNIS GUI SITE LICENSE SUPPORT	1	2,700.00	2,700.00
Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018				

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

Subtotal	2,700.00
Sales Tax	0.00
Invoice Total	2,700.00



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

Invoice No	Date	Page
045-199452	09/01/2017	1 of 1

Questions:Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Fax: 1-866-673-3274
Email: ar@tylertech.comBill To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137Ship To: VILLAGE OF GLEN ELLYN
ATTN: IT DEPARTMENT
535 DUANE STREET
GLEN ELLYN, IL 60137

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	96818		USD	NET30	10/01/2017

Date	Description	Units	Rate	Extended Price
	TYLER SYSTEM MANAGEMENT SERVICES SUPPORT Maintenance: Start: 25/Oct/2017, End: 24/Oct/2018	1	14,021.02	14,021.02

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

Subtotal	14,021.02
Sales Tax	0.00
Invoice Total	14,021.02



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Remittance:

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

Invoice

Invoice No	Date	Page
045-202066	10/01/2017	1 of 1

Questions:

Tyler Technologies - ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Fax: 1-866-673-3274
Email: ar@tylertech.com



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

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

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
4703	96817		USD	NET30	10/31/2017

Date	Description	Units	Rate	Extended Price
Contract No.: GLEN ELLYN, IL				
	MUNIS ONLINE - CITIZEN SELF SERVICE	1	5,500.00	5,500.00
Maintenance: Start: 02/Nov/2017, End: 01/Nov/2018				

****ATTENTION****

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

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



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

Meeting: 09/25/17 07:00 PM
Department: Administration
Department Head: Kevin Bowens
Category: Bid
Prepared By: Kevin Bowens

SCHEDULED

AGENDA ITEM (ID # 2875)

DOC ID: 2875 A

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the U.S. Communities Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and authorize the purchase of Liquid Applied Roof Restoration materials for Fire Station 1 in the amount of \$9,756.45, and an additional not to exceed \$1,000 for the delivery of said roofing materials; and to award a contract to install said Liquid Applied Roof Restoration materials for Fire Station 1 to DCG of Des Plaines, Illinois in the low bid amount of \$29,175 and a \$5,000 contingency for a total of \$34,175, for a total project cost not to exceed \$44,931.45 (Manager Franz)

Background

The roof on Fire Station 1, located at 524 Pennsylvania Avenue, is approximately 25 to 30 years old and in very poor condition, resulting in multiple leaks that have been patched and repaired over the years. The 2017 Village Budget includes \$65,000 for the restoration of the roof. Village Facilities Staff researched various types of roof restoration materials and applications, including a liquid applied asphalt and membrane system, modified bitumen retrofit system, and a single-ply PVC retrofit system. Prices to purchase those roofing materials were then obtained through U.S. Communities in order to reduce cost and avoid the contractor's markup. Installation of each type of roofing material was then formally bid, and a summary of the seven bids submitted and opened on August 31, 2017 is attached.

Budget Impact

The 2017 Facilities Maintenance Reserve Fund Budget includes \$65,000 for the restoration of the roof at Fire Station 1. The purchase of the roofing materials from U.S. Communities satisfies the requirements of Section 1-10-7 of the Municipal Code, and the total cost for the project in the amount of \$39,931.45 is under the budgeted amount. A contingency of \$5,000 has been added to the motion to provide for any drain or wet insulation issues. Staff does not anticipate such issues, but would request the authority to address them if they are found.

Recommendation

The Facilities Staff evaluated various types of roofing replacement materials, associated warranties, and costs and believes that the Liquid Applied Roof Restoration system (asphalt and membrane) with a 10 year warranty provides the best roofing option for Fire Station 1 and at the most competitive price. The Facilities Staff has also checked references for the low bidder DCG and found the company's work record to be proficient and responsible. Staff is recommending that the Village Board: 1) authorize the purchase of Liquid Applied Roof Restoration materials from U.S.

Communities the amount of \$9,700.45, along with up to an additional \$1,000 for the delivery of the roofing materials, and; 2) award a contract for the installation of the Liquid Applied Roofing Restoration materials to DCG of Des Plaines, Illinois in the low bid amount of \$29,175 with a \$5,000 contingency, for a total project cost not to exceed \$44,931.45.

Attachments:

U.S. Communities Price Confirmation
Installation Bid Tabulation

ATTACHMENTS:

- 2017 GLEN ELLYN FIRE STATION #1 - ROOF MATERIAL BREAKDOWN (PDF)
- 2017 U S Communités Pricing for Direct Material Purchases - GE FIRE (PDF)

2017 - GLEN ELLYN FIRE STATION #1 - ROOF REPAIR**BASE BID #1 - MODIFIED BITUMEN RETROFIT**

PRODUCT #	PRODUCT NAME	Quantity	U.S. Communities Unit Price	U.S. Communities Total Price
4369-G	Modified Mineral Cap (Primary Field & Flashing Ply)	75	\$ 175.00	\$ 12,993.75
7336	Weathering Interply Adhesive	26	\$ 110.00	\$ 2,831.40
7619-5	Asphalt Roof Primer	5	\$ 105.00	\$ 519.75
7110-5	Fibred Asphalt Mastic for Application of Flashing for restoration section	5	\$ 102.00	\$ 504.90
7425-5	Aluminized Mastic for Flashing Laps	2	\$ 140.00	\$ 277.20
			USC Material	\$ 17,127.00

BASE BID #2 - LIQUID APPLIED ROOF RESTORATION

PRODUCT #	PRODUCT NAME	Quantity	Unit Price	U.S. Communities Total Price
7619-5	Asphalt Roof Primer	5	\$ 105.00	\$ 519.75
7110-5	Fibred Asphalt Mastic for Membrane Repair	5	\$ 102.00	\$ 504.90
4369-G	Modified Mineral Cap For flashing Repairs	2	\$ 175.00	\$ 346.50
7825-5	Cold Process Asphalt Restoration Coating	70	\$ 121.00	\$ 8,385.30
4879	Grip Polyester Reinforcement	5	\$ 311.00	\$ 1,539.45
			USC Material TOTAL	\$ 9,756.45

BASE BID #3 - SINGLE PLY RETROFIT

PRODUCT #	PRODUCT NAME	Quantity	Unit Price	U.S. Communities Total Price
29061	60Mil Fleece Back Single Ply Membrane	11	\$ 1,386.24	\$ 15,248.64
29300	Flashing Detail – 60mil	5	\$ 675.24	\$ 3,376.20
29305	Stripping Roll	5	\$ 165.58	\$ 827.90
29320	Universal Corners	1	\$ 225.40	\$ 225.40
7347	Insulock HR - Adhesive	9	\$ 323.00	\$ 2,877.93
			USC Material TOTAL	\$ 22,556.07

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017
Dated 1/24/2016

Price Effective February 2, 2017

PRODUCT PROPOSAL WITH PRICING MODIFICATION

MFR PART NO	PRODUCT NAME	GREEN CERTIFICATION (ENERGY STAR, FEMP, or BIOPREFERRED)	COMMERCIAL LIST PRICE	DISCOUNT OFFERED TO GSA (%)	GSA PRICE W/O IFF FEE	U.S. Communities (%) DISCOUNT	U.S. Communities OFFER PRICE	COO
1304	Aero-Perm SA		\$ 2,178.00	1%	\$ 2,156.22	1%	\$ 2,156.22	USA
2139	Green-Lock® Sealant XL		\$ 24.00	1%	\$ 23.76	1%	\$ 23.76	USA
2141	Eco-Seal Primer		\$ 194.00	1%	\$ 192.06	1%	\$ 192.06	USA
2143	Seal-Tite		\$ 240.00	1%	\$ 237.60	1%	\$ 237.60	USA
2144	All-Sil™		\$ 12.50	1%	\$ 12.38	1%	\$ 12.38	USA
4112	HPR® Glasbase		\$ 114.00	1%	\$ 112.86	1%	\$ 112.86	USA
4113	HPR® Torch Base Sheet		\$ 210.00	1%	\$ 207.90	1%	\$ 207.90	USA
4114	HPR® SA FR Base Sheet		\$ 229.00	1%	\$ 226.71	1%	\$ 226.71	USA
4116	HPR® Premium Glasbase		\$ 120.00	1%	\$ 118.80	1%	\$ 118.80	USA
4121	HPR® Tri-Base Premium		\$ 221.00	1%	\$ 218.79	1%	\$ 218.79	USA
4122	HPR® Glasfelt		\$ 120.00	1%	\$ 118.80	1%	\$ 118.80	USA
4123	HPR® Premium Glasfelt		\$ 165.00	1%	\$ 163.35	1%	\$ 163.35	USA
4125	StressPly® SA FR Mineral		\$ 280.00	1%	\$ 277.20	1%	\$ 277.20	USA
4131	HPR® Aqua Shield		\$ 222.00	1%	\$ 219.78	1%	\$ 219.78	USA
4133	R-mer Seal		\$ 236.00	1%	\$ 233.64	1%	\$ 233.64	USA
4140	BiFlex® Mineral Cap		\$ 178.00	1%	\$ 176.22	1%	\$ 176.22	USA
4141	BiFlex® Cap		\$ 158.00	1%	\$ 156.42	1%	\$ 156.42	USA
4350	StressPly® Max		\$ 351.00	1%	\$ 347.49	1%	\$ 347.49	USA
4356	StressPly® EUV		\$ 311.00	1%	\$ 307.89	1%	\$ 307.89	USA
4360	StressPly®		\$ 227.00	1%	\$ 224.73	1%	\$ 224.73	USA
4365	StressPly® FR Mineral		\$ 237.00	1%	\$ 234.63	1%	\$ 234.63	USA
4376	StressPly® Plus	Energy Star	\$ 220.00	1%	\$ 217.80	1%	\$ 217.80	USA
4377	StressPly® Plus FR Mineral		\$ 205.00	1%	\$ 202.95	1%	\$ 202.95	USA
4381	StressPly® IV		\$ 260.00	1%	\$ 257.40	1%	\$ 257.40	USA
4382	StressPly® IV Mineral		\$ 283.00	1%	\$ 280.17	1%	\$ 280.17	USA
4383	StressPly® IV Plus		\$ 272.00	1%	\$ 269.28	1%	\$ 269.28	USA
4384	StressPly® IV Plus Mineral		\$ 289.00	1%	\$ 286.11	1%	\$ 286.11	USA
4393	StressPly® E		\$ 285.00	1%	\$ 282.15	1%	\$ 282.15	USA
4396	StressPly® E FR Mineral		\$ 305.00	1%	\$ 301.95	1%	\$ 301.95	USA
4701	OptiMax		\$ 375.00	1%	\$ 371.25	1%	\$ 371.25	USA
4702	OptiMax FR Mineral		\$ 395.00	1%	\$ 391.05	1%	\$ 391.05	USA
4873	HPR® Polyscrim Plus		\$ 667.00	1%	\$ 660.33	1%	\$ 660.33	USA

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4876	Grip Polyester® Soft		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
4879	Grip Polyester® Firm		\$ 311.00	1%	\$ 307.89	1%	\$ 307.89	USA
6341	Butyl Sealing Tape		\$ 215.00	1%	\$ 212.85	1%	\$ 212.85	USA
6351	Glass Cant		\$ 227.00	1%	\$ 224.73	1%	\$ 224.73	USA
6385	Neoprene Pipe Boot		\$ 69.00	1%	\$ 68.31	1%	\$ 68.31	USA
6520	Standard Roofing Granules		\$ 34.00	1%	\$ 33.66	1%	\$ 33.66	USA
6524	Sunburst™ Roofing Minerals		\$ 109.00	1%	\$ 107.91	1%	\$ 107.91	USA
7340	HPR® All-Temp Asphalt		\$ 117.00	1%	\$ 115.83	1%	\$ 115.83	USA
7347	Insul-Lock® HR		\$ 323.00	1%	\$ 319.77	1%	\$ 319.77	USA
7349	Insul-Lock® E HR		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
7352	Garlastic® KM Plus		\$ 150.00	1%	\$ 148.50	1%	\$ 148.50	USA
8341	Black-Knight® LV		\$ 190.00	1%	\$ 188.10	1%	\$ 188.10	USA
9500	KEE-Stone FB 60		\$ 3,920.00	1%	\$ 3,880.80	1%	\$ 3,880.80	USA
9501	KEE-Stone FB 60 Flashing		\$ 980.00	1%	\$ 970.20	1%	\$ 970.20	USA
9504	KEE-Stone Utility Roll		\$ 133.00	1%	\$ 131.67	1%	\$ 131.67	USA
1300-5	Aero-Block WB		\$ 78.00	1%	\$ 77.22	1%	\$ 77.22	USA
1300-55	Aero-Block WB		\$ 842.00	1%	\$ 833.58	1%	\$ 833.58	USA
1301-12	Aero-Block SA		\$ 80.00	1%	\$ 79.20	1%	\$ 79.20	USA
1301-36	Aero-Block SA		\$ 227.00	1%	\$ 224.73	1%	\$ 224.73	USA
1301-6	Aero-Block SA		\$ 48.00	1%	\$ 47.52	1%	\$ 47.52	USA
1301-9	Aero-Block SA		\$ 64.00	1%	\$ 63.36	1%	\$ 63.36	USA
1302-5	Aero-Block SB		\$ 100.00	1%	\$ 99.00	1%	\$ 99.00	USA
1302-55NL	Aero-Block SB		\$ 1,071.00	1%	\$ 1,060.29	1%	\$ 1,060.29	USA
1303-5	Aero-Perm WB		\$ 253.00	1%	\$ 250.47	1%	\$ 250.47	USA
1303-55	Aero-Perm WB		\$ 2,721.00	1%	\$ 2,693.79	1%	\$ 2,693.79	USA
1307-12	Aero-Block SA 60 12"		\$ 85.00	1%	\$ 84.15	1%	\$ 84.15	USA
1307-36	Aero-Block SA 60 36"		\$ 236.00	1%	\$ 233.64	1%	\$ 233.64	USA
1307-6	Aero-Block SA 60 6"	Energy Star	\$ 44.00	1%	\$ 43.56	1%	\$ 43.56	USA
1520-5UN	Rust-Go™ VOC Top Coat White*		\$ 408.00	1%	\$ 403.92	1%	\$ 403.92	USA
1521-5UN	Rust-Go™ Primer		\$ 311.00	1%	\$ 307.89	1%	\$ 307.89	USA
1522-5UN	Rust-Go™ VOC Top Coat Gray*		\$ 375.00	1%	\$ 371.25	1%	\$ 371.25	USA
1643-5-BNZ	Tuff-Coat™ Dark Bronze*		\$ 408.00	1%	\$ 403.92	1%	\$ 403.92	USA

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1643-5-GRY	Tuff-Coat™ Gray*		\$ 408.00	1%	\$ 403.92	1%	\$ 403.92	USA
1643-5-PNT	Tuff-Coat™ Special Color*		\$ 428.00	1%	\$ 423.72	1%	\$ 423.72	USA
1643-5-SND	Tuff-Coat™ Sandstone*		\$ 408.00	1%	\$ 403.92	1%	\$ 403.92	USA
1643-5-WHT	Tuff-Coat™ White*		\$ 355.00	1%	\$ 351.45	1%	\$ 351.45	USA
1643-AGG	Tuff-Coat™ Aggregate		\$ 54.00	1%	\$ 53.46	1%	\$ 53.46	USA
1650-5	Gar-Rock™		\$ 112.00	1%	\$ 110.88	1%	\$ 110.88	USA
1651-5	Quick-Slope		\$ 240.00	1%	\$ 237.60	1%	\$ 237.60	USA
1711-5	Seal-A-Pore®		\$ 186.00	1%	\$ 184.14	1%	\$ 184.14	USA
1714-5	Seal-A-Pore® VOC*		\$ 196.00	1%	\$ 194.04	1%	\$ 194.04	USA
1750-5	Clear-Shield RX		\$ 207.00	1%	\$ 204.93	1%	\$ 204.93	USA
1750-55	Clear-Shield RX		\$ 2,100.00	1%	\$ 2,079.00	1%	\$ 2,079.00	USA
1814-3	Floor-Loc VOC		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
2010-2	Tread-Shield Primer WB*		\$ 236.00	1%	\$ 233.64	1%	\$ 233.64	USA
2012-10	Tread-Shield Flex Primer		\$ 1,560.00	1%	\$ 1,544.40	1%	\$ 1,544.40	USA
2012-2	Tread-Shield Flex Primer		\$ 339.00	1%	\$ 335.61	1%	\$ 335.61	USA
2015-2	Tread-Shield Traffic Line Pt		\$ 267.00	1%	\$ 264.33	1%	\$ 264.33	USA
2015-3	Floor Loc HB		\$ 514.40	1%	\$ 509.26	1%	\$ 509.26	USA
2021-3	Tread-Shield Topcoat*		\$ 513.00	1%	\$ 507.87	1%	\$ 507.87	USA
2031-3	Chem-Screen Pigmented Topcoat		\$ 596.00	1%	\$ 590.04	1%	\$ 590.04	USA
2057-2	Perma-Top Cove		\$ 213.00	1%	\$ 210.87	1%	\$ 210.87	USA
2071-FL	Deco-Zone Flakes		\$ 600.00	1%	\$ 594.00	1%	\$ 594.00	USA
2074-3	Floor-Loc WB*		\$ 884.00	1%	\$ 875.16	1%	\$ 875.16	USA
2081-BQTZ	Deco-Zone Quartz Blend		\$ 102.00	1%	\$ 100.98	1%	\$ 100.98	USA
2130-ALUM	Tuff-Stuff MS Aluminum Stone		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2130-BLK	Tuff-Stuff MS Black		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2130-BRNZ	Tuff-Stuff MS Classic Bronze		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2130-NATSTONE	Tuff-Stuff MS Natural Stone		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2130-TRUWHITE	Tuff-Stuff MS True White		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2138-BLK	Green-Lock® Structural Adh.		\$ 14.50	1%	\$ 14.36	1%	\$ 14.36	USA
2203-5	Protector SS*		\$ 670.00	1%	\$ 663.30	1%	\$ 663.30	USA
2300-2	Perma-Top Patch Kit		\$ 84.00	1%	\$ 83.16	1%	\$ 83.16	USA

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2300-5	Perma-Top Patch Kit		\$ 210.00	1%	\$ 207.90	1%	\$ 207.90	USA
2301-2	Perma-Joint Sealant		\$ 229.00	1%	\$ 226.71	1%	\$ 226.71	USA
2303-1	Fill-Loc Crack Repair		\$ 254.00	1%	\$ 251.46	1%	\$ 251.46	USA
2303-2	Fill-Loc Crack Repair		\$ 254.00	1%	\$ 251.46	1%	\$ 251.46	USA
2304-2	Oil-Stop Primer		\$ 143.00	1%	\$ 141.57	1%	\$ 141.57	USA
2307-T6	Perma-Joint Sealant FS-6 Tubes		\$ 422.00	1%	\$ 417.78	1%	\$ 417.78	USA
2502-5-U	Dura-Walk® CWH System		\$ 292.00	1%	\$ 289.08	1%	\$ 289.08	USA
2503-5-U	Dura-Walk® CWV System		\$ 340.00	1%	\$ 336.60	1%	\$ 336.60	USA
2504-4-U	Dura-Walk® Poly Jt Tape 4"		\$ 48.00	1%	\$ 47.52	1%	\$ 47.52	USA
2504-6-U	Dura-Walk® Poly Jt Tape 6"		\$ 57.00	1%	\$ 56.43	1%	\$ 56.43	USA
2509-10-U	Dura-Walk® CW Primer		\$ 928.00	1%	\$ 918.72	1%	\$ 918.72	USA
2511-10-U	Dura-Walk® Primer		\$ 583.00	1%	\$ 577.17	1%	\$ 577.17	USA
2511-2-U	Dura-Walk Primer		\$ 117.00	1%	\$ 115.83	1%	\$ 115.83	USA
2512-15-U	Dura-Walk FC Primer		\$ 1,785.00	1%	\$ 1,767.15	1%	\$ 1,767.15	USA
2512-3-U	Dura-Walk® FC Primer		\$ 357.00	1%	\$ 353.43	1%	\$ 353.43	USA
2513-5-U	Dura-Walk® Base Coat		\$ 434.00	1%	\$ 429.66	1%	\$ 429.66	USA
2513-5-WC-U	Dura-Walk® Base Coat		\$ 434.00	1%	\$ 429.66	1%	\$ 429.66	USA
2518-5-U	Dura-Walk® Top Coat		\$ 558.00	1%	\$ 552.42	1%	\$ 552.42	USA
2518-5-WC-U	Dura-Walk® Top Coat		\$ 558.00	1%	\$ 552.42	1%	\$ 552.42	USA
2523-5-U	Dura-Walk® Wear Coat		\$ 444.00	1%	\$ 439.56	1%	\$ 439.56	USA
2523-5-WC-U	Dura-Walk® Wear Coat		\$ 444.00	1%	\$ 439.56	1%	\$ 439.56	USA
35-1CC221010	1P Coping Cap 22G 10 W		\$ 79.00	1%	\$ 78.21	1%	\$ 78.21	USA
35-1CC221210	1P Coping Cap 22G 12 W		\$ 97.00	1%	\$ 96.03	1%	\$ 96.03	USA
35-1CC221610	1P Coping Cap 22G 16 W		\$ 100.00	1%	\$ 99.00	1%	\$ 99.00	USA
35-1CC22610	1P Coping Cap 22G 6.5 W		\$ 74.00	1%	\$ 73.26	1%	\$ 73.26	USA
35-1CC22810	1P Coping Cap 22G 8 W		\$ 76.00	1%	\$ 75.24	1%	\$ 75.24	USA
35-1CC261010	1P Coping Cap 26G 10 W		\$ 79.00	1%	\$ 78.21	1%	\$ 78.21	USA
35-1CC261210	1P Coping Cap 26G 12 W		\$ 84.00	1%	\$ 83.16	1%	\$ 83.16	USA
35-1CC261610	1P Coping Cap 26G 16 W		\$ 86.00	1%	\$ 85.14	1%	\$ 85.14	USA
35-1CC26610	1P Coping Cap 26G 6.5 W		\$ 68.00	1%	\$ 67.32	1%	\$ 67.32	USA
35-1CC26810	1P Coping Cap 26G 8 W		\$ 74.00	1%	\$ 73.26	1%	\$ 73.26	USA
35-BAR	R-Mer Lite Seam Bar		\$ 24.00	1%	\$ 23.76	1%	\$ 23.76	USA

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35-CC2608X10	Coping Cap Int Drain 10 W		\$ 10.50	1%	\$ 10.40	1%	\$ 10.40	USA
35-CC2608X12	Coping Cap Int Drain 12 W		\$ 12.50	1%	\$ 12.38	1%	\$ 12.38	USA
35-CC2608X8	Coping Cap Int Drain 8 W		\$ 8.50	1%	\$ 8.42	1%	\$ 8.42	USA
35-CCL22310	Hat Channel Cop Cap Cleat 22		\$ 44.00	1%	\$ 43.56	1%	\$ 43.56	USA
35-CFRM-144	RegCounterFlsh 26G (.0217N) WH		\$ 40.00	1%	\$ 39.60	1%	\$ 39.60	USA
35-CFSM-144	SSCounterFlsh 26G (.0217N) WH		\$ 40.00	1%	\$ 39.60	1%	\$ 39.60	USA
35-CHNP008-22	3/4" Hat Channel- 22 G		\$ 33.00	1%	\$ 32.67	1%	\$ 32.67	USA
35-CHNP009-22	1" Hat Channel- 22 G		\$ 35.00	1%	\$ 34.65	1%	\$ 34.65	USA
35CHNP10	RMER LITE STYLE HAT CHANNEL 10'		\$ 26.50	1%	\$ 26.24	1%	\$ 26.24	USA
35-CHNP2008-22	3/4"Hat Channel- 22 G		\$ 35.00	1%	\$ 34.65	1%	\$ 34.65	USA
35-CHNP2009-22	1"Hat Channel- 22G		\$ 37.00	1%	\$ 36.63	1%	\$ 36.63	USA
35-CL22210	Flashing cleat 22G		\$ 8.50	1%	\$ 8.42	1%	\$ 8.42	USA
35-DE22410	Fascia Drip Edge 22G 3.5 W		\$ 44.00	1%	\$ 43.56	1%	\$ 43.56	USA
35-DE22610	Fascia Drip Edge 22G 6 W		\$ 55.00	1%	\$ 54.45	1%	\$ 54.45	USA
35-DE22810	Fascia Drip Edge 22G 7.5 W		\$ 63.00	1%	\$ 62.37	1%	\$ 62.37	USA
35-DE26410	Fascia Drip Edge 26G 3.5		\$ 39.00	1%	\$ 38.61	1%	\$ 38.61	USA
35-DE26610	Fascia Drip Edge 26G 6 W		\$ 49.00	1%	\$ 48.51	1%	\$ 48.51	USA
35-DE26810	Fascia Drip Edge 26G 7.5 W		\$ 60.00	1%	\$ 59.40	1%	\$ 59.40	USA
35-EX2212120	Exp Joint Cap 22G 4.5 W		\$ 53.00	1%	\$ 52.47	1%	\$ 52.47	USA
35-EX2214120	Exp Joint Cap 22G 6 W		\$ 63.00	1%	\$ 62.37	1%	\$ 62.37	USA
35-EX2216120	Exp Joint Cap 22G 8 W		\$ 68.00	1%	\$ 67.32	1%	\$ 67.32	USA
35-EX2612120	Exp Joint Cap 26G 4.5 W		\$ 51.00	1%	\$ 50.49	1%	\$ 50.49	USA
35-EX2614120	Exp Joint Cap 26G 6 W		\$ 66.00	1%	\$ 65.34	1%	\$ 65.34	USA
35-EX2616120	Exp Joint Cap 26G 8 W		\$ 72.00	1%	\$ 71.28	1%	\$ 71.28	USA
35-FCL310	Fascia Cleat 22G .0336N		\$ 24.00	1%	\$ 23.76	1%	\$ 23.76	USA
35-FLS/C0070	CounterFlsh 26G WH		\$ 40.00	1%	\$ 39.60	1%	\$ 39.60	USA
35-FMBAR	R-Mer Lite II FM Seam Bar		\$ 24.00	1%	\$ 23.76	1%	\$ 23.76	USA
35-FS2248120	Flat Stock 22G WH		\$ 184.00	1%	\$ 182.16	1%	\$ 182.16	USA
35-FS22BARE	Flat Stock 22G BARE		\$ 139.00	1%	\$ 137.61	1%	\$ 137.61	USA
35-FS2648120	Flat Stock 26G WH		\$ 158.00	1%	\$ 156.42	1%	\$ 156.42	USA

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35-GS22410	Fascia Grav Stop 22G 3.5 W		\$ 50.00	1%	\$ 49.50	1%	\$ 49.50	USA
35-GS22610	Fascia Grav Stop 22G 6 W		\$ 60.00	1%	\$ 59.40	1%	\$ 59.40	USA
35-GS22810	Fascia Grav Stop 22G 7.5 W		\$ 67.00	1%	\$ 66.33	1%	\$ 66.33	USA
35-GS26410	Fascia Grav Stop 26G 3.5 W		\$ 44.00	1%	\$ 43.56	1%	\$ 43.56	USA
35-GS26610	Fascia Grav Stop 26G 6 W		\$ 49.00	1%	\$ 48.51	1%	\$ 48.51	USA
35-GS26810	Fascia Grav Stop 26G 7.5 W		\$ 65.00	1%	\$ 64.35	1%	\$ 64.35	USA
35-GTAPE	R-MER LITE I SEAM TAPE		\$ 215.00	1%	\$ 212.85	1%	\$ 212.85	USA
35-ME2604X	Steel Edge IDrain 26G W	Energy Star	\$ 9.50	1%	\$ 9.41	1%	\$ 9.41	USA
35-PANEL	R-Mer® Lite Standard Panel- WH		\$ 3.30	1%	\$ 3.27	1%	\$ 3.27	USA
35-PB-1	DEKTITE STANDARD PIPE BOOT		\$ 32.00	1%	\$ 31.68	1%	\$ 31.68	USA
35-PB-3	DEKTITE STANDARD PIPE BOOT		\$ 47.00	1%	\$ 46.53	1%	\$ 46.53	USA
35-PB-5	DEKTITE STANDARD PIPE BOOT		\$ 58.00	1%	\$ 57.42	1%	\$ 57.42	USA
35-PB-8	DEKTITE STANDARD PIPE BOOT		\$ 147.00	1%	\$ 145.53	1%	\$ 145.53	USA
35-PB-801	DEKTITE RETROFIT PIPE BOOT		\$ 93.00	1%	\$ 92.07	1%	\$ 92.07	USA
35-PB-802	DEKTITE RETROFIT PIPE BOOT		\$ 179.00	1%	\$ 177.21	1%	\$ 177.21	USA
35-PLYFLS70	COUNTER FLASHING 26 GAUGE		\$ 38.00	1%	\$ 37.62	1%	\$ 37.62	USA
35-PLYFLS70B	COUNTER FLASHING 26 GAUGE		\$ 38.00	1%	\$ 37.62	1%	\$ 37.62	USA
35-PLYHC/22075	Tapered Hat Channel 22G .75		\$ 41.00	1%	\$ 40.59	1%	\$ 40.59	USA
35-PLYHC/22100	TAPERED HAT CHANNEL 22 G		\$ 43.00	1%	\$ 42.57	1%	\$ 42.57	USA
35-PLYHC2022075	HAT CHANNEL 22 G		\$ 35.00	1%	\$ 34.65	1%	\$ 34.65	USA
35-PLYHC2022100	HAT CHANNEL 22 G		\$ 37.00	1%	\$ 36.63	1%	\$ 36.63	USA
35-PLYHC22/2075	Tapered Hat Channel 22G .75 2F		\$ 44.00	1%	\$ 43.56	1%	\$ 43.56	USA

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35-PLYHC22/2100	TAPERED HAT CHANNEL 22 G		\$ 50.00	1%	\$ 49.50	1%	\$ 49.50	USA
35-PLYHC22075	Hat Channel 22G .75		\$ 33.00	1%	\$ 32.67	1%	\$ 32.67	USA
35-PLYHC22100	HAT CHANNEL 22 G		\$ 35.00	1%	\$ 34.65	1%	\$ 34.65	USA
35-PLYTI26610	Permanent Tie-In 26G W		\$ 95.00	1%	\$ 94.05	1%	\$ 94.05	USA
35-PLYWF261010	Wall Flashing 9.5 26G W		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
35-PLYWF261210	Wall Flashing 11.5 26G W		\$ 109.00	1%	\$ 107.91	1%	\$ 107.91	USA
35-PLYWF261410	Wall Flashing 13.5 26G W		\$ 118.00	1%	\$ 116.82	1%	\$ 116.82	USA
35-PLYWF261610	Wall Flashing 15.5 26G W		\$ 127.00	1%	\$ 125.73	1%	\$ 125.73	USA
35-PLYWF261810	Wall Flashing 17.5 26G W		\$ 133.00	1%	\$ 131.67	1%	\$ 131.67	USA
35-RACPAN-3	R-MER LITE RETROFIT DRAINS		\$ 656.00	1%	\$ 649.44	1%	\$ 649.44	USA
35-RACPAN-4	R-MER LITE RETROFIT DRAINS		\$ 656.00	1%	\$ 649.44	1%	\$ 649.44	USA
35-RACPAN-5	R-MER LITE RETROFIT DRAINS		\$ 656.00	1%	\$ 649.44	1%	\$ 649.44	USA
35-RACPAN-6	R-MER LITE RETROFIT DRAINS		\$ 656.00	1%	\$ 649.44	1%	\$ 649.44	USA
35-RACPAN-CUS	R-MER LITE RETROFIT DRAINS		\$ 893.00	1%	\$ 884.07	1%	\$ 884.07	USA
35-RC221210	Ridge Cap 22G 12 W		\$ 57.00	1%	\$ 56.43	1%	\$ 56.43	USA
35-RC221610	Ridge Cap 22G 16 W		\$ 61.00	1%	\$ 60.39	1%	\$ 60.39	USA
35-RC261210	Ridge Cap 26G 12 W		\$ 46.00	1%	\$ 45.54	1%	\$ 45.54	USA
35-RC261610	Ridge Cap 26G 16 W		\$ 55.00	1%	\$ 54.45	1%	\$ 54.45	USA
35-SEAMTEMP	SEAM FASTENER TEMPLATE		\$ 16.00	1%	\$ 15.84	1%	\$ 15.84	USA
35-SMSW-1034	SEAM FASTENERS		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
35-SMSW-1234	SEAM FASTENERS REPLACEMENTS		\$ 68.00	1%	\$ 67.32	1%	\$ 67.32	USA
35-TAPEII	R-MER LITE II SEAM TAPE		\$ 215.00	1%	\$ 212.85	1%	\$ 212.85	USA
35-TSW10	R-MER LITE II SEAM FASTENERS		\$ 210.00	1%	\$ 207.90	1%	\$ 207.90	USA
35-VP12IC	Wall Cover I/C 30G- WH		\$ 10.50	1%	\$ 10.40	1%	\$ 10.40	USA
35-VP12OC	Wall Cover O/C 30G- WH		\$ 10.50	1%	\$ 10.40	1%	\$ 10.40	USA
35-VP16	Wall Cover Panel 26G -WH		\$ 4.40	1%	\$ 4.36	1%	\$ 4.36	USA
35-VP36	Wall Cover Panel 30G- WH		\$ 3.40	1%	\$ 3.37	1%	\$ 3.37	USA
35-VP48	Wall Cover Panel 26G -WH		\$ 4.40	1%	\$ 4.36	1%	\$ 4.36	USA
35-VSJL3	VENTS		\$ 32.00	1%	\$ 31.68	1%	\$ 31.68	USA
35-WF121226	Wall Flashing 8" 26G W		\$ 61.00	1%	\$ 60.39	1%	\$ 60.39	USA

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35-WF141226	Wall Flashing 10 26G W		\$ 71.00	1%	\$ 70.29	1%	\$ 70.29	USA
35-WF161226	Wall Flashing 12 26G W		\$ 74.00	1%	\$ 73.26	1%	\$ 73.26	USA
4143-80	FlexBase® 80		\$ 175.00	1%	\$ 173.25	1%	\$ 173.25	USA
4144-80	FlexBase® Plus 80		\$ 182.00	1%	\$ 180.18	1%	\$ 180.18	USA
4145-120	FlexBase® E 120		\$ 292.00	1%	\$ 289.08	1%	\$ 289.08	USA
4145-80	FlexBase® E 80		\$ 243.00	1%	\$ 240.57	1%	\$ 240.57	USA
4351-W	StressPly® Max FR Mineral	Energy Star	\$ 382.00	1%	\$ 378.18	1%	\$ 378.18	USA
4359-W	StressPly® EUV FR Mineral		\$ 337.00	1%	\$ 333.63	1%	\$ 333.63	USA
4363-40-G	VersiPly® 40		\$ 271.00	1%	\$ 268.29	1%	\$ 268.29	USA
4364-G	VersiPly® 80		\$ 186.00	1%	\$ 184.14	1%	\$ 184.14	USA
4369-G	VersiPly® Mineral		\$ 175.00	1%	\$ 173.25	1%	\$ 173.25	USA
4380-W	StressPly® IV UV Mineral		\$ 299.00	1%	\$ 296.01	1%	\$ 296.01	USA
4385-W	StressPly® IV Plus UV Mineral		\$ 303.00	1%	\$ 299.97	1%	\$ 299.97	USA
4411-120	StressBase® 120		\$ 158.00	1%	\$ 156.42	1%	\$ 156.42	USA
4411-80	StressBase® 80		\$ 196.00	1%	\$ 194.04	1%	\$ 194.04	USA
4601-G	Millennium®		\$ 324.00	1%	\$ 320.76	1%	\$ 320.76	USA
4602-G	Millennium® Mineral		\$ 309.00	1%	\$ 305.91	1%	\$ 305.91	USA
4603-G	Millennium® FR Mineral		\$ 381.00	1%	\$ 377.19	1%	\$ 377.19	USA
4620-G	Millennium® Base		\$ 274.00	1%	\$ 271.26	1%	\$ 271.26	USA
4840-6	GarMesh® 6"		\$ 56.00	1%	\$ 55.44	1%	\$ 55.44	USA
4875-38	Ulti-Mat™ 38"		\$ 560.00	1%	\$ 554.40	1%	\$ 554.40	USA
4875-6	Ulti-Mat™ 6"		\$ 140.00	1%	\$ 138.60	1%	\$ 138.60	USA
4876-12	Grip Polyester® Soft 12"		\$ 179.00	1%	\$ 177.21	1%	\$ 177.21	USA
4876-4	Grip Polyester® Soft 4"		\$ 73.00	1%	\$ 72.27	1%	\$ 72.27	USA
4876-6	Grip Polyester® Soft 6"		\$ 93.00	1%	\$ 92.07	1%	\$ 92.07	USA
4879-12	Grip Polyester® Firm 12"	Energy Star	\$ 178.00	1%	\$ 176.22	1%	\$ 176.22	USA
5301-5	CPR White Coating		\$ 330.00	1%	\$ 326.70	1%	\$ 326.70	USA
5306-5	CPR Seam Sealer TG		\$ 334.00	1%	\$ 330.66	1%	\$ 330.66	USA
5307-5	CPR Base Coating		\$ 304.00	1%	\$ 300.96	1%	\$ 300.96	USA
5309-5	CPR Seam Sealer BG		\$ 319.00	1%	\$ 315.81	1%	\$ 315.81	USA
5701-5	Revitalizer Metal		\$ 107.00	1%	\$ 105.93	1%	\$ 105.93	USA
5701-55	Revitalizer Metal		\$ 1,065.00	1%	\$ 1,054.35	1%	\$ 1,054.35	USA

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5702-5	Revitalizer		\$ 98.00	1%	\$ 97.02	1%	\$ 97.02	USA
5702-55	Revitalizer		\$ 970.00	1%	\$ 960.30	1%	\$ 960.30	USA
60-100-MOD	GreenShield® Module		\$ 226.00	1%	\$ 223.74	1%	\$ 223.74	USA
60-101-FOOT-PAD	GreenShield® Foot Locator Pad		\$ 25.00	1%	\$ 24.75	1%	\$ 24.75	USA
60-210-39X100-P	GreenShield® Filterdrain 110		\$ 528.00	1%	\$ 522.72	1%	\$ 522.72	USA
60-210-39X200-P	GreenShield® Root Reinforcment		\$ 727.00	1%	\$ 719.73	1%	\$ 719.73	USA
60-340-CUYD-P	GreenShield® Oasis 340		\$ 170.00	1%	\$ 168.30	1%	\$ 168.30	USA
60-345-45CUFT-P	GreenShield® Oasis 345		\$ 334.00	1%	\$ 330.66	1%	\$ 330.66	USA
60-351-CUFT-P	GreenShield® Oasis 351		\$ 20.00	1%	\$ 19.80	1%	\$ 19.80	USA
60-354-54CUFT-P	GreenShield® Oasis 354		\$ 761.00	1%	\$ 753.39	1%	\$ 753.39	USA
6340-12	Unibond ST 12"		\$ 260.00	1%	\$ 257.40	1%	\$ 257.40	USA
6340-6	UniBond ST - 6"		\$ 130.00	1%	\$ 128.70	1%	\$ 128.70	USA
6340-RL	UniBond ST		\$ 103.00	1%	\$ 101.97	1%	\$ 101.97	USA
7110-3	Flashing Bond®		\$ 80.00	1%	\$ 79.20	1%	\$ 79.20	USA
7110-5	Flashing Bond®		\$ 102.00	1%	\$ 100.98	1%	\$ 100.98	USA
7301-5	Green-Lock® Membrane Adhesive		\$ 310.00	1%	\$ 306.90	1%	\$ 306.90	USA
7302-3	Green-Lock® Flashing Adhesive		\$ 261.00	1%	\$ 258.39	1%	\$ 258.39	USA
7303-3	KEE-Lock Mastic		\$ 284.00	1%	\$ 281.16	1%	\$ 281.16	USA
7311-5	Flashing Bond WG		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
7336-5	Weatherking®		\$ 106.00	1%	\$ 104.94	1%	\$ 104.94	USA
7336-55	Weatherking®		\$ 1,118.00	1%	\$ 1,106.82	1%	\$ 1,106.82	USA
7338-5	Weatherking® Flashing Adhesive		\$ 113.00	1%	\$ 111.87	1%	\$ 111.87	USA
7339-5	Weatherking® Plus WC		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
7339-55	Weatherking® Plus WC		\$ 1,107.00	1%	\$ 1,095.93	1%	\$ 1,095.93	USA
7341-5	Energizer BK		\$ 212.00	1%	\$ 209.88	1%	\$ 209.88	USA
7341-55	Energizer BK		\$ 2,325.00	1%	\$ 2,301.75	1%	\$ 2,301.75	USA
7342-5	WeatherScreen™		\$ 110.00	1%	\$ 108.90	1%	\$ 108.90	USA
7342-55	WeatherScreen™		\$ 1,146.00	1%	\$ 1,134.54	1%	\$ 1,134.54	USA
7343-5	Black-Knight® Cold		\$ 169.00	1%	\$ 167.31	1%	\$ 167.31	USA
7343-55	Black-Knight® Cold		\$ 1,768.00	1%	\$ 1,750.32	1%	\$ 1,750.32	USA

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7348-5	Insul-Lock® HR Univ. Primer*		\$ 188.00	1%	\$ 186.12	1%	\$ 186.12	USA
7350-10	KEE-Lock Foam - Box Set		\$ 960.00	1%	\$ 950.40	1%	\$ 950.40	USA
7350-CR	KEE-Lock Foam - Cartridge	Energy Star	\$ 313.00	1%	\$ 309.87	1%	\$ 309.87	USA
7411-3	Garla-Brite®	Energy Star	\$ 128.00	1%	\$ 126.72	1%	\$ 126.72	USA
7411-5	Garla-Brite®		\$ 214.00	1%	\$ 211.86	1%	\$ 211.86	USA
7421-5	Silver-Shield®		\$ 243.00	1%	\$ 240.57	1%	\$ 240.57	USA
7425-3	Silver-Flash®		\$ 118.00	1%	\$ 116.82	1%	\$ 116.82	USA
7425-5	Silver-Flash®	Energy Star	\$ 140.00	1%	\$ 138.60	1%	\$ 138.60	USA
7467-55-U	Pyramic® *	Energy Star	\$ 2,831.00	1%	\$ 2,802.69	1%	\$ 2,802.69	USA
7467-5-U	Pyramic® *	Energy Star	\$ 264.00	1%	\$ 261.36	1%	\$ 261.36	USA
7468-5	Solex®*	Energy Star	\$ 1,045.00	1%	\$ 1,034.55	1%	\$ 1,034.55	USA
7468-55	Solex®*		\$ 11,275.00	1%	\$ 11,162.25	1%	\$ 11,162.25	USA
7469-55-U	Pyramic® Base Coat*		\$ 2,728.00	1%	\$ 2,700.72	1%	\$ 2,700.72	USA
7469-5-U	Pyramic® Base Coat*		\$ 255.00	1%	\$ 252.45	1%	\$ 252.45	USA
7510-5	Garla-Shield® *		\$ 94.00	1%	\$ 93.06	1%	\$ 93.06	USA
7510-55	Garla-Shield® *		\$ 972.00	1%	\$ 962.28	1%	\$ 962.28	USA
7612-3	Garla-Prime™		\$ 80.00	1%	\$ 79.20	1%	\$ 79.20	USA
7612-5	Garla-Prime™		\$ 113.00	1%	\$ 111.87	1%	\$ 111.87	USA
7612-55	Garla-Prime™		\$ 1,198.00	1%	\$ 1,186.02	1%	\$ 1,186.02	USA
7616-5	Black-Knight® Primer		\$ 119.00	1%	\$ 117.81	1%	\$ 117.81	USA
7618-5	All-Knight® Primer*		\$ 328.00	1%	\$ 324.72	1%	\$ 324.72	USA
7619-3	Garla-Prime™ VOC		\$ 67.00	1%	\$ 66.33	1%	\$ 66.33	USA
7619-5	Garla-Prime™ VOC		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
7619-55	Garla-Prime™ VOC		\$ 1,054.00	1%	\$ 1,043.46	1%	\$ 1,043.46	USA
7630-5	SA Primer		\$ 212.00	1%	\$ 209.88	1%	\$ 209.88	USA
7630-55	SA Primer		\$ 2,308.00	1%	\$ 2,284.92	1%	\$ 2,284.92	USA
7771-2	B-Clean		\$ 134.00	1%	\$ 132.66	1%	\$ 132.66	USA
7771-5	B-Clean		\$ 267.00	1%	\$ 264.33	1%	\$ 264.33	USA
7810-5	Wet-Cote		\$ 122.00	1%	\$ 120.78	1%	\$ 120.78	USA
7815-3	Tuff-Flash™		\$ 322.00	1%	\$ 318.78	1%	\$ 318.78	USA
7824-5	Black-Knight® Mastic		\$ 146.00	1%	\$ 144.54	1%	\$ 144.54	USA
7825-5	Energizer® K Plus FR		\$ 121.00	1%	\$ 119.79	1%	\$ 119.79	USA

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7825-55	Energizer® K Plus FR		\$ 1,269.00	1%	\$ 1,256.31	1%	\$ 1,256.31	USA
7826-5	Energizer® LO		\$ 333.00	1%	\$ 329.67	1%	\$ 329.67	USA
7826-55	Energizer® LO		\$ 3,539.00	1%	\$ 3,503.61	1%	\$ 3,503.61	USA
7827-5-U	Mineral Lap Coating*	Energy Star	\$ 355.00	1%	\$ 351.45	1%	\$ 351.45	USA
7828-3-U	White-Knight® Plus	Energy Star	\$ 382.00	1%	\$ 378.18	1%	\$ 378.18	USA
7828-55-U	White-Knight® Plus	Energy Star	\$ 6,264.00	1%	\$ 6,201.36	1%	\$ 6,201.36	USA
7828-5-U	White-Knight® Plus	Energy Star	\$ 573.00	1%	\$ 567.27	1%	\$ 567.27	USA
7829-3-U	White-Knight®	Energy Star	\$ 320.00	1%	\$ 316.80	1%	\$ 316.80	USA
7829-55-U	White-Knight®	Energy Star	\$ 5,184.00	1%	\$ 5,132.16	1%	\$ 5,132.16	USA
7829-5-U	White-Knight®		\$ 477.00	1%	\$ 472.23	1%	\$ 472.23	USA
7835-55	White- Knight WC		\$ 5,153.00	1%	\$ 5,101.47	1%	\$ 5,101.47	USA
7835-5-U	White-Knight® WC		\$ 471.00	1%	\$ 466.29	1%	\$ 466.29	USA
7837-55-U	White-Knight® Plus Base Coat		\$ 6,422.00	1%	\$ 6,357.78	1%	\$ 6,357.78	USA
7837-5-U	White-Knight® Plus Base Coat		\$ 588.00	1%	\$ 582.12	1%	\$ 582.12	USA
7838-3-U	White-Knight Plus WC	Energy Star	\$ 396.00	1%	\$ 392.04	1%	\$ 392.04	USA
7838-55-U	White-Knight® Plus WC	Energy Star	\$ 6,682.00	1%	\$ 6,615.18	1%	\$ 6,615.18	USA
7838-5-U	White-Knight® Plus WC		\$ 612.00	1%	\$ 605.88	1%	\$ 605.88	USA
7839-55-U	White-Knight® Plus WC Base Ct		\$ 6,550.00	1%	\$ 6,484.50	1%	\$ 6,484.50	USA
7839-5-U	White-Knight® Plus WC Base Ct	Energy Star	\$ 600.00	1%	\$ 594.00	1%	\$ 594.00	USA
7840-55-U	White-Star	Energy Star	\$ 6,422.00	1%	\$ 6,357.78	1%	\$ 6,357.78	USA
7840-5-U	White-Star		\$ 588.00	1%	\$ 582.12	1%	\$ 582.12	USA
7841-3	White-Knight® Metal Primer		\$ 416.00	1%	\$ 411.84	1%	\$ 411.84	USA
9332-3	Garla-Flex®		\$ 113.00	1%	\$ 111.87	1%	\$ 111.87	USA
9332-5	Garla-Flex®		\$ 175.00	1%	\$ 173.25	1%	\$ 173.25	USA
9332-CR	Garla-Flex®		\$ 8.25	1%	\$ 8.17	1%	\$ 8.17	USA
9501-25	KEE-Stone FB 60 Flashing		\$ 535.00	1%	\$ 529.65	1%	\$ 529.65	USA
CCEC22KYN10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC22KYN14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA
CCEC22KYN22	R-MER EDGE END CAP		\$ 88.40	1%	\$ 87.52	1%	\$ 87.52	USA
CCEC22KYN46	R-MER EDGE END CAP		\$ 124.80	1%	\$ 123.55	1%	\$ 123.55	USA
CCEC24KYN10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC24KYN14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA

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CCEC24KYN22	R-MER EDGE END CAP		\$ 84.24	1%	\$ 83.40	1%	\$ 83.40	USA
CCEC40ACL10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC40ACL14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA
CCEC40ACL22	R-MER EDGE END CAP		\$ 110.25	1%	\$ 109.15	1%	\$ 109.15	USA
CCEC40KYN10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC40KYN14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA
CCEC40KYN22	R-MER EDGE END CAP		\$ 110.25	1%	\$ 109.15	1%	\$ 109.15	USA
CCEC40MIL10	R-MER EDGE END CAP		\$ 78.00	1%	\$ 77.22	1%	\$ 77.22	USA
CCEC40MIL14	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC40MIL22	R-MER EDGE END CAP		\$ 98.80	1%	\$ 97.81	1%	\$ 97.81	USA
CCEC50ACL10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC50ACL14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA
CCEC50ACL22	R-MER EDGE END CAP		\$ 110.25	1%	\$ 109.15	1%	\$ 109.15	USA
CCEC50ACL46	R-MER EDGE END CAP		\$ 167.45	1%	\$ 165.78	1%	\$ 165.78	USA
CCEC50KYN10	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC50KYN14	R-MER EDGE END CAP		\$ 90.50	1%	\$ 89.60	1%	\$ 89.60	USA
CCEC50KYN22	R-MER EDGE END CAP		\$ 110.25	1%	\$ 109.15	1%	\$ 109.15	USA
CCEC50KYN46	R-MER EDGE END CAP		\$ 167.44	1%	\$ 165.77	1%	\$ 165.77	USA
CCEC50MIL10	R-MER EDGE END CAP		\$ 78.00	1%	\$ 77.22	1%	\$ 77.22	USA
CCEC50MIL14	R-MER EDGE END CAP		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
CCEC50MIL22	R-MER EDGE END CAP		\$ 98.80	1%	\$ 97.81	1%	\$ 97.81	USA
CCEC50MIL46	R-MER EDGE END CAP		\$ 144.56	1%	\$ 143.11	1%	\$ 143.11	USA
CCEC63KYN10	R-MER EDGE END CAP		\$ 93.60	1%	\$ 92.66	1%	\$ 92.66	USA
CCEC63KYN14	R-MER EDGE END CAP		\$ 102.95	1%	\$ 101.92	1%	\$ 101.92	USA
CCEC63KYN22	R-MER EDGE END CAP		\$ 126.90	1%	\$ 125.63	1%	\$ 125.63	USA
CCEC63KYN46	R-MER EDGE END CAP		\$ 200.70	1%	\$ 198.69	1%	\$ 198.69	USA
CCEC63MIL10	R-MER EDGE END CAP		\$ 88.40	1%	\$ 87.52	1%	\$ 87.52	USA
CCEC63MIL14	R-MER EDGE END CAP		\$ 95.70	1%	\$ 94.74	1%	\$ 94.74	USA
CCEC63MIL22	R-MER EDGE END CAP		\$ 116.50	1%	\$ 115.34	1%	\$ 115.34	USA
CCEC63MIL46	R-MER EDGE END CAP		\$ 178.90	1%	\$ 177.11	1%	\$ 177.11	USA
CCMT22KYN10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT22KYN14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA

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CCMT22KYN22	R-MER EDGE MITER		\$ 179.92	1%	\$ 178.12	1%	\$ 178.12	USA
CCMT22KYN46	R-MER EDGE MITER		\$ 252.72	1%	\$ 250.19	1%	\$ 250.19	USA
CCMT24KYN10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT24KYN14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA
CCMT24KYN22	R-MER EDGE MITER		\$ 223.60	1%	\$ 221.36	1%	\$ 221.36	USA
CCMT40ACL10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT40ACL14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA
CCMT40ACL22	R-MER EDGE MITER		\$ 223.60	1%	\$ 221.36	1%	\$ 221.36	USA
CCMT40KYN10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT40KYN14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA
CCMT40KYN22	R-MER EDGE MITER		\$ 223.60	1%	\$ 221.36	1%	\$ 221.36	USA
CCMT40MIL10	R-MER EDGE MITER		\$ 157.05	1%	\$ 155.48	1%	\$ 155.48	USA
CCMT40MIL14	R-MER EDGE MITER		\$ 168.50	1%	\$ 166.82	1%	\$ 166.82	USA
CCMT40MIL22	R-MER EDGE MITER		\$ 198.65	1%	\$ 196.66	1%	\$ 196.66	USA
CCMT50ACL10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT50ACL14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA
CCMT50ACL22	R-MER EDGE MITER		\$ 223.60	1%	\$ 221.36	1%	\$ 221.36	USA
CCMT50ACL46	R-MER EDGE MITER		\$ 340.10	1%	\$ 336.70	1%	\$ 336.70	USA
CCMT50KYN10	R-MER EDGE MITER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
CCMT50KYN14	R-MER EDGE MITER		\$ 184.10	1%	\$ 182.26	1%	\$ 182.26	USA
CCMT50KYN22	R-MER EDGE MITER		\$ 223.60	1%	\$ 221.36	1%	\$ 221.36	USA
CCMT50KYN46	R-MER EDGE MITER		\$ 340.10	1%	\$ 336.70	1%	\$ 336.70	USA
CCMT50MIL10	R-MER EDGE MITER		\$ 157.05	1%	\$ 155.48	1%	\$ 155.48	USA
CCMT50MIL14	R-MER EDGE MITER		\$ 168.50	1%	\$ 166.82	1%	\$ 166.82	USA
CCMT50MIL22	R-MER EDGE MITER		\$ 198.65	1%	\$ 196.66	1%	\$ 196.66	USA
CCMT50MIL46	R-MER EDGE MITER		\$ 340.10	1%	\$ 336.70	1%	\$ 336.70	USA
CCMT63KYN10	R-MER EDGE MITER		\$ 191.35	1%	\$ 189.44	1%	\$ 189.44	USA
CCMT63KYN14	R-MER EDGE MITER		\$ 209.05	1%	\$ 206.96	1%	\$ 206.96	USA
CCMT63KYN22	R-MER EDGE MITER		\$ 258.95	1%	\$ 256.36	1%	\$ 256.36	USA
CCMT63KYN46	R-MER EDGE MITER		\$ 404.55	1%	\$ 400.50	1%	\$ 400.50	USA
CCMT63MIL10	R-MER EDGE MITER		\$ 179.90	1%	\$ 178.10	1%	\$ 178.10	USA
CCMT63MIL14	R-MER EDGE MITER		\$ 194.50	1%	\$ 192.56	1%	\$ 192.56	USA

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CCMT63MIL22	R-MER EDGE MITER		\$ 237.10	1%	\$ 234.73	1%	\$ 234.73	USA
CCMT63MIL46	R-MER EDGE MITER		\$ 361.90	1%	\$ 358.28	1%	\$ 358.28	USA
CCTE22KYN10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE22KYN14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE22KYN22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE22KYN46	R-MER EDGE TEE		\$ 673.90	1%	\$ 667.16	1%	\$ 667.16	USA
CCTE24KYN10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE24KYN14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE24KYN22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE40ACL10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE40ACL14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE40ACL22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE40KYN10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE40KYN14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE40KYN22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE40MIL10	R-MER EDGE TEE		\$ 310.95	1%	\$ 307.84	1%	\$ 307.84	USA
CCTE40MIL14	R-MER EDGE TEE		\$ 332.80	1%	\$ 329.47	1%	\$ 329.47	USA
CCTE40MIL22	R-MER EDGE TEE		\$ 395.20	1%	\$ 391.25	1%	\$ 391.25	USA
CCTE50ACL10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE50ACL14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE50ACL22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE50ACL46	R-MER EDGE TEE		\$ 673.90	1%	\$ 667.16	1%	\$ 667.16	USA
CCTE50KYN10	R-MER EDGE TEE		\$ 334.90	1%	\$ 331.55	1%	\$ 331.55	USA
CCTE50KYN14	R-MER EDGE TEE		\$ 364.00	1%	\$ 360.36	1%	\$ 360.36	USA
CCTE50KYN22	R-MER EDGE TEE		\$ 442.00	1%	\$ 437.58	1%	\$ 437.58	USA
CCTE50KYN46	R-MER EDGE TEE		\$ 673.90	1%	\$ 667.16	1%	\$ 667.16	USA
CCTE50MIL10	R-MER EDGE TEE		\$ 310.95	1%	\$ 307.84	1%	\$ 307.84	USA
CCTE50MIL14	R-MER EDGE TEE		\$ 332.80	1%	\$ 329.47	1%	\$ 329.47	USA
CCTE50MIL22	R-MER EDGE TEE		\$ 395.20	1%	\$ 391.25	1%	\$ 391.25	USA
CCTE50MIL46	R-MER EDGE TEE		\$ 673.90	1%	\$ 667.16	1%	\$ 667.16	USA
CCTE63KYN10	R-MER EDGE TEE		\$ 377.50	1%	\$ 373.73	1%	\$ 373.73	USA
CCTE63KYN14	R-MER EDGE TEE		\$ 413.90	1%	\$ 409.76	1%	\$ 409.76	USA

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CCTE63KYN22	R-MER EDGE TEE		\$ 511.70	1%	\$ 506.58	1%	\$ 506.58	USA
CCTE63KYN46	R-MER EDGE TEE		\$ 803.90	1%	\$ 795.86	1%	\$ 795.86	USA
CCTE63MIL10	R-MER EDGE TEE		\$ 354.65	1%	\$ 351.10	1%	\$ 351.10	USA
CCTE63MIL14	R-MER EDGE TEE		\$ 385.85	1%	\$ 381.99	1%	\$ 381.99	USA
CCTE63MIL22	R-MER EDGE TEE		\$ 469.05	1%	\$ 464.36	1%	\$ 464.36	USA
CCTE63MIL46	R-MER EDGE TEE		\$ 717.60	1%	\$ 710.42	1%	\$ 710.42	USA
CCTR22KYN10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR22KYN14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR22KYN22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR22KYN46	R-MER EDGE TRANSITION		\$ 506.50	1%	\$ 501.44	1%	\$ 501.44	USA
CCTR24KYN10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR24KYN14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR24KYN22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR40ACL10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR40ACL14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR40ACL22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR40KYN10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR40KYN14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR40KYN22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR40MIL10	R-MER EDGE TRANSITION		\$ 232.95	1%	\$ 230.62	1%	\$ 230.62	USA
CCTR40MIL14	R-MER EDGE TRANSITION		\$ 250.65	1%	\$ 248.14	1%	\$ 248.14	USA
CCTR40MIL22	R-MER EDGE TRANSITION		\$ 297.45	1%	\$ 294.48	1%	\$ 294.48	USA
CCTR50ACL10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR50ACL14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR50ACL22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR50ACL46	R-MER EDGE TRANSITION		\$ 506.50	1%	\$ 501.44	1%	\$ 501.44	USA
CCTR50KYN10	R-MER EDGE TRANSITION		\$ 251.70	1%	\$ 249.18	1%	\$ 249.18	USA
CCTR50KYN14	R-MER EDGE TRANSITION		\$ 286.00	1%	\$ 283.14	1%	\$ 283.14	USA
CCTR50KYN22	R-MER EDGE TRANSITION		\$ 331.75	1%	\$ 328.43	1%	\$ 328.43	USA
CCTR50KYN46	R-MER EDGE TRANSITION		\$ 506.50	1%	\$ 501.44	1%	\$ 501.44	USA
CCTR50MIL10	R-MER EDGE TRANSITION		\$ 232.95	1%	\$ 230.62	1%	\$ 230.62	USA
CCTR50MIL14	R-MER EDGE TRANSITION		\$ 250.65	1%	\$ 248.14	1%	\$ 248.14	USA

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CCTR50MIL22	R-MER EDGE TRANSITION		\$ 297.45	1%	\$ 294.48	1%	\$ 294.48	USA
CCTR50MIL46	R-MER EDGE TRANSITION		\$ 436.80	1%	\$ 432.43	1%	\$ 432.43	USA
CCTR63KYN10	R-MER EDGE TRANSITION		\$ 283.90	1%	\$ 281.06	1%	\$ 281.06	USA
CCTR63KYN14	R-MER EDGE TRANSITION		\$ 312.00	1%	\$ 308.88	1%	\$ 308.88	USA
CCTR63KYN22	R-MER EDGE TRANSITION		\$ 384.80	1%	\$ 380.95	1%	\$ 380.95	USA
CCTR63KYN46	R-MER EDGE TRANSITION		\$ 604.25	1%	\$ 598.21	1%	\$ 598.21	USA
CCTR63MIL10	R-MER EDGE TRANSITION		\$ 266.25	1%	\$ 263.59	1%	\$ 263.59	USA
CCTR63MIL14	R-MER EDGE TRANSITION		\$ 290.15	1%	\$ 287.25	1%	\$ 287.25	USA
CCTR63MIL22	R-MER EDGE TRANSITION		\$ 352.55	1%	\$ 349.02	1%	\$ 349.02	USA
CCTR63MIL46	R-MER EDGE TRANSITION		\$ 539.79	1%	\$ 534.39	1%	\$ 534.39	USA
COPE22KYN10	R-MER EDGE COPING CAP		\$ 9.15	1%	\$ 9.06	1%	\$ 9.06	USA
COPE22KYN14	R-MER EDGE COPING CAP		\$ 10.75	1%	\$ 10.64	1%	\$ 10.64	USA
COPE22KYN22	R-MER EDGE COPING CAP		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
COPE22KYN46	R-MER EDGE COPING CAP		\$ 20.25	1%	\$ 20.05	1%	\$ 20.05	USA
COPE24KYN10	R-MER EDGE COPING CAP		\$ 8.65	1%	\$ 8.56	1%	\$ 8.56	USA
COPE24KYN14	R-MER EDGE COPING CAP		\$ 10.10	1%	\$ 10.00	1%	\$ 10.00	USA
COPE24KYN22	R-MER EDGE COPING CAP		\$ 13.05	1%	\$ 12.92	1%	\$ 12.92	USA
COPE40ACL10	R-MER EDGE COPING CAP		\$ 10.85	1%	\$ 10.74	1%	\$ 10.74	USA
COPE40ACL14	R-MER EDGE COPING CAP		\$ 13.05	1%	\$ 12.92	1%	\$ 12.92	USA
COPE40ACL22	R-MER EDGE COPING CAP		\$ 17.45	1%	\$ 17.28	1%	\$ 17.28	USA
COPE40KYN10	R-MER EDGE COPING CAP		\$ 10.85	1%	\$ 10.74	1%	\$ 10.74	USA
COPE40KYN14	R-MER EDGE COPING CAP		\$ 13.05	1%	\$ 12.92	1%	\$ 12.92	USA
COPE40KYN22	R-MER EDGE COPING CAP		\$ 17.45	1%	\$ 17.28	1%	\$ 17.28	USA
COPE40MIL10	R-MER EDGE COPING CAP		\$ 9.15	1%	\$ 9.06	1%	\$ 9.06	USA
COPE40MIL14	R-MER EDGE COPING CAP		\$ 10.75	1%	\$ 10.64	1%	\$ 10.64	USA
COPE40MIL22	R-MER EDGE COPING CAP		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
COPE50ACL10	R-MER EDGE COPING CAP		\$ 11.55	1%	\$ 11.43	1%	\$ 11.43	USA
COPE50ACL14	R-MER EDGE COPING CAP		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
COPE50ACL22	R-MER EDGE COPING CAP		\$ 18.85	1%	\$ 18.66	1%	\$ 18.66	USA
COPE50ACL46	R-MER EDGE COPING CAP		\$ 29.20	1%	\$ 28.91	1%	\$ 28.91	USA
COPE50KYN10	R-MER EDGE COPING CAP		\$ 11.55	1%	\$ 11.43	1%	\$ 11.43	USA
COPE50KYN14	R-MER EDGE COPING CAP		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA

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COPE50KYN22	R-MER EDGE COPING CAP		\$ 18.85	1%	\$ 18.66	1%	\$ 18.66	USA
COPE50KYN46	R-MER EDGE COPING CAP		\$ 29.20	1%	\$ 28.91	1%	\$ 28.91	USA
COPE50MIL10	R-MER EDGE COPING CAP		\$ 10.10	1%	\$ 10.00	1%	\$ 10.00	USA
COPE50MIL14	R-MER EDGE COPING CAP		\$ 12.05	1%	\$ 11.93	1%	\$ 11.93	USA
COPE50MIL22	R-MER EDGE COPING CAP		\$ 15.95	1%	\$ 15.79	1%	\$ 15.79	USA
COPE50MIL46	R-MER EDGE COPING CAP		\$ 24.60	1%	\$ 24.35	1%	\$ 24.35	USA
COPE63KYN10	R-MER EDGE COPING CAP		\$ 14.10	1%	\$ 13.96	1%	\$ 13.96	USA
COPE63KYN14	R-MER EDGE COPING CAP		\$ 17.15	1%	\$ 16.98	1%	\$ 16.98	USA
COPE63KYN22	R-MER EDGE COPING CAP		\$ 23.25	1%	\$ 23.02	1%	\$ 23.02	USA
COPE63KYN46	R-MER EDGE COPING CAP		\$ 36.30	1%	\$ 35.94	1%	\$ 35.94	USA
COPE63MIL10	R-MER EDGE COPING CAP		\$ 12.75	1%	\$ 12.62	1%	\$ 12.62	USA
COPE63MIL14	R-MER EDGE COPING CAP		\$ 15.35	1%	\$ 15.20	1%	\$ 15.20	USA
COPE63MIL22	R-MER EDGE COPING CAP		\$ 20.55	1%	\$ 20.34	1%	\$ 20.34	USA
COPE63MIL46	R-MER EDGE COPING CAP		\$ 32.45	1%	\$ 32.13	1%	\$ 32.13	USA
DSCL22KYN33	R-MER EDGE DOWNSPOUT CLOSED		\$ 11.25	1%	\$ 11.14	1%	\$ 11.14	USA
DSCL22KYN34	R-MER EDGE DOWNSPOUT CLOSED		\$ 12.15	1%	\$ 12.03	1%	\$ 12.03	USA
DSCL22KYN44	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.80	1%	\$ 14.65	1%	\$ 14.65	USA
DSCL22KYN45	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.90	1%	\$ 14.75	1%	\$ 14.75	USA
DSCL22KYN55	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.05	1%	\$ 14.90	1%	\$ 14.90	USA
DSCL24KYN33	R-MER EDGE DOWNSPOUT CLOSED		\$ 10.50	1%	\$ 10.40	1%	\$ 10.40	USA
DSCL24KYN34	R-MER EDGE DOWNSPOUT CLOSED		\$ 11.30	1%	\$ 11.19	1%	\$ 11.19	USA
DSCL24KYN44	R-MER EDGE DOWNSPOUT CLOSED		\$ 13.90	1%	\$ 13.76	1%	\$ 13.76	USA
DSCL24KYN45	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA

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DSCL24KYN55	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.15	1%	\$ 14.01	1%	\$ 14.01	USA
DSCL40ACL33	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
DSCL40ACL34	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.15	1%	\$ 15.00	1%	\$ 15.00	USA
DSCL40ACL44	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.45	1%	\$ 18.27	1%	\$ 18.27	USA
DSCL40ACL45	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.60	1%	\$ 18.41	1%	\$ 18.41	USA
DSCL40ACL55	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.80	1%	\$ 18.61	1%	\$ 18.61	USA
DSCL40KYN33	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
DSCL40KYN34	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.15	1%	\$ 15.00	1%	\$ 15.00	USA
DSCL40KYN44	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.45	1%	\$ 18.27	1%	\$ 18.27	USA
DSCL40KYN45	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.60	1%	\$ 18.41	1%	\$ 18.41	USA
DSCL40KYN55	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.80	1%	\$ 18.61	1%	\$ 18.61	USA
DSCL40MIL33	R-MER EDGE DOWNSPOUT CLOSED		\$ 11.25	1%	\$ 11.14	1%	\$ 11.14	USA
DSCL40MIL34	R-MER EDGE DOWNSPOUT CLOSED		\$ 12.15	1%	\$ 12.03	1%	\$ 12.03	USA
DSCL40MIL44	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.80	1%	\$ 14.65	1%	\$ 14.65	USA
DSCL40MIL45	R-MER EDGE DOWNSPOUT CLOSED		\$ 14.90	1%	\$ 14.75	1%	\$ 14.75	USA
DSCL40MIL55	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.05	1%	\$ 14.90	1%	\$ 14.90	USA

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DSCL50ACL33	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.10	1%	\$ 14.95	1%	\$ 14.95	USA
DSCL50ACL34	R-MER EDGE DOWNSPOUT CLOSED		\$ 16.35	1%	\$ 16.19	1%	\$ 16.19	USA
DSCL50ACL44	R-MER EDGE DOWNSPOUT CLOSED		\$ 19.95	1%	\$ 19.75	1%	\$ 19.75	USA
DSCL50ACL45	R-MER EDGE DOWNSPOUT CLOSED		\$ 20.10	1%	\$ 19.90	1%	\$ 19.90	USA
DSCL50ACL55	R-MER EDGE DOWNSPOUT CLOSED		\$ 20.30	1%	\$ 20.10	1%	\$ 20.10	USA
DSCL50KYN33	R-MER EDGE DOWNSPOUT CLOSED		\$ 15.10	1%	\$ 14.95	1%	\$ 14.95	USA
DSCL50KYN34	R-MER EDGE DOWNSPOUT CLOSED		\$ 16.35	1%	\$ 16.19	1%	\$ 16.19	USA
DSCL50KYN44	R-MER EDGE DOWNSPOUT CLOSED		\$ 19.95	1%	\$ 19.75	1%	\$ 19.75	USA
DSCL50KYN45	R-MER EDGE DOWNSPOUT CLOSED		\$ 20.10	1%	\$ 19.90	1%	\$ 19.90	USA
DSCL50KYN55	R-MER EDGE DOWNSPOUT CLOSED		\$ 20.30	1%	\$ 20.10	1%	\$ 20.10	USA
DSCL50MIL33	R-MER EDGE DOWNSPOUT CLOSED		\$ 12.80	1%	\$ 12.67	1%	\$ 12.67	USA
DSCL50MIL34	R-MER EDGE DOWNSPOUT CLOSED		\$ 13.85	1%	\$ 13.71	1%	\$ 13.71	USA
DSCL50MIL44	R-MER EDGE DOWNSPOUT CLOSED		\$ 16.85	1%	\$ 16.68	1%	\$ 16.68	USA
DSCL50MIL45	R-MER EDGE DOWNSPOUT CLOSED		\$ 17.00	1%	\$ 16.83	1%	\$ 16.83	USA
DSCL50MIL55	R-MER EDGE DOWNSPOUT CLOSED		\$ 17.15	1%	\$ 16.98	1%	\$ 16.98	USA
DSCL63KYN33	R-MER EDGE DOWNSPOUT CLOSED		\$ 18.65	1%	\$ 18.46	1%	\$ 18.46	USA

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MFR PART NO	PRODUCT NAME	GREEN CERTIFICATION (ENERGY STAR, FEMP, or BIOPREFERRED)	COMMERCIAL LIST PRICE	DISCOUNT OFFERED TO GSA (%)	GSA PRICE W/O IFF FEE	U.S. Communities (%) DISCOUNT	U.S. Communities OFFER PRICE	COO
DSCL63KYN34	R-MER EDGE DOWNSPOUT CLOSED		\$ 20.20	1%	\$ 20.00	1%	\$ 20.00	USA
DSCL63KYN44	R-MER EDGE DOWNSPOUT CLOSED		\$ 24.35	1%	\$ 24.11	1%	\$ 24.11	USA
DSCL63KYN45	R-MER EDGE DOWNSPOUT CLOSED		\$ 24.80	1%	\$ 24.55	1%	\$ 24.55	USA
DSCL63KYN55	R-MER EDGE DOWNSPOUT CLOSED		\$ 25.25	1%	\$ 25.00	1%	\$ 25.00	USA
DSCL63MIL33	R-MER EDGE DOWNSPOUT CLOSED		\$ 16.50	1%	\$ 16.34	1%	\$ 16.34	USA
DSCL63MIL34	R-MER EDGE DOWNSPOUT CLOSED		\$ 17.85	1%	\$ 17.67	1%	\$ 17.67	USA
DSCL63MIL44	R-MER EDGE DOWNSPOUT CLOSED		\$ 21.75	1%	\$ 21.53	1%	\$ 21.53	USA
DSCL63MIL45	R-MER EDGE DOWNSPOUT CLOSED		\$ 21.90	1%	\$ 21.68	1%	\$ 21.68	USA
DSCL63MIL55	R-MER EDGE DOWNSPOUT CLOSED		\$ 22.10	1%	\$ 21.88	1%	\$ 21.88	USA
DSEC22KYN33	R-MER EDGE ELBOWS CLOSED		\$ 40.50	1%	\$ 40.10	1%	\$ 40.10	USA
DSEC22KYN34	R-MER EDGE ELBOWS CLOSED		\$ 41.60	1%	\$ 41.18	1%	\$ 41.18	USA
DSEC22KYN44	R-MER EDGE ELBOWS CLOSED		\$ 45.75	1%	\$ 45.29	1%	\$ 45.29	USA
DSEC22KYN45	R-MER EDGE ELBOWS CLOSED		\$ 46.80	1%	\$ 46.33	1%	\$ 46.33	USA
DSEC22KYN55	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC24KYN33	R-MER EDGE ELBOWS CLOSED		\$ 37.45	1%	\$ 37.08	1%	\$ 37.08	USA
DSEC24KYN34	R-MER EDGE ELBOWS CLOSED		\$ 40.55	1%	\$ 40.14	1%	\$ 40.14	USA

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DSEC24KYN44	R-MER EDGE ELBOWS CLOSED		\$ 44.70	1%	\$ 44.25	1%	\$ 44.25	USA
DSEC24KYN45	R-MER EDGE ELBOWS CLOSED		\$ 44.70	1%	\$ 44.25	1%	\$ 44.25	USA
DSEC24KYN55	R-MER EDGE ELBOWS CLOSED		\$ 45.75	1%	\$ 45.29	1%	\$ 45.29	USA
DSEC40ACL33	R-MER EDGE ELBOWS CLOSED		\$ 45.75	1%	\$ 45.29	1%	\$ 45.29	USA
DSEC40ACL34	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC40ACL44	R-MER EDGE ELBOWS CLOSED		\$ 48.90	1%	\$ 48.41	1%	\$ 48.41	USA
DSEC40ACL45	R-MER EDGE ELBOWS CLOSED		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
DSEC40ACL55	R-MER EDGE ELBOWS CLOSED		\$ 56.15	1%	\$ 55.59	1%	\$ 55.59	USA
DSEC40KYN33	R-MER EDGE ELBOWS CLOSED		\$ 45.75	1%	\$ 45.29	1%	\$ 45.29	USA
DSEC40KYN34	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC40KYN44	R-MER EDGE ELBOWS CLOSED		\$ 48.90	1%	\$ 48.41	1%	\$ 48.41	USA
DSEC40KYN45	R-MER EDGE ELBOWS CLOSED		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
DSEC40KYN55	R-MER EDGE ELBOWS CLOSED		\$ 56.15	1%	\$ 55.59	1%	\$ 55.59	USA
DSEC40MIL33	R-MER EDGE ELBOWS CLOSED		\$ 41.60	1%	\$ 41.18	1%	\$ 41.18	USA
DSEC40MIL34	R-MER EDGE ELBOWS CLOSED		\$ 42.65	1%	\$ 42.22	1%	\$ 42.22	USA
DSEC40MIL44	R-MER EDGE ELBOWS CLOSED		\$ 46.80	1%	\$ 46.33	1%	\$ 46.33	USA

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DSEC40MIL45	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC40MIL55	R-MER EDGE ELBOWS CLOSED		\$ 46.80	1%	\$ 46.33	1%	\$ 46.33	USA
DSEC50ACL33	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC50ACL34	R-MER EDGE ELBOWS CLOSED		\$ 49.90	1%	\$ 49.40	1%	\$ 49.40	USA
DSEC50ACL44	R-MER EDGE ELBOWS CLOSED		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
DSEC50ACL45	R-MER EDGE ELBOWS CLOSED		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
DSEC50ACL55	R-MER EDGE ELBOWS CLOSED		\$ 58.25	1%	\$ 57.67	1%	\$ 57.67	USA
DSEC50KYN33	R-MER EDGE ELBOWS CLOSED		\$ 47.85	1%	\$ 47.37	1%	\$ 47.37	USA
DSEC50KYN34	R-MER EDGE ELBOWS CLOSED		\$ 49.90	1%	\$ 49.40	1%	\$ 49.40	USA
DSEC50KYN44	R-MER EDGE ELBOWS CLOSED		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
DSEC50KYN45	R-MER EDGE ELBOWS CLOSED		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
DSEC50KYN55	R-MER EDGE ELBOWS CLOSED		\$ 58.25	1%	\$ 57.67	1%	\$ 57.67	USA
DSEC50MIL33	R-MER EDGE ELBOWS CLOSED		\$ 43.70	1%	\$ 43.26	1%	\$ 43.26	USA
DSEC50MIL34	R-MER EDGE ELBOWS CLOSED		\$ 45.75	1%	\$ 45.29	1%	\$ 45.29	USA
DSEC50MIL44	R-MER EDGE ELBOWS CLOSED		\$ 52.00	1%	\$ 51.48	1%	\$ 51.48	USA
DSEC50MIL45	R-MER EDGE ELBOWS CLOSED		\$ 52.00	1%	\$ 51.48	1%	\$ 51.48	USA

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DSEC50MIL55	R-MER EDGE ELBOWS CLOSED		\$ 53.05	1%	\$ 52.52	1%	\$ 52.52	USA
DSEC63KYN33	R-MER EDGE ELBOWS CLOSED		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
DSEC63KYN34	R-MER EDGE ELBOWS CLOSED		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
DSEC63KYN44	R-MER EDGE ELBOWS CLOSED		\$ 65.50	1%	\$ 64.85	1%	\$ 64.85	USA
DSEC63KYN45	R-MER EDGE ELBOWS CLOSED		\$ 66.55	1%	\$ 65.88	1%	\$ 65.88	USA
DSEC63KYN55	R-MER EDGE ELBOWS CLOSED		\$ 67.60	1%	\$ 66.92	1%	\$ 66.92	USA
DSEC63MIL33	R-MER EDGE ELBOWS CLOSED		\$ 49.90	1%	\$ 49.40	1%	\$ 49.40	USA
DSEC63MIL34	R-MER EDGE ELBOWS CLOSED		\$ 53.05	1%	\$ 52.52	1%	\$ 52.52	USA
DSEC63MIL44	R-MER EDGE ELBOWS CLOSED		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
DSEC63MIL45	R-MER EDGE ELBOWS CLOSED		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
DSEC63MIL55	R-MER EDGE ELBOWS CLOSED		\$ 61.35	1%	\$ 60.74	1%	\$ 60.74	USA
DSOT22KYN33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT22KYN34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT22KYN44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT22KYN45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT22KYN55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT24KYN33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT24KYN34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT24KYN44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT24KYN45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT24KYN55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA

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DSOT40ACL33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40ACL34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40ACL44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40ACL45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40ACL55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40KYN33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40KYN34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40KYN44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40KYN45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40KYN55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40MIL33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40MIL34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40MIL44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40MIL45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT40MIL55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50ACL33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50ACL34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50ACL44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50ACL45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50ACL55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50KYN33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50KYN34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50KYN44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50KYN45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50KYN55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50MIL33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50MIL34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50MIL44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50MIL45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT50MIL55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63KYN33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63KYN34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA

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DSOT63KYN44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63KYN45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63KYN55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63MIL33	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63MIL34	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63MIL44	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63MIL45	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
DSOT63MIL55	R-MER EDGE OUTLETS 6"		\$ 10.40	1%	\$ 10.30	1%	\$ 10.30	USA
EAGLE-VIEW	Eagle View		\$ 200.00	1%	\$ 198.00	1%	\$ 198.00	USA
EDGE22KYN12	R-MER EDGE FASCIA		\$ 14.95	1%	\$ 14.80	1%	\$ 14.80	USA
EDGE22KYN5	R-MER EDGE FASCIA		\$ 10.75	1%	\$ 10.64	1%	\$ 10.64	USA
EDGE22KYN8	R-MER EDGE FASCIA		\$ 12.25	1%	\$ 12.13	1%	\$ 12.13	USA
EDGE24KYN5	R-MER EDGE FASCIA		\$ 10.50	1%	\$ 10.40	1%	\$ 10.40	USA
EDGE24KYN8	R-MER EDGE FASCIA		\$ 11.75	1%	\$ 11.63	1%	\$ 11.63	USA
EDGE40ACL5	R-MER EDGE FASCIA		\$ 12.15	1%	\$ 12.03	1%	\$ 12.03	USA
EDGE40ACL8	R-MER EDGE FASCIA		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
EDGE40KYN5	R-MER EDGE FASCIA		\$ 12.15	1%	\$ 12.03	1%	\$ 12.03	USA
EDGE40KYN8	R-MER EDGE FASCIA		\$ 14.00	1%	\$ 13.86	1%	\$ 13.86	USA
EDGE40MIL5	R-MER EDGE FASCIA		\$ 10.75	1%	\$ 10.64	1%	\$ 10.64	USA
EDGE40MIL8	R-MER EDGE FASCIA		\$ 12.25	1%	\$ 12.13	1%	\$ 12.13	USA
EDGE50ACL12	R-MER EDGE FASCIA		\$ 18.05	1%	\$ 17.87	1%	\$ 17.87	USA
EDGE50ACL5	R-MER EDGE FASCIA		\$ 12.70	1%	\$ 12.57	1%	\$ 12.57	USA
EDGE50ACL8	R-MER EDGE FASCIA		\$ 14.70	1%	\$ 14.55	1%	\$ 14.55	USA
EDGE50KYN12	R-MER EDGE FASCIA		\$ 18.05	1%	\$ 17.87	1%	\$ 17.87	USA
EDGE50KYN5	R-MER EDGE FASCIA		\$ 12.70	1%	\$ 12.57	1%	\$ 12.57	USA
EDGE50KYN8	R-MER EDGE FASCIA		\$ 14.70	1%	\$ 14.55	1%	\$ 14.55	USA
EDGE50MIL12	R-MER EDGE FASCIA		\$ 16.15	1%	\$ 15.99	1%	\$ 15.99	USA
EDGE50MIL5	R-MER EDGE FASCIA		\$ 11.50	1%	\$ 11.39	1%	\$ 11.39	USA
EDGE50MIL8	R-MER EDGE FASCIA		\$ 13.25	1%	\$ 13.12	1%	\$ 13.12	USA
GUEC22KYN16	R-MER EDGE END CAP		\$ 21.85	1%	\$ 21.63	1%	\$ 21.63	USA
GUEC22KYN18	R-MER EDGE END CAP		\$ 22.90	1%	\$ 22.67	1%	\$ 22.67	USA
GUEC22KYN24	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA

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GUEC22KYN27	R-MER EDGE END CAP		\$ 29.10	1%	\$ 28.81	1%	\$ 28.81	USA
GUEC24KYN16	R-MER EDGE END CAP		\$ 20.80	1%	\$ 20.59	1%	\$ 20.59	USA
GUEC24KYN18	R-MER EDGE END CAP		\$ 21.85	1%	\$ 21.63	1%	\$ 21.63	USA
GUEC40ACL16	R-MER EDGE END CAP		\$ 22.90	1%	\$ 22.67	1%	\$ 22.67	USA
GUEC40ACL18	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC40ACL24	R-MER EDGE END CAP		\$ 27.05	1%	\$ 26.78	1%	\$ 26.78	USA
GUEC40KYN16	R-MER EDGE END CAP		\$ 22.90	1%	\$ 22.67	1%	\$ 22.67	USA
GUEC40KYN18	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC40KYN24	R-MER EDGE END CAP		\$ 27.05	1%	\$ 26.78	1%	\$ 26.78	USA
GUEC40MIL16	R-MER EDGE END CAP		\$ 21.85	1%	\$ 21.63	1%	\$ 21.63	USA
GUEC40MIL18	R-MER EDGE END CAP		\$ 22.90	1%	\$ 22.67	1%	\$ 22.67	USA
GUEC40MIL24	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC50ACL16	R-MER EDGE END CAP		\$ 23.90	1%	\$ 23.66	1%	\$ 23.66	USA
GUEC50ACL18	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC50ACL24	R-MER EDGE END CAP		\$ 29.10	1%	\$ 28.81	1%	\$ 28.81	USA
GUEC50ACL27	R-MER EDGE END CAP		\$ 33.30	1%	\$ 32.97	1%	\$ 32.97	USA
GUEC50KYN16	R-MER EDGE END CAP		\$ 23.90	1%	\$ 23.66	1%	\$ 23.66	USA
GUEC50KYN18	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC50KYN24	R-MER EDGE END CAP		\$ 29.10	1%	\$ 28.81	1%	\$ 28.81	USA
GUEC50KYN27	R-MER EDGE END CAP		\$ 33.30	1%	\$ 32.97	1%	\$ 32.97	USA
GUEC50MIL16	R-MER EDGE END CAP		\$ 22.90	1%	\$ 22.67	1%	\$ 22.67	USA
GUEC50MIL18	R-MER EDGE END CAP		\$ 23.90	1%	\$ 23.66	1%	\$ 23.66	USA
GUEC50MIL24	R-MER EDGE END CAP		\$ 26.00	1%	\$ 25.74	1%	\$ 25.74	USA
GUEC50MIL27	R-MER EDGE END CAP		\$ 31.20	1%	\$ 30.89	1%	\$ 30.89	USA
GUEC63KYN16	R-MER EDGE END CAP		\$ 26.00	1%	\$ 25.74	1%	\$ 25.74	USA
GUEC63KYN18	R-MER EDGE END CAP		\$ 29.10	1%	\$ 28.81	1%	\$ 28.81	USA
GUEC63KYN24	R-MER EDGE END CAP		\$ 32.25	1%	\$ 31.93	1%	\$ 31.93	USA
GUEC63KYN27	R-MER EDGE END CAP		\$ 37.45	1%	\$ 37.08	1%	\$ 37.08	USA
GUEC63MIL16	R-MER EDGE END CAP		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
GUEC63MIL18	R-MER EDGE END CAP		\$ 26.00	1%	\$ 25.74	1%	\$ 25.74	USA
GUEC63MIL24	R-MER EDGE END CAP		\$ 30.15	1%	\$ 29.85	1%	\$ 29.85	USA
GUEC63MIL27	R-MER EDGE END CAP		\$ 35.35	1%	\$ 35.00	1%	\$ 35.00	USA

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MFR PART NO	PRODUCT NAME	GREEN CERTIFICATION (ENERGY STAR, FEMP, or BIOPREFERRED)	COMMERCIAL LIST PRICE	DISCOUNT OFFERED TO GSA (%)	GSA PRICE W/O IFF FEE	U.S. Communities (%) DISCOUNT	U.S. Communities OFFER PRICE	COO
GUMT22KYN16	R-MER EDGE MITER		\$ 126.90	1%	\$ 125.63	1%	\$ 125.63	USA
GUMT22KYN18	R-MER EDGE MITER		\$ 133.10	1%	\$ 131.77	1%	\$ 131.77	USA
GUMT22KYN24	R-MER EDGE MITER		\$ 147.70	1%	\$ 146.22	1%	\$ 146.22	USA
GUMT22KYN27	R-MER EDGE MITER		\$ 170.55	1%	\$ 168.84	1%	\$ 168.84	USA
GUMT24KYN16	R-MER EDGE MITER		\$ 123.75	1%	\$ 122.51	1%	\$ 122.51	USA
GUMT24KYN18	R-MER EDGE MITER		\$ 130.00	1%	\$ 128.70	1%	\$ 128.70	USA
GUMT40ACL16	R-MER EDGE MITER		\$ 137.30	1%	\$ 135.93	1%	\$ 135.93	USA
GUMT40ACL18	R-MER EDGE MITER		\$ 145.60	1%	\$ 144.14	1%	\$ 144.14	USA
GUMT40ACL24	R-MER EDGE MITER		\$ 162.25	1%	\$ 160.63	1%	\$ 160.63	USA
GUMT40KYN16	R-MER EDGE MITER		\$ 137.30	1%	\$ 135.93	1%	\$ 135.93	USA
GUMT40KYN18	R-MER EDGE MITER		\$ 145.60	1%	\$ 144.14	1%	\$ 144.14	USA
GUMT40KYN24	R-MER EDGE MITER		\$ 162.25	1%	\$ 160.63	1%	\$ 160.63	USA
GUMT40MIL16	R-MER EDGE MITER		\$ 127.90	1%	\$ 126.62	1%	\$ 126.62	USA
GUMT40MIL18	R-MER EDGE MITER		\$ 135.20	1%	\$ 133.85	1%	\$ 133.85	USA
GUMT40MIL24	R-MER EDGE MITER		\$ 149.75	1%	\$ 148.25	1%	\$ 148.25	USA
GUMT50ACL16	R-MER EDGE MITER		\$ 140.40	1%	\$ 139.00	1%	\$ 139.00	USA
GUMT50ACL18	R-MER EDGE MITER		\$ 148.70	1%	\$ 147.21	1%	\$ 147.21	USA
GUMT50ACL24	R-MER EDGE MITER		\$ 167.45	1%	\$ 165.78	1%	\$ 165.78	USA
GUMT50ACL27	R-MER EDGE MITER		\$ 195.50	1%	\$ 193.55	1%	\$ 193.55	USA
GUMT50KYN16	R-MER EDGE MITER		\$ 140.40	1%	\$ 139.00	1%	\$ 139.00	USA
GUMT50KYN18	R-MER EDGE MITER		\$ 148.70	1%	\$ 147.21	1%	\$ 147.21	USA
GUMT50KYN24	R-MER EDGE MITER		\$ 167.45	1%	\$ 165.78	1%	\$ 165.78	USA
GUMT50KYN27	R-MER EDGE MITER		\$ 195.50	1%	\$ 193.55	1%	\$ 193.55	USA
GUMT50MIL16	R-MER EDGE MITER		\$ 134.15	1%	\$ 132.81	1%	\$ 132.81	USA
GUMT50MIL18	R-MER EDGE MITER		\$ 140.40	1%	\$ 139.00	1%	\$ 139.00	USA
GUMT50MIL24	R-MER EDGE MITER		\$ 157.05	1%	\$ 155.48	1%	\$ 155.48	USA
GUMT50MIL27	R-MER EDGE MITER		\$ 182.00	1%	\$ 180.18	1%	\$ 180.18	USA
GUMT63KYN16	R-MER EDGE MITER		\$ 157.05	1%	\$ 155.48	1%	\$ 155.48	USA
GUMT63KYN18	R-MER EDGE MITER		\$ 167.45	1%	\$ 165.78	1%	\$ 165.78	USA
GUMT63KYN24	R-MER EDGE MITER		\$ 187.20	1%	\$ 185.33	1%	\$ 185.33	USA
GUMT63KYN27	R-MER EDGE MITER		\$ 221.50	1%	\$ 219.29	1%	\$ 219.29	USA
GUMT63MIL16	R-MER EDGE MITER		\$ 149.75	1%	\$ 148.25	1%	\$ 148.25	USA

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GUMT63MIL18	R-MER EDGE MITER		\$ 159.10	1%	\$ 157.51	1%	\$ 157.51	USA
GUMT63MIL24	R-MER EDGE MITER		\$ 178.90	1%	\$ 177.11	1%	\$ 177.11	USA
GUMT63MIL27	R-MER EDGE MITER		\$ 210.10	1%	\$ 208.00	1%	\$ 208.00	USA
GUTT22KYN16	R-MER EDGE GUTTER		\$ 11.15	1%	\$ 11.04	1%	\$ 11.04	USA
GUTT22KYN18	R-MER EDGE GUTTER		\$ 12.30	1%	\$ 12.18	1%	\$ 12.18	USA
GUTT22KYN24	R-MER EDGE GUTTER		\$ 14.80	1%	\$ 14.65	1%	\$ 14.65	USA
GUTT22KYN27	R-MER EDGE GUTTER		\$ 18.80	1%	\$ 18.61	1%	\$ 18.61	USA
GUTT24KYN16	R-MER EDGE GUTTER		\$ 10.75	1%	\$ 10.64	1%	\$ 10.64	USA
GUTT24KYN18	R-MER EDGE GUTTER		\$ 11.85	1%	\$ 11.73	1%	\$ 11.73	USA
GUTT40ACL16	R-MER EDGE GUTTER		\$ 12.75	1%	\$ 12.62	1%	\$ 12.62	USA
GUTT40ACL18	R-MER EDGE GUTTER		\$ 14.05	1%	\$ 13.91	1%	\$ 13.91	USA
GUTT40ACL24	R-MER EDGE GUTTER		\$ 16.90	1%	\$ 16.73	1%	\$ 16.73	USA
GUTT40KYN16	R-MER EDGE GUTTER		\$ 12.75	1%	\$ 12.62	1%	\$ 12.62	USA
GUTT40KYN18	R-MER EDGE GUTTER		\$ 14.05	1%	\$ 13.91	1%	\$ 13.91	USA
GUTT40KYN24	R-MER EDGE GUTTER		\$ 16.90	1%	\$ 16.73	1%	\$ 16.73	USA
GUTT40MIL16	R-MER EDGE GUTTER		\$ 11.15	1%	\$ 11.04	1%	\$ 11.04	USA
GUTT40MIL18	R-MER EDGE GUTTER		\$ 12.30	1%	\$ 12.18	1%	\$ 12.18	USA
GUTT40MIL24	R-MER EDGE GUTTER		\$ 14.80	1%	\$ 14.65	1%	\$ 14.65	USA
GUTT50ACL16	R-MER EDGE GUTTER		\$ 13.40	1%	\$ 13.27	1%	\$ 13.27	USA
GUTT50ACL18	R-MER EDGE GUTTER		\$ 14.75	1%	\$ 14.60	1%	\$ 14.60	USA
GUTT50ACL24	R-MER EDGE GUTTER		\$ 17.75	1%	\$ 17.57	1%	\$ 17.57	USA
GUTT50ACL27	R-MER EDGE GUTTER		\$ 23.50	1%	\$ 23.27	1%	\$ 23.27	USA
GUTT50KYN16	R-MER EDGE GUTTER		\$ 13.40	1%	\$ 13.27	1%	\$ 13.27	USA
GUTT50KYN18	R-MER EDGE GUTTER		\$ 14.75	1%	\$ 14.60	1%	\$ 14.60	USA
GUTT50KYN24	R-MER EDGE GUTTER		\$ 17.75	1%	\$ 17.57	1%	\$ 17.57	USA
GUTT50KYN27	R-MER EDGE GUTTER		\$ 23.50	1%	\$ 23.27	1%	\$ 23.27	USA
GUTT50MIL16	R-MER EDGE GUTTER		\$ 12.05	1%	\$ 11.93	1%	\$ 11.93	USA
GUTT50MIL18	R-MER EDGE GUTTER		\$ 13.25	1%	\$ 13.12	1%	\$ 13.12	USA
GUTT50MIL24	R-MER EDGE GUTTER		\$ 16.00	1%	\$ 15.84	1%	\$ 15.84	USA
GUTT50MIL27	R-MER EDGE GUTTER		\$ 20.20	1%	\$ 20.00	1%	\$ 20.00	USA
GUTT63KYN16	R-MER EDGE GUTTER		\$ 16.10	1%	\$ 15.94	1%	\$ 15.94	USA
GUTT63KYN18	R-MER EDGE GUTTER		\$ 17.75	1%	\$ 17.57	1%	\$ 17.57	USA

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GUTT63KYN24	R-MER EDGE GUTTER		\$ 21.35	1%	\$ 21.14	1%	\$ 21.14	USA
GUTT63KYN27	R-MER EDGE GUTTER		\$ 27.05	1%	\$ 26.78	1%	\$ 26.78	USA
GUTT63MIL16	R-MER EDGE GUTTER		\$ 14.85	1%	\$ 14.70	1%	\$ 14.70	USA
GUTT63MIL18	R-MER EDGE GUTTER		\$ 16.40	1%	\$ 16.24	1%	\$ 16.24	USA
GUTT63MIL24	R-MER EDGE GUTTER		\$ 19.70	1%	\$ 19.50	1%	\$ 19.50	USA
GUTT63MIL27	R-MER EDGE GUTTER		\$ 24.95	1%	\$ 24.70	1%	\$ 24.70	USA
KC-2051	AKEENA SOLAR PANEL		\$ 1,388.00	1%	\$ 1,374.12	1%	\$ 1,374.12	USA
MEMI22KYN12	R-MER EDGE INSIDE MITER		\$ 93.60	1%	\$ 92.66	1%	\$ 92.66	USA
MEMI22KYN5	R-MER EDGE INSIDE MITER		\$ 56.15	1%	\$ 55.59	1%	\$ 55.59	USA
MEMI22KYN8	R-MER EDGE INSIDE MITER		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
MEMI24KYN5	R-MER EDGE INSIDE MITER		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
MEMI24KYN8	R-MER EDGE INSIDE MITER		\$ 81.10	1%	\$ 80.29	1%	\$ 80.29	USA
MEMI40ACL5	R-MER EDGE INSIDE MITER		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
MEMI40ACL8	R-MER EDGE INSIDE MITER		\$ 89.45	1%	\$ 88.56	1%	\$ 88.56	USA
MEMI40KYN5	R-MER EDGE INSIDE MITER		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
MEMI40KYN8	R-MER EDGE INSIDE MITER		\$ 89.45	1%	\$ 88.56	1%	\$ 88.56	USA
MEMI40MIL5	R-MER EDGE INSIDE MITER		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
MEMI40MIL8	R-MER EDGE INSIDE MITER		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
MEMI50ACL12	R-MER EDGE INSIDE MITER		\$ 106.10	1%	\$ 105.04	1%	\$ 105.04	USA
MEMI50ACL5	R-MER EDGE INSIDE MITER		\$ 62.40	1%	\$ 61.78	1%	\$ 61.78	USA
MEMI50ACL8	R-MER EDGE INSIDE MITER		\$ 91.50	1%	\$ 90.59	1%	\$ 90.59	USA
MEMI50KYN12	R-MER EDGE INSIDE MITER		\$ 106.10	1%	\$ 105.04	1%	\$ 105.04	USA
MEMI50KYN5	R-MER EDGE INSIDE MITER		\$ 62.40	1%	\$ 61.78	1%	\$ 61.78	USA
MEMI50KYN8	R-MER EDGE INSIDE MITER		\$ 91.50	1%	\$ 90.59	1%	\$ 90.59	USA
MEMI50MIL12	R-MER EDGE INSIDE MITER		\$ 98.80	1%	\$ 97.81	1%	\$ 97.81	USA
MEMI50MIL5	R-MER EDGE INSIDE MITER		\$ 59.30	1%	\$ 58.71	1%	\$ 58.71	USA
MEMI50MIL8	R-MER EDGE INSIDE MITER		\$ 87.35	1%	\$ 86.48	1%	\$ 86.48	USA
MEMO22KYN12	R-MER EDGE OUTSIDE MITER		\$ 93.60	1%	\$ 92.66	1%	\$ 92.66	USA
MEMO22KYN5	R-MER EDGE OUTSIDE MITER		\$ 56.15	1%	\$ 55.59	1%	\$ 55.59	USA
MEMO22KYN8	R-MER EDGE OUTSIDE MITER		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
MEMO24KYN5	R-MER EDGE OUTSIDE MITER		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
MEMO24KYN8	R-MER EDGE OUTSIDE MITER		\$ 81.10	1%	\$ 80.29	1%	\$ 80.29	USA

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MEMO40ACL5	R-MER EDGE OUTSIDE MITER		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
MEMO40ACL8	R-MER EDGE OUTSIDE MITER		\$ 89.45	1%	\$ 88.56	1%	\$ 88.56	USA
MEMO40KYN5	R-MER EDGE OUTSIDE MITER		\$ 60.30	1%	\$ 59.70	1%	\$ 59.70	USA
MEMO40KYN8	R-MER EDGE OUTSIDE MITER		\$ 89.45	1%	\$ 88.56	1%	\$ 88.56	USA
MEMO40MIL5	R-MER EDGE OUTSIDE MITER		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
MEMO40MIL8	R-MER EDGE OUTSIDE MITER		\$ 83.20	1%	\$ 82.37	1%	\$ 82.37	USA
MEMO50ACL12	R-MER EDGE OUTSIDE MITER		\$ 106.10	1%	\$ 105.04	1%	\$ 105.04	USA
MEMO50ACL5	R-MER EDGE OUTSIDE MITER		\$ 62.40	1%	\$ 61.78	1%	\$ 61.78	USA
MEMO50ACL8	R-MER EDGE OUTSIDE MITER		\$ 91.50	1%	\$ 90.59	1%	\$ 90.59	USA
MEMO50KYN12	R-MER EDGE OUTSIDE MITER		\$ 106.10	1%	\$ 105.04	1%	\$ 105.04	USA
MEMO50KYN5	R-MER EDGE OUTSIDE MITER		\$ 62.40	1%	\$ 61.78	1%	\$ 61.78	USA
MEMO50KYN8	R-MER EDGE OUTSIDE MITER		\$ 91.50	1%	\$ 90.59	1%	\$ 90.59	USA
MEMO50MIL12	R-MER EDGE OUTSIDE MITER		\$ 98.80	1%	\$ 97.81	1%	\$ 97.81	USA
MEMO50MIL5	R-MER EDGE OUTSIDE MITER		\$ 59.30	1%	\$ 58.71	1%	\$ 58.71	USA
MEMO50MIL8	R-MER EDGE OUTSIDE MITER		\$ 87.35	1%	\$ 86.48	1%	\$ 86.48	USA
MESD22KYN12	R-MER EDGE DOWNSPOUT SCUPPER		\$ 276.65	1%	\$ 273.88	1%	\$ 273.88	USA
MESD22KYN5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 162.25	1%	\$ 160.63	1%	\$ 160.63	USA
MESD22KYN8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 241.30	1%	\$ 238.89	1%	\$ 238.89	USA
MESD24KYN5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 159.10	1%	\$ 157.51	1%	\$ 157.51	USA
MESD24KYN8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 237.10	1%	\$ 234.73	1%	\$ 234.73	USA
MESD40ACL5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 173.70	1%	\$ 171.96	1%	\$ 171.96	USA
MESD40ACL8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 263.10	1%	\$ 260.47	1%	\$ 260.47	USA
MESD40KYN5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 173.70	1%	\$ 171.96	1%	\$ 171.96	USA

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MESD40KYN8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 263.10	1%	\$ 260.47	1%	\$ 260.47	USA
MESD40MIL5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 164.30	1%	\$ 162.66	1%	\$ 162.66	USA
MESD40MIL8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 244.40	1%	\$ 241.96	1%	\$ 241.96	USA
MESD50ACL12	R-MER EDGE DOWNSPOUT SCUPPER		\$ 307.85	1%	\$ 304.77	1%	\$ 304.77	USA
MESD50ACL5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 177.85	1%	\$ 176.07	1%	\$ 176.07	USA
MESD50ACL8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 271.45	1%	\$ 268.74	1%	\$ 268.74	USA
MESD50KYN12	R-MER EDGE DOWNSPOUT SCUPPER		\$ 307.85	1%	\$ 304.77	1%	\$ 304.77	USA
MESD50KYN5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 177.85	1%	\$ 176.07	1%	\$ 176.07	USA
MESD50KYN8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 271.45	1%	\$ 268.74	1%	\$ 268.74	USA
MESD50MIL12	R-MER EDGE DOWNSPOUT SCUPPER		\$ 287.05	1%	\$ 284.18	1%	\$ 284.18	USA
MESD50MIL5	R-MER EDGE DOWNSPOUT SCUPPER		\$ 169.50	1%	\$ 167.81	1%	\$ 167.81	USA
MESD50MIL8	R-MER EDGE DOWNSPOUT SCUPPER		\$ 254.80	1%	\$ 252.25	1%	\$ 252.25	USA
MESS22KYN12	R-MER EDGE SPILLOUT SCUPPER		\$ 180.95	1%	\$ 179.14	1%	\$ 179.14	USA
MESS22KYN5	R-MER EDGE SPILLOUT SCUPPER		\$ 109.20	1%	\$ 108.11	1%	\$ 108.11	USA
MESS22KYN8	R-MER EDGE SPILLOUT SCUPPER		\$ 166.40	1%	\$ 164.74	1%	\$ 164.74	USA
MESS24KYN5	R-MER EDGE SPILLOUT SCUPPER		\$ 107.10	1%	\$ 106.03	1%	\$ 106.03	USA

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MESS24KYN8	R-MER EDGE SPILLOUT SCUPPER		\$ 161.20	1%	\$ 159.59	1%	\$ 159.59	USA
MESS40ACL5	R-MER EDGE SPILLOUT SCUPPER		\$ 117.50	1%	\$ 116.33	1%	\$ 116.33	USA
MESS40ACL8	R-MER EDGE SPILLOUT SCUPPER		\$ 176.80	1%	\$ 175.03	1%	\$ 175.03	USA
MESS40KYN5	R-MER EDGE SPILLOUT SCUPPER		\$ 117.50	1%	\$ 116.33	1%	\$ 116.33	USA
MESS40KYN8	R-MER EDGE SPILLOUT SCUPPER		\$ 176.80	1%	\$ 175.03	1%	\$ 175.03	USA
MESS40MIL5	R-MER EDGE SPILLOUT SCUPPER		\$ 110.25	1%	\$ 109.15	1%	\$ 109.15	USA
MESS40MIL8	R-MER EDGE SPILLOUT SCUPPER		\$ 166.40	1%	\$ 164.74	1%	\$ 164.74	USA
MESS50ACL12	R-MER EDGE SPILLOUT SCUPPER		\$ 208.00	1%	\$ 205.92	1%	\$ 205.92	USA
MESS50ACL5	R-MER EDGE SPILLOUT SCUPPER		\$ 119.60	1%	\$ 118.40	1%	\$ 118.40	USA
MESS50ACL8	R-MER EDGE SPILLOUT SCUPPER		\$ 182.00	1%	\$ 180.18	1%	\$ 180.18	USA
MESS50KYN12	R-MER EDGE SPILLOUT SCUPPER		\$ 208.00	1%	\$ 205.92	1%	\$ 205.92	USA
MESS50KYN5	R-MER EDGE SPILLOUT SCUPPER		\$ 119.60	1%	\$ 118.40	1%	\$ 118.40	USA
MESS50KYN8	R-MER EDGE SPILLOUT SCUPPER		\$ 182.00	1%	\$ 180.18	1%	\$ 180.18	USA
MESS50MIL12	R-MER EDGE SPILLOUT SCUPPER		\$ 193.45	1%	\$ 191.52	1%	\$ 191.52	USA
MESS50MIL5	R-MER EDGE SPILLOUT SCUPPER		\$ 114.40	1%	\$ 113.26	1%	\$ 113.26	USA
MESS50MIL8	R-MER EDGE SPILLOUT SCUPPER		\$ 171.60	1%	\$ 169.88	1%	\$ 169.88	USA

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RMF12A32DU	RMER SOFFIT .032 DGR COLOR UNVENTED		\$ 4.85	1%	\$ 4.80	1%	\$ 4.80	USA
RMF12A32DV	RMER SOFFIT .032 DGR COLOR VENTED		\$ 4.95	1%	\$ 4.90	1%	\$ 4.90	USA
RMF12A32PU	RMER SOFFIT .032 PRM COLOR UNVENTED		\$ 4.95	1%	\$ 4.90	1%	\$ 4.90	USA
RMF12A32PV	RMER SOFFIT .032 PRM COLOR VENTED		\$ 5.05	1%	\$ 5.00	1%	\$ 5.00	USA
RMF12A32SU	RMER SOFFIT .032 STD COLOR UNVENTED		\$ 4.65	1%	\$ 4.60	1%	\$ 4.60	USA
RMF12A32SV	RMER SOFFIT .032 STD COLOR VENTED		\$ 4.75	1%	\$ 4.70	1%	\$ 4.70	USA
RMF12A40DU	RMER SOFFIT .040 DGR COLOR UNVENTED		\$ 5.48	1%	\$ 5.43	1%	\$ 5.43	USA
RMF12A40DV	RMER SOFFIT .040 DGR COLOR VENTED		\$ 5.58	1%	\$ 5.52	1%	\$ 5.52	USA
RMF12A40PU	RMER SOFFIT .040 PRM COLOR UNVENTED		\$ 5.62	1%	\$ 5.56	1%	\$ 5.56	USA
RMF12A40PV	RMER SOFFIT .040 PRM COLOR VENTED		\$ 5.72	1%	\$ 5.66	1%	\$ 5.66	USA
RMF12A40SU	RMER SOFFIT .040 STD COLOR UNVENTED		\$ 5.30	1%	\$ 5.25	1%	\$ 5.25	USA
RMF12A40SV	RMER SOFFIT .040 STD COLOR VENTED		\$ 5.40	1%	\$ 5.35	1%	\$ 5.35	USA
RMF12Z24DU	RMER SOFFIT 24G DGR COLOR UNVENTED		\$ 3.94	1%	\$ 3.90	1%	\$ 3.90	USA
RMF12Z24PU	RMER SOFFIT 24G PRM COLOR UNVENTED		\$ 4.08	1%	\$ 4.04	1%	\$ 4.04	USA
RMF12Z24SU	RMER SOFFIT 24G STD COLOR UNVENTED		\$ 3.74	1%	\$ 3.70	1%	\$ 3.70	USA
RML12A32D	RMER LOC 12" .032 DGR COLOR		\$ 6.05	1%	\$ 5.99	1%	\$ 5.99	USA

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PRODUCT PROPOSAL WITH PRICING MODIFICATION

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RML12A32P	RMER LOC 12" .032 PRM COLOR	Energy Star	\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA
RML12A32S	RMER LOC 12" .032 STD COLOR		\$ 5.85	1%	\$ 5.79	1%	\$ 5.79	USA
RML12A40D	RMER LOC 12" .040 DGR COLOR		\$ 7.10	1%	\$ 7.03	1%	\$ 7.03	USA
RML12A40P	RMER LOC 12" .040 PRM COLOR	Energy Star	\$ 7.35	1%	\$ 7.28	1%	\$ 7.28	USA
RML12A40S	RMER LOC 12" .040 STD COLOR		\$ 6.85	1%	\$ 6.78	1%	\$ 6.78	USA
RML12BG22S	RMER LOC 12" 22G BARE GALVALUME		\$ 5.90	1%	\$ 5.84	1%	\$ 5.84	USA
RML12BG24S	RMER LOC 12" 24G BARE GALVALUME		\$ 5.00	1%	\$ 4.95	1%	\$ 4.95	USA
RML12G24D	RMER LOC 12" 24G DGR COLOR		\$ 5.50	1%	\$ 5.45	1%	\$ 5.45	USA
RML12G24P	RMER LOC 12" 24G PRM COLOR	Energy Star	\$ 5.70	1%	\$ 5.64	1%	\$ 5.64	USA
RML12G24S	RMER LOC 12" 24G STD COLOR		\$ 5.35	1%	\$ 5.30	1%	\$ 5.30	USA
RML12Z22D	RMER LOC 12" 22G DGR COLOR		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
RML12Z22P	RMER LOC 12" 22G PRM COLOR	Energy Star	\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
RML12Z22S	RMER LOC 12" 22G STD COLOR		\$ 6.30	1%	\$ 6.24	1%	\$ 6.24	USA
RML16A32D	RMER LOC 16" .032 DGR COLOR		\$ 5.45	1%	\$ 5.40	1%	\$ 5.40	USA
RML16A32P	RMER LOC 16" .032 PRM COLOR	Energy Star	\$ 5.60	1%	\$ 5.54	1%	\$ 5.54	USA
RML16A32S	RMER LOC 16" .032 STD COLOR		\$ 5.25	1%	\$ 5.20	1%	\$ 5.20	USA

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RML16A40D	RMER LOC 16" .040 DGR COLOR		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
RML16A40P	RMER LOC 16" .040 PRM COLOR	Energy Star	\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
RML16A40S	RMER LOC 16" .040 STD COLOR		\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA
RML16BG22S	RMER LOC 16" 22G BARE GALVALUME		\$ 5.25	1%	\$ 5.20	1%	\$ 5.20	USA
RML16BG24S	RMER LOC 16" 24G BARE GALVALUME		\$ 4.45	1%	\$ 4.41	1%	\$ 4.41	USA
RML16G24D	RMER LOC 16" 24G DGR COLOR		\$ 4.90	1%	\$ 4.85	1%	\$ 4.85	USA
RML16G24P	RMER LOC 16" 24G PRM COLOR	Energy Star	\$ 5.10	1%	\$ 5.05	1%	\$ 5.05	USA
RML16G24S	RMER LOC 16" 24G STD COLOR		\$ 4.75	1%	\$ 4.70	1%	\$ 4.70	USA
RML16Z22D	RMER LOC 16" 22G DGR COLOR		\$ 5.80	1%	\$ 5.74	1%	\$ 5.74	USA
RML16Z22P	RMER LOC 16" 22G PRM COLOR	Energy Star	\$ 5.95	1%	\$ 5.89	1%	\$ 5.89	USA
RML16Z22S	RMER LOC 16" 22G STD COLOR		\$ 5.60	1%	\$ 5.54	1%	\$ 5.54	USA
RML18A32D	RMER LOC 18" .032 DGR COLOR		\$ 5.15	1%	\$ 5.10	1%	\$ 5.10	USA
RML18A32P	RMER LOC 18" .032 PRM COLOR		\$ 5.35	1%	\$ 5.30	1%	\$ 5.30	USA
RML18A32S	RMER LOC 18" .032 STD COLOR		\$ 5.00	1%	\$ 4.95	1%	\$ 4.95	USA
RML18A40D	RMER LOC 18" .040 DGR COLOR		\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA
RML18A40P	RMER LOC 18" .040 PRM COLOR	Energy Star	\$ 6.45	1%	\$ 6.39	1%	\$ 6.39	USA

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RML18A40S	RMER LOC 18" .040 STD COLOR		\$ 6.00	1%	\$ 5.94	1%	\$ 5.94	USA
RML18BG22S	RMER LOC 18" 22G BARE GALVALUME		\$ 5.05	1%	\$ 5.00	1%	\$ 5.00	USA
RML18BG24S	RMER LOC 18" 24G BARE GALVALUME		\$ 4.20	1%	\$ 4.16	1%	\$ 4.16	USA
RML18G24D	RMER LOC 18" 24G DGR COLOR		\$ 4.65	1%	\$ 4.60	1%	\$ 4.60	USA
RML18G24P	RMER LOC 18" 24G PRM COLOR	Energy Star	\$ 4.85	1%	\$ 4.80	1%	\$ 4.80	USA
RML18G24S	RMER LOC 18" 24G STD COLOR		\$ 4.50	1%	\$ 4.46	1%	\$ 4.46	USA
RML18Z22D	RMER LOC 18" 22G DGR COLOR		\$ 5.60	1%	\$ 5.54	1%	\$ 5.54	USA
RML18Z22P	RMER LOC 18" 22G PRM COLOR	Energy Star	\$ 5.80	1%	\$ 5.74	1%	\$ 5.74	USA
RML18Z22S	RMER LOC 18" 22G STD COLOR		\$ 5.40	1%	\$ 5.35	1%	\$ 5.35	USA
RMS12A32D	RMER SPAN 12" .032 DGR COLOR		\$ 7.50	1%	\$ 7.43	1%	\$ 7.43	USA
RMS12A32P	RMER SPAN 12" .032 PRM COLOR	Energy Star	\$ 7.75	1%	\$ 7.67	1%	\$ 7.67	USA
RMS12A32S	RMER SPAN 12" .032 STD COLOR		\$ 7.25	1%	\$ 7.18	1%	\$ 7.18	USA
RMS12A40D	RMER SPAN 12" .040 DGR COLOR		\$ 8.65	1%	\$ 8.56	1%	\$ 8.56	USA
RMS12A40P	RMER SPAN 12" .040 PRM COLOR	Energy Star	\$ 8.90	1%	\$ 8.81	1%	\$ 8.81	USA
RMS12A40S	RMER SPAN 12" .040 STD COLOR		\$ 8.40	1%	\$ 8.32	1%	\$ 8.32	USA
RMS12BG22S	RMER SPAN 12" 22G BARE GALVALUME		\$ 7.45	1%	\$ 7.38	1%	\$ 7.38	USA

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RMS12BG24S	RMER SPAN 12" 24G BARE GALVALUME		\$ 6.40	1%	\$ 6.34	1%	\$ 6.34	USA
RMS12G24D	RMER SPAN 12" 24G DGR COLOR		\$ 6.85	1%	\$ 6.78	1%	\$ 6.78	USA
RMS12G24P	RMER SPAN 12" 24G PRM COLOR	Energy Star	\$ 7.05	1%	\$ 6.98	1%	\$ 6.98	USA
RMS12G24S	RMER SPAN 12" 24G STD COLOR		\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
RMS12Z22D	RMER SPAN 12" 22G DGR COLOR		\$ 8.10	1%	\$ 8.02	1%	\$ 8.02	USA
RMS12Z22P	RMER SPAN 12" 22G PRM COLOR	Energy Star	\$ 8.30	1%	\$ 8.22	1%	\$ 8.22	USA
RMS12Z22S	RMER SPAN 12" 22G STD COLOR		\$ 7.80	1%	\$ 7.72	1%	\$ 7.72	USA
RMS16A32D	RMER SPAN 16" .032 DGR COLOR		\$ 6.60	1%	\$ 6.53	1%	\$ 6.53	USA
RMS16A32P	RMER SPAN 16" .032 PRM COLOR	Energy Star	\$ 6.80	1%	\$ 6.73	1%	\$ 6.73	USA
RMS16A32S	RMER SPAN 16" .032 STD COLOR		\$ 6.40	1%	\$ 6.34	1%	\$ 6.34	USA
RMS16A40D	RMER SPAN 16" .040 DGR COLOR		\$ 7.75	1%	\$ 7.67	1%	\$ 7.67	USA
RMS16A40P	RMER SPAN 16" .040 PRM COLOR	Energy Star	\$ 7.95	1%	\$ 7.87	1%	\$ 7.87	USA
RMS16A40S	RMER SPAN 16" .040 STD COLOR		\$ 7.50	1%	\$ 7.43	1%	\$ 7.43	USA
RMS16BG22S	RMER SPAN 16" 22G BARE GALVALUME		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
RMS16BG24S	RMER SPAN 16" 24G BARE GALVALUME		\$ 5.50	1%	\$ 5.45	1%	\$ 5.45	USA
RMS16G24D	RMER SPAN 16" 24G DGR COLOR		\$ 5.95	1%	\$ 5.89	1%	\$ 5.89	USA

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RMS16G24P	RMER SPAN 16" 24G PRM COLOR	Energy Star	\$ 6.15	1%	\$ 6.09	1%	\$ 6.09	USA
RMS16G24S	RMER SPAN 16" 24G STD COLOR		\$ 5.80	1%	\$ 5.74	1%	\$ 5.74	USA
RMS16Z22D	RMER SPAN 16" 22G DGR COLOR		\$ 7.10	1%	\$ 7.03	1%	\$ 7.03	USA
RMS16Z22P	RMER SPAN 16" 22G PRM COLOR	Energy Star	\$ 7.30	1%	\$ 7.23	1%	\$ 7.23	USA
RMS16Z22S	RMER SPAN 16" 22G STD COLOR		\$ 6.85	1%	\$ 6.78	1%	\$ 6.78	USA
RMS18A32D	RMER SPAN 18" .032 DGR COLOR		\$ 6.30	1%	\$ 6.24	1%	\$ 6.24	USA
RMS18A32P	RMER SPAN 18" .032 PRM COLOR	Energy Star	\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
RMS18A32S	RMER SPAN 18" .032 STD COLOR		\$ 6.15	1%	\$ 6.09	1%	\$ 6.09	USA
RMS18A40D	RMER SPAN 18" .040 DGR COLOR		\$ 7.30	1%	\$ 7.23	1%	\$ 7.23	USA
RMS18A40P	RMER SPAN 18" .040 PRM COLOR	Energy Star	\$ 7.50	1%	\$ 7.43	1%	\$ 7.43	USA
RMS18A40S	RMER SPAN 18" .040 STD COLOR		\$ 7.05	1%	\$ 6.98	1%	\$ 6.98	USA
RMS18BG22S	RMER SPAN 18" 22G BARE GALVALUME		\$ 6.10	1%	\$ 6.04	1%	\$ 6.04	USA
RMS18BG24S	RMER SPAN 18" 24G BARE GALVALUME		\$ 5.15	1%	\$ 5.10	1%	\$ 5.10	USA
RMS18G24D	RMER SPAN 18" 24G DGR COLOR		\$ 5.60	1%	\$ 5.54	1%	\$ 5.54	USA
RMS18G24P	RMER SPAN 18" 24G PRM COLOR	Energy Star	\$ 5.85	1%	\$ 5.79	1%	\$ 5.79	USA
RMS18G24S	RMER SPAN 18" 24G STD COLOR		\$ 5.50	1%	\$ 5.45	1%	\$ 5.45	USA

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RMS18Z22D	RMER SPAN 18" 22G DGR COLOR		\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
RMS18Z22P	RMER SPAN 18" 22G PRM COLOR	Energy Star	\$ 6.90	1%	\$ 6.83	1%	\$ 6.83	USA
RMS18Z22S	RMER SPAN 18" 22G STD COLOR		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
RMSCAP032	RMER SPAN REPLACEMENT CAPS .032 ALUM		\$ 0.62	1%	\$ 0.61	1%	\$ 0.61	USA
RMSCAP040	RMER SPAN REPLACEMENT CAPS .040 ALUM		\$ 0.62	1%	\$ 0.61	1%	\$ 0.61	USA
RMSCAP16C	RMER SPAN REPLACEMENT CAPS COPPER		\$ 0.78	1%	\$ 0.77	1%	\$ 0.77	USA
RMSCAP22	RMER SPAN REPLACEMENT CAPS 22G		\$ 0.60	1%	\$ 0.59	1%	\$ 0.59	USA
RMSCAP24	RMER SPAN REPLACEMENT CAPS 24G		\$ 0.60	1%	\$ 0.59	1%	\$ 0.59	USA
RMSCAPSET>1000	RMER SPAN REPLACEMENT CAPS SETUP UNDER 1000		\$ 315.00	1%	\$ 311.85	1%	\$ 311.85	USA
RMSCAPSET1000+	RMER SPAN REPLACEMENT CAPS SETUP OVER 1000		\$ 157.50	1%	\$ 155.93	1%	\$ 155.93	USA
RMW15A32D	RMER WALL 1.5 .032 DGR COLOR		\$ 5.85	1%	\$ 5.79	1%	\$ 5.79	USA
RMW15A32P	RMER WALL 1.5 .032 PRM COLOR		\$ 6.00	1%	\$ 5.94	1%	\$ 5.94	USA
RMW15A32S	RMER WALL 1.5 .032 STD COLOR		\$ 5.65	1%	\$ 5.59	1%	\$ 5.59	USA
RMW15A40D	RMER WALL 1.5 .040 DGR COLOR		\$ 6.95	1%	\$ 6.88	1%	\$ 6.88	USA
RMW15A40P	RMER WALL 1.5 .040 PRM COLOR		\$ 7.10	1%	\$ 7.03	1%	\$ 7.03	USA
RMW15A40S	RMER WALL 1.5 .040 STD COLOR		\$ 6.75	1%	\$ 6.68	1%	\$ 6.68	USA

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RMW15BG22S	RMER WALL 1.5 22G BARE GALVALUME		\$ 5.70	1%	\$ 5.64	1%	\$ 5.64	USA
RMW15BG24S	RMER WALL 1.5 24G BARE GALVALUME		\$ 5.00	1%	\$ 4.95	1%	\$ 4.95	USA
RMW15Z22D	RMER WALL 1.5 22G DGR COLOR		\$ 6.10	1%	\$ 6.04	1%	\$ 6.04	USA
RMW15Z22P	RMER WALL 1.5 22G PRM COLOR		\$ 6.30	1%	\$ 6.24	1%	\$ 6.24	USA
RMW15Z22S	RMER WALL 1.5 22G STD COLOR		\$ 5.90	1%	\$ 5.84	1%	\$ 5.84	USA
RMW15Z24D	RMER WALL 1.5 24G DGR COLOR		\$ 5.30	1%	\$ 5.25	1%	\$ 5.25	USA
RMW15Z24P	RMER WALL 1.5 24G PRM COLOR		\$ 5.50	1%	\$ 5.45	1%	\$ 5.45	USA
RMW15Z24S	RMER WALL 1.5 24G STD COLOR		\$ 5.15	1%	\$ 5.10	1%	\$ 5.10	USA
RSCLIP3H	CLIPS 3 HOLED		\$ 176.55	1%	\$ 174.78	1%	\$ 174.78	USA
RSCLIPBATE	CLIPS - BATTEN STYLE		\$ 321.00	1%	\$ 317.79	1%	\$ 317.79	USA
RSCLIPSTDG	CLIPS-STANDARD GALVANIZE		\$ 141.25	1%	\$ 139.84	1%	\$ 139.84	USA
RSCLIPSTDST	CLIPS-STANDARD STAINLESS		\$ 321.00	1%	\$ 317.79	1%	\$ 317.79	USA
RSCONTCLIP18	CONTINUOUS CLIP 18'		\$ 69.55	1%	\$ 68.85	1%	\$ 68.85	USA
RSCONTCLIP20	CONTINUOUS CLIP 20'		\$ 74.88	1%	\$ 74.13	1%	\$ 74.13	USA
RSCONTGABLE18	CONTINUOUS GABLE 18'		\$ 67.60	1%	\$ 66.92	1%	\$ 66.92	USA
RSCONTGABLE20	CONTINUOUS GABLE 20'		\$ 77.05	1%	\$ 76.28	1%	\$ 76.28	USA
RSCRIMPTOOL	HAND CRIMPING TOOL		\$ 151.20	1%	\$ 149.69	1%	\$ 149.69	USA
RSGABLECPE	CLIPS-GABLE 16G		\$ 44.15	1%	\$ 43.71	1%	\$ 43.71	USA
RSGABLECPST	CLIPS-GABLE-STAINLESS		\$ 80.25	1%	\$ 79.45	1%	\$ 79.45	USA
RSHEADCL12A	HEAD CLOSURE WITH NEOPRENE 12" ALUM		\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA

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RSHEADCL12C	HEAD CLOSURE WITH FOAM 12" COPPER		\$ 8.84	1%	\$ 8.75	1%	\$ 8.75	USA
RSHEADCL12S	HEAD CLOSURE WITH NEOPRENE 12" STEEL		\$ 5.30	1%	\$ 5.25	1%	\$ 5.25	USA
RSHEADCL16A	HEAD CLOSURE WITH NEOPRENE 16" ALUM		\$ 6.75	1%	\$ 6.68	1%	\$ 6.68	USA
RSHEADCL16C	HEAD CLOSURE WITH FOAM 16" COPPER		\$ 9.36	1%	\$ 9.27	1%	\$ 9.27	USA
RSHEADCL16S	HEAD CLOSURE WITH NEOPRENE 16" STEEL		\$ 5.85	1%	\$ 5.79	1%	\$ 5.79	USA
RSHEADCL18A	HEAD CLOSURE WITH NEOPRENE 18" ALUM		\$ 7.00	1%	\$ 6.93	1%	\$ 6.93	USA
RSHEADCL18C	HEAD CLOSURE WITH FOAM 18" COPPER		\$ 9.88	1%	\$ 9.78	1%	\$ 9.78	USA
RSHEADCL18S	HEAD CLOSURE WITH NEOPRENE 18" STEEL		\$ 6.10	1%	\$ 6.04	1%	\$ 6.04	USA
RSHIPCLA	HIP CLOSURE WITH NEOPRENE 10' ALUM		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
RSHIPCLC	HIP CLOSURE WITH FOAM 10' L COPPER		\$ 93.60	1%	\$ 92.66	1%	\$ 92.66	USA
RSHIPCLS	HIP CLOSURE WITH NEOPRENE 10' STEEL		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
RSKNEES	KNEES - PAIR		\$ 22.05	1%	\$ 21.83	1%	\$ 21.83	USA
RSLOWSLOPEA	LOW SLOPE PANEL SLURE 10' ALUM		\$ 21.85	1%	\$ 21.63	1%	\$ 21.63	USA
RSLOWSLOPES	LOW SLOPE PANEL CLOSURE 10' STEEL		\$ 15.90	1%	\$ 15.74	1%	\$ 15.74	USA
RSPAN TOOL	PAN END TOOL		\$ 173.25	1%	\$ 171.52	1%	\$ 171.52	USA
RSSEAMERRENT	ELECTRIC SEAMER - RENTAL		\$ 262.50	1%	\$ 259.88	1%	\$ 259.88	USA
SH12A32D	RMER SHIELD 12.75" .032 DGR COLOR		\$ 7.80	1%	\$ 7.72	1%	\$ 7.72	USA

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SH12A32P	RMER SHIELD 12.75" .032 PRM COLOR		\$ 8.05	1%	\$ 7.97	1%	\$ 7.97	USA
SH12A32S	RMER SHIELD 12.75" .032 STD COLOR		\$ 7.55	1%	\$ 7.47	1%	\$ 7.47	USA
SH12A40D	RMER SHIELD 12.75" .040 DGR COLOR		\$ 8.95	1%	\$ 8.86	1%	\$ 8.86	USA
SH12A40P	RMER SHIELD 12.75" .040 PRM COLOR		\$ 9.20	1%	\$ 9.11	1%	\$ 9.11	USA
SH12A40S	RMER SHIELD 12.75" .040 STD COLOR		\$ 8.70	1%	\$ 8.61	1%	\$ 8.61	USA
SH12BG22S	RMER SHIELD 12.75" 22G BARE GALVALUME		\$ 7.65	1%	\$ 7.57	1%	\$ 7.57	USA
SH12BG24S	RMER SHIELD 12.75" 24G BARE GALVALUME		\$ 6.60	1%	\$ 6.53	1%	\$ 6.53	USA
SH12G24D	RMER SHIELD 12.75" 24G DGR COLOR		\$ 7.20	1%	\$ 7.13	1%	\$ 7.13	USA
SH12G24P	RMER SHIELD 12.75" 24G PRM COLOR		\$ 7.40	1%	\$ 7.33	1%	\$ 7.33	USA
SH12G24S	RMER SHIELD 12.75" 24G STD COLOR		\$ 7.05	1%	\$ 6.98	1%	\$ 6.98	USA
SH12Z22D	RMER SHIELD 12.75" 22G DGR COLOR		\$ 8.45	1%	\$ 8.37	1%	\$ 8.37	USA
SH12Z22P	RMER SHIELD 12.75" 22G PRM COLOR		\$ 8.65	1%	\$ 8.56	1%	\$ 8.56	USA
SH12Z22S	RMER SHIELD 12.75" 22G STD COLOR		\$ 8.15	1%	\$ 8.07	1%	\$ 8.07	USA
SH16A32D	RMER SHIELD 16.75" .032 DGR COLOR		\$ 6.90	1%	\$ 6.83	1%	\$ 6.83	USA
SH16A32P	RMER SHIELD 16.75" .032 PRM COLOR		\$ 7.10	1%	\$ 7.03	1%	\$ 7.03	USA
SH16A32S	RMER SHIELD 16.75" .032 STD COLOR		\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA

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SH16A40D	RMER SHIELD 16.75" .040 DGR COLOR		\$ 8.10	1%	\$ 8.02	1%	\$ 8.02	USA
SH16A40P	RMER SHIELD 16.75" .040 PRM COLOR		\$ 8.35	1%	\$ 8.27	1%	\$ 8.27	USA
SH16A40S	RMER SHIELD 16.75" .040 STD COLOR		\$ 7.90	1%	\$ 7.82	1%	\$ 7.82	USA
SH16BG22S	RMER SHIELD 16.75" 22G BARE GALVALUME		\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
SH16BG24S	RMER SHIELD 16.75" 24G BARE GALVALUME		\$ 5.70	1%	\$ 5.64	1%	\$ 5.64	USA
SH16G24D	RMER SHIELD 16.75" 24G DGR COLOR		\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA
SH16G24P	RMER SHIELD 16.75" 24G PRM COLOR		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
SH16G24S	RMER SHIELD 16.75" 24G STD COLOR		\$ 6.10	1%	\$ 6.04	1%	\$ 6.04	USA
SH16Z22D	RMER SHIELD 16.75" 22G DGR COLOR		\$ 7.45	1%	\$ 7.38	1%	\$ 7.38	USA
SH16Z22P	RMER SHIELD 16.75" 22G PRM COLOR		\$ 7.65	1%	\$ 7.57	1%	\$ 7.57	USA
SH16Z22S	RMER SHIELD 16.75" 22G STD COLOR		\$ 7.20	1%	\$ 7.13	1%	\$ 7.13	USA
SH18A32D	RMER SHIELD 18.75" .032 DGR COLOR		\$ 6.60	1%	\$ 6.53	1%	\$ 6.53	USA
SH18A32P	RMER SHIELD 18.75" .032 PRM COLOR		\$ 6.80	1%	\$ 6.73	1%	\$ 6.73	USA
SH18A32S	RMER SHIELD 18.75" .032 STD COLOR		\$ 6.40	1%	\$ 6.34	1%	\$ 6.34	USA
SH18A40D	RMER SHIELD 18.75" .040 DGR COLOR		\$ 7.80	1%	\$ 7.72	1%	\$ 7.72	USA
SH18A40P	RMER SHIELD 18.75" .040 PRM COLOR		\$ 8.05	1%	\$ 7.97	1%	\$ 7.97	USA

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SH18A40S	RMER SHIELD 18.75" .040 STD COLOR		\$ 7.60	1%	\$ 7.52	1%	\$ 7.52	USA
SH18BG22S	RMER SHIELD 18.75" 22G BARE GALVALUME		\$ 6.35	1%	\$ 6.29	1%	\$ 6.29	USA
SH18BG24S	RMER SHIELD 18.75" 24G BARE GALVALUME		\$ 5.35	1%	\$ 5.30	1%	\$ 5.30	USA
SH18G24D	RMER SHIELD 18.75" 24G DGR COLOR		\$ 6.15	1%	\$ 6.09	1%	\$ 6.09	USA
SH18G24P	RMER SHIELD 18.75" 24G PRM COLOR		\$ 6.35	1%	\$ 6.29	1%	\$ 6.29	USA
SH18G24S	RMER SHIELD 18.75" 24G STD COLOR		\$ 5.80	1%	\$ 5.74	1%	\$ 5.74	USA
SH18Z22D	RMER SHIELD 18.75" 22G DGR COLOR		\$ 7.05	1%	\$ 6.98	1%	\$ 6.98	USA
SH18Z22P	RMER SHIELD 18.75" 22G PRM COLOR		\$ 7.25	1%	\$ 7.18	1%	\$ 7.18	USA
SH18Z22S	RMER SHIELD 18.75" 22G STD COLOR		\$ 6.80	1%	\$ 6.73	1%	\$ 6.73	USA
SH24A40D	RMER SHIELD 24.75" .040 DGR COLOR		\$ 7.10	1%	\$ 7.03	1%	\$ 7.03	USA
SH24A40P	RMER SHIELD 24.75" .040 PRM COLOR		\$ 7.35	1%	\$ 7.28	1%	\$ 7.28	USA
SH24A40S	RMER SHIELD 24.75" .040 STD COLOR		\$ 6.90	1%	\$ 6.83	1%	\$ 6.83	USA
SH24BG22S	RMER SHIELD 24.75" 22G BARE GALVALUME		\$ 5.80	1%	\$ 5.74	1%	\$ 5.74	USA
SH24Z22D	RMER SHIELD 24.75" 22G DGR COLOR		\$ 6.50	1%	\$ 6.44	1%	\$ 6.44	USA
SH24Z22P	RMER SHIELD 24.75" 22G PRM COLOR		\$ 6.70	1%	\$ 6.63	1%	\$ 6.63	USA
SH24Z22S	RMER SHIELD 24.75" 22G STD COLOR		\$ 6.25	1%	\$ 6.19	1%	\$ 6.19	USA

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SHCLIPBASE	CLIPS - 4" BASE CLIP WITHOUT TOP RAIL (ORDER CONTINUOUS TOP RAIL SEPARATELY)		\$ 141.25	1%	\$ 139.84	1%	\$ 139.84	USA
SHCLIPTOP	CLIPS - 4" BASE CLIP WITH 6" TOP RAIL - EXTRUDED ALUMINUM		\$ 224.70	1%	\$ 222.45	1%	\$ 222.45	USA
SHCONTGABLE20	CLIPS - CONTINUOUS GABLE CLIP X 20-FEET - EXTRUDED ALUMINUM		\$ 192.60	1%	\$ 190.67	1%	\$ 190.67	USA
SHCONTTOP20	CLIPS - CONTINUOUS TOP RAIL X 20-FEET (ORDER BASE CLIPS SEPARATELY)		\$ 41.75	1%	\$ 41.33	1%	\$ 41.33	USA
SHCRIMPTOOL	HAND CRIMPING TOOL		\$ 217.50	1%	\$ 215.33	1%	\$ 215.33	USA
SHGABLE	CLIPS - 4" GABLE CLIP - EXTRUDED ALUMINUM		\$ 321.00	1%	\$ 317.79	1%	\$ 317.79	USA
SHHEADCL13A	HEAD CLOSURE WITH NEOPRENE- 12.75" (ALUMINUM)		\$ 6.75	1%	\$ 6.68	1%	\$ 6.68	USA
SHHEADCL13S	HEAD CLOSURE WITH NEOPRENE- 12.75" (STEEL)		\$ 5.85	1%	\$ 5.79	1%	\$ 5.79	USA
SHHEADCL17A	HEAD CLOSURE WITH NEOPRENE- 16.75" (ALUMINUM)		\$ 7.30	1%	\$ 7.23	1%	\$ 7.23	USA
SHHEADCL17S	HEAD CLOSURE WITH NEOPRENE- 16.75" (STEEL)		\$ 6.35	1%	\$ 6.29	1%	\$ 6.29	USA
SHHEADCL19A	HEAD CLOSURE WITH NEOPRENE- 18.75" (ALUMINUM)		\$ 7.55	1%	\$ 7.47	1%	\$ 7.47	USA
SHHEADCL19S	HEAD CLOSURE WITH NEOPRENE- 18.75" (STEEL)		\$ 6.65	1%	\$ 6.58	1%	\$ 6.58	USA

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SHHEADCL25A	HEAD CLOSURE WITH NEOPRENE- 24.75" (ALUMINUM)		\$ 8.30	1%	\$ 8.22	1%	\$ 8.22	USA
SHHEADCL25S	HEAD CLOSURE WITH NEOPRENE- 24.75" (STEEL)		\$ 7.40	1%	\$ 7.33	1%	\$ 7.33	USA
SHHIPCLA	HIP CLOSURES WITH NEOPRENE - 10' LENGTHS (ALUM.)		\$ 57.20	1%	\$ 56.63	1%	\$ 56.63	USA
SHHIPCLS	HIP CLOSURES WITH NEOPRENE - 10' LENGTHS (STEEL)		\$ 55.10	1%	\$ 54.55	1%	\$ 54.55	USA
SHLOWSLOPEA	LOW SLOPE PANEL CLOSURE- 10' (ALUMINUM)		\$ 22.25	1%	\$ 22.03	1%	\$ 22.03	USA
SHLOWSLOPES	LOW SLOPE PANEL CLOSURE- 10' (STEEL)		\$ 15.90	1%	\$ 15.74	1%	\$ 15.74	USA
SHPANTOOL	PAN END TOOL		\$ 252.00	1%	\$ 249.48	1%	\$ 249.48	USA
SHSEAMERRENT	ELECTRIC SEAMER - RENTAL		\$ 262.50	1%	\$ 259.88	1%	\$ 259.88	USA
SHTAPE	BUTYL TAPE - 1/16" X 1"; 16 ROLLS PER CASE; 45 LF PER ROLL		\$ 151.20	1%	\$ 149.69	1%	\$ 149.69	USA
SHTS512	R-MER SHIELD 12.75" SNOW RETENTION		\$ 32.50	1%	\$ 32.18	1%	\$ 32.18	USA
SHTS516	R-MER SHIELD 16.75" SNOW RETENTION		\$ 28.75	1%	\$ 28.46	1%	\$ 28.46	USA
SHTS518	R-MER SHIELD 18.75" SNOW RETENTION		\$ 28.75	1%	\$ 28.46	1%	\$ 28.46	USA
SHTS524	R-MER SHIELD 24.75" SNOW RETENTION		\$ 28.75	1%	\$ 28.46	1%	\$ 28.46	USA
SSANCHOR	ANCHOR SCREWS PAINTED #12- 14 X 1 1/4" HWH 3-PT W/ BONDED WASHER		\$ 75.00	1%	\$ 74.25	1%	\$ 74.25	USA

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SSBEARPLATE	BEARING PLATES - 3"X5" 16GA		\$ 84.80	1%	\$ 83.95	1%	\$ 83.95	USA
SSBUTYCAULK	BUTYL SEALANT (30 TUBES PER CASE)		\$ 236.25	1%	\$ 233.89	1%	\$ 233.89	USA
SSCLIPPANWALL	WALL PANEL CLIP		\$ 0.48	1%	\$ 0.48	1%	\$ 0.48	USA
SSCLIPSTDG	RMER LOC PANEL CLIP GALV		\$ 192.60	1%	\$ 190.67	1%	\$ 190.67	USA
SSCLIPSTDSS	RMER LOC PANEL CLIP STAINLESS		\$ 599.20	1%	\$ 593.21	1%	\$ 593.21	USA
SSCLT	OFFSET CLEAT 10'		\$ 21.00	1%	\$ 20.79	1%	\$ 20.79	USA
SSDRAW1	SHOP DRAWINGS 1-50 SQUARES		\$ 1,260.00	1%	\$ 1,247.40	1%	\$ 1,247.40	USA
SSDRAW101	SHOP DRAWINGS 101-250 SQUARES		\$ 2,467.50	1%	\$ 2,442.83	1%	\$ 2,442.83	USA
SSDRAW251	SHOP DRAWINGS 251-500 SQUARES		\$ 3,360.00	1%	\$ 3,326.40	1%	\$ 3,326.40	USA
SSDRAW501	SHOP DRAWINGS >500 SQUARES		\$ 3,780.00	1%	\$ 3,742.20	1%	\$ 3,742.20	USA
SSDRAW51	SHOP DRAWINGS 51-100 SQUARES		\$ 1,785.00	1%	\$ 1,767.15	1%	\$ 1,767.15	USA
SSDRAWRE	RMER EDGE SHOP DRAWINGS		\$ 840.00	1%	\$ 831.60	1%	\$ 831.60	USA
SSEDGECP	EDGE STIFFENER 16 OZ COPPER 10' LENGTH		\$ 46.80	1%	\$ 46.33	1%	\$ 46.33	USA
SSEDGEMAL	EDGE STIFFENER .032 & .040 10' LENGTH		\$ 28.10	1%	\$ 27.82	1%	\$ 27.82	USA
SSEDGEMTL	EDGE STIFFENER 24 & 22 GUAGE 10' LENGTH		\$ 21.20	1%	\$ 20.99	1%	\$ 20.99	USA
SSENDCAP	END CAPS FOR SEAMS - MER LOC		\$ 0.95	1%	\$ 0.94	1%	\$ 0.94	USA
SSFABCO	FABCO COMPRESSION FASTENER W WASHER		\$ 315.00	1%	\$ 311.85	1%	\$ 311.85	USA

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SSFS22DGR	FLATSTOCK 22G DESIGNER COLOR		\$ 115.00	1%	\$ 113.85	1%	\$ 113.85	USA
SSFS22PRM	FLATSTOCK 22G PREMIUM COLOR		\$ 128.00	1%	\$ 126.72	1%	\$ 126.72	USA
SSFS22STD	FLATSTOCK 22G STANDARD COLOR		\$ 105.00	1%	\$ 103.95	1%	\$ 103.95	USA
SSFS22STD L	FLATSTOCK R MER LAST 3 COAT		\$ 223.00	1%	\$ 220.77	1%	\$ 220.77	USA
SSFS24DGR	FLATSTOCK 24G DESIGNER COLOR		\$ 104.00	1%	\$ 102.96	1%	\$ 102.96	USA
SSFS24PRM	FLATSTOCK 24G PREMIUM COLOR		\$ 117.00	1%	\$ 115.83	1%	\$ 115.83	USA
SSFS24STD	FLATSTOCK 24G STANDARD COLOR		\$ 95.00	1%	\$ 94.05	1%	\$ 94.05	USA
SSFSBARE032	FLATSTOCK .032 MILL FINISH		\$ 103.00	1%	\$ 101.97	1%	\$ 101.97	USA
SSFSBARE040	FLATSTOCK .040 MILL FINISH		\$ 135.00	1%	\$ 133.65	1%	\$ 133.65	USA
SSFSBARE050	FLATSTOCK .050 MILL FINISH		\$ 166.00	1%	\$ 164.34	1%	\$ 164.34	USA
SSFSBARE22	FLATSTOCK 22G BARE GALVALUME		\$ 81.00	1%	\$ 80.19	1%	\$ 80.19	USA
SSFSBARE24	FLATSTOCK 24G BARE GALVALUME		\$ 73.00	1%	\$ 72.27	1%	\$ 72.27	USA
SSFSDGR032	FLATSTOCK .032 DESIGNER COLOR		\$ 143.00	1%	\$ 141.57	1%	\$ 141.57	USA
SSFSDGR040	FLATSTOCK .040 DESIGNER COLOR		\$ 174.00	1%	\$ 172.26	1%	\$ 172.26	USA
SSFSPRM032	FLATSTOCK .032 PREMIUM COLOR		\$ 155.00	1%	\$ 153.45	1%	\$ 153.45	USA
SSFSPRM040	FLATSTOCK .040 PREMIUM COLOR		\$ 187.00	1%	\$ 185.13	1%	\$ 185.13	USA
SSFSRWDB050	FLATSTOCK .050 STD COLOR		\$ 200.00	1%	\$ 198.00	1%	\$ 198.00	USA
SSFSSTD032	FLATSTOCK .032 STANDARD COLOR		\$ 135.00	1%	\$ 133.65	1%	\$ 133.65	USA

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SSFSSTD040	FLATSTOCK .040 STANDARD COLOR		\$ 166.00	1%	\$ 164.34	1%	\$ 164.34	USA
SSGABLECPE	RMER LOC GABLE GALV		\$ 1.60	1%	\$ 1.58	1%	\$ 1.58	USA
SSGABLECPST	RMER LOC GABLE STAINLESS		\$ 3.20	1%	\$ 3.17	1%	\$ 3.17	USA
SSHAT	HAT CHANNELS 1 1/2"H X 144"		\$ 15.90	1%	\$ 15.74	1%	\$ 15.74	USA
SSJ024	"J" TRIM (24 GAUGE GALVANIZED - KYNAR COATED)		\$ 13.50	1%	\$ 13.37	1%	\$ 13.37	USA
SSJ032	"J" TRIM (ALUMINUM - KYNAR COATED)		\$ 19.25	1%	\$ 19.06	1%	\$ 19.06	USA
SSKNEES	KNEES - PAIR		\$ 21.00	1%	\$ 20.79	1%	\$ 20.79	USA
SSLAP	PANEL LAP SCREWS PAINTED 1/4-14 X 7/8" HWH 1-PT W/ BONDED WASHER		\$ 75.00	1%	\$ 74.25	1%	\$ 74.25	USA
SSNEOHEAD	NEOPRENE HEAD/HIP CLOSURES 25' ROLLS		\$ 63.00	1%	\$ 62.37	1%	\$ 62.37	USA
SSNEORAKE	JAMB, RAKE CLOSURE FOAM W. ADH 50LF PER RL		\$ 89.25	1%	\$ 88.36	1%	\$ 88.36	USA
SSNEOVAL	EAVE, VALLEY CLOSURE (FOAM ONLY) 50LF PER RL		\$ 89.25	1%	\$ 88.36	1%	\$ 88.36	USA
SSPAINTKYN	TOUCH-UP PAINT - 2 OZ CAN		\$ 27.00	1%	\$ 26.73	1%	\$ 26.73	USA
SSPANCAKEHD	PANCAKE HEAD SCREW: UNPAINTED, #10-16 X 1" - SPECIFY WOOD OR SHEET METAL POINT		\$ 26.25	1%	\$ 25.99	1%	\$ 25.99	USA
SSPANWALLSILL	WALL PANEL SILL TRIM		\$ 38.00	1%	\$ 37.62	1%	\$ 37.62	USA
SSRIDGECLEAT	VENTED RIDGE CLEAT STAINLESS STEEL 10'		\$ 63.60	1%	\$ 62.96	1%	\$ 62.96	USA
SSRIVETBIT16	3/16" DRILL BITS TO MATCH 3/16" POP RIVETS		\$ 50.40	1%	\$ 49.90	1%	\$ 49.90	USA

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SSRIVETBIT8	1/8" DRILL BITS TO MATCH 1/8" POP RIVETS		\$ 37.80	1%	\$ 37.42	1%	\$ 37.42	USA
SSRIVETCLOSE	1/8" CLOSED END SS RIVETS		\$ 50.40	1%	\$ 49.90	1%	\$ 49.90	USA
SSRIVETMILL	3/16" CLOSED END SS RIVETS		\$ 69.30	1%	\$ 68.61	1%	\$ 68.61	USA
SSRIVETS	1/8" SS RIVETS - COLORED TO MATCH		\$ 34.65	1%	\$ 34.30	1%	\$ 34.30	USA
SSSEALANT	TRIPOLYMER SEALANT (CLEAR, 24 TUBES PER CASE)		\$ 359.10	1%	\$ 355.51	1%	\$ 355.51	USA
SSSHIM.0625	PLASTIC SHIMS 1/16" THICKNESS 1000PC/CASE		\$ 315.00	1%	\$ 311.85	1%	\$ 311.85	USA
SSSHIM.125	PLASTIC SHIMS 1/8" THICKNESS 500PC/CASE		\$ 288.75	1%	\$ 285.86	1%	\$ 285.86	USA
SSSHIM.25	PLASTIC SHIMS 1/4" THICKNESS 400PC/CASE		\$ 294.00	1%	\$ 291.06	1%	\$ 291.06	USA
SSSNOWAD	SNOW GUARDS ADHESIVE (24 PER CASE)		\$ 315.00	1%	\$ 311.85	1%	\$ 311.85	USA
SSSNOWG	ADHERED SNOW GUARDS MILL FIN		\$ 2.50	1%	\$ 2.48	1%	\$ 2.48	USA
SSSNOWGPT250	ADHERED SNOW GUARDS MIN 250		\$ 5.60	1%	\$ 5.54	1%	\$ 5.54	USA
SSSNOWGPT350	ADHERED SNOW GUARDS MIN 350		\$ 5.30	1%	\$ 5.25	1%	\$ 5.25	USA
SSSNOWGPT500	ADHERED SNOW GUARDS MIN 500		\$ 4.35	1%	\$ 4.31	1%	\$ 4.31	USA
SSSPREADER	SPREADER BAR RENTAL WEEKLY + FREIGHT		\$ 2,625.00	1%	\$ 2,598.75	1%	\$ 2,598.75	USA
SST5	SCREW FOR STRUCTURAL STEEL: PAINTED, #12-24 X 1-1/2" HWH 5-PT W/ BONDED WASHER		\$ 279.00	1%	\$ 276.21	1%	\$ 276.21	USA

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SSTAPE	BUTYL TAPE 1/16" X 1" X 45 FT (16 ROLLS/720 LF PER CASE)		\$ 151.20	1%	\$ 149.69	1%	\$ 149.69	USA
SSVCLOSEAL	VALLEY CLOSURES .032 & .040 10' LENGTH		\$ 28.10	1%	\$ 27.82	1%	\$ 27.82	USA
SSVCLOSECP	VALLEY CLOSURES 16 OZ. COPPER 10' LENGTH		\$ 46.80	1%	\$ 46.33	1%	\$ 46.33	USA
SSVCLOSEMTL	VALLEY CLOSURES 24 & 22 GUAGE 10' LENGTH		\$ 21.20	1%	\$ 20.99	1%	\$ 20.99	USA
SSZ14G	14 GAUGE Z CHANNEL 2 1/2"H X 144"		\$ 82.70	1%	\$ 81.87	1%	\$ 81.87	USA
SSZ14G4	14 GAUGE Z CHANNEL 4"H X 144"		\$ 89.05	1%	\$ 88.16	1%	\$ 88.16	USA
SSZ164	16 GAUGE Z CHANNEL 4"H X 144"		\$ 73.15	1%	\$ 72.42	1%	\$ 72.42	USA
SSZ16G	16 GAUGE Z CHANNEL 2 1/2"H X 144"		\$ 66.80	1%	\$ 66.13	1%	\$ 66.13	USA
SSZ184	18 GAUGE Z CHANNEL 4"H X 144"		\$ 69.95	1%	\$ 69.25	1%	\$ 69.25	USA
SSZ18G	18 GAUGE Z CHANNEL 2 1/2"H X 144"		\$ 63.60	1%	\$ 62.96	1%	\$ 62.96	USA
SSZCLOSE22	HEAD/HIP ZEE CLOSURES 22G - 10'		\$ 33.90	1%	\$ 33.56	1%	\$ 33.56	USA
SSZCLOSE24	HEAD/HIP ZEE CLOSURES 24G - 10'		\$ 30.75	1%	\$ 30.44	1%	\$ 30.44	USA
SSZCLOSEAL32	HEAD/HIP ZEE CLOSURES .032 - 10'		\$ 33.30	1%	\$ 32.97	1%	\$ 32.97	USA
SSZCLOSEAL40	HEAD/HIP ZEE CLOSURES .040 - 10'		\$ 36.40	1%	\$ 36.04	1%	\$ 36.04	USA
SSZCLOSEAL50	HEAD/HIP ZEE CLOSURES .050 - 10'		\$ 42.65	1%	\$ 42.22	1%	\$ 42.22	USA
SSZCLOSECO	HEAD/HIP CLOSURE (ZEE CHANNEL) 10' L COPPER		\$ 62.40	1%	\$ 61.78	1%	\$ 61.78	USA

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SSZIP	ZIP SCREW: PAINTED, #8 X 1/2" ROUND WASHER HEAD		\$ 47.25	1%	\$ 46.78	1%	\$ 46.78	USA
TS512	RMER SPAN 12" SNOW RETENTION		\$ 41.50	1%	\$ 41.09	1%	\$ 41.09	USA
TS516	RMER SPAN 16" SNOW RETENTION		\$ 35.70	1%	\$ 35.34	1%	\$ 35.34	USA
TS518	RMER SPAN 18" SNOW RETENTION		\$ 32.80	1%	\$ 32.47	1%	\$ 32.47	USA
US512	RMER LOC 12" SNOW RETENTION		\$ 37.50	1%	\$ 37.13	1%	\$ 37.13	USA
US516	RMER LOC 16" SNOW RETENTION		\$ 32.50	1%	\$ 32.18	1%	\$ 32.18	USA
US518	RMER LOC 18" SNOW RETENTION		\$ 30.50	1%	\$ 30.20	1%	\$ 30.20	USA
AERO-200	AEROSIL-200 - 10 LBS Bag		\$ 169.45	N/A	N/A	25%	\$ 127.09	USA
CRYS-SILICA-16-20	CRYSTALLINE SILICA 16/20 (35 EA/PALLET) - 100 LBS		\$ 18.57	N/A	N/A	25%	\$ 13.93	USA
DEX-ACRY-BASE-1	DEXCELENT BASE COAT - 1 GALLON		\$ 41.63	N/A	N/A	25%	\$ 31.22	USA
DEX-ACRY-BASE-5	DEXCELENT BASE COAT - 5 GALLON		\$ 198.83	N/A	N/A	25%	\$ 149.12	USA
DEX-ACRY-FNSH-1	DEXCELENT / TEXCRETE FINAL COAT - 1 GALLON		\$ 43.77	N/A	N/A	25%	\$ 32.83	USA
DEX-ACRY-FNSH-5	DEXCELENT / TEXCRETE FINAL COAT - 5 GALLON		\$ 200.50	N/A	N/A	25%	\$ 150.38	USA
DEX-ACRY-II-BASE-5	DEXCELENT-II BASE COAT - 5 GALLON		\$ 198.83	N/A	N/A	25%	\$ 149.12	USA
DEX-ACRY-II-FNSH-5	DEXCELENT II-FINAL COAT - 6 STANDARD COLORS - 5 GALLON		\$ 200.50	N/A	N/A	25%	\$ 150.38	USA

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017

Dated 1/24/2016

Price Effective February 2, 2017

PRODUCT PROPOSAL WITH PRICING MODIFICATION

MFR PART NO	PRODUCT NAME	GREEN CERTIFICATION (ENERGY STAR, FEMP, or BIOPREFERRED)	COMMERCIAL LIST PRICE	DISCOUNT OFFERED TO GSA (%)	GSA PRICE W/O IFF FEE	U.S. Communities (%) DISCOUNT	U.S. Communities OFFER PRICE	COO
DEX-ACRY-II-TEXT-5	DEXCELENT-II TEXTURE COAT, LIQUID ADHESIVE - 5 GALLON		\$ 91.83	N/A	N/A	25%	\$ 68.87	USA
DEX-ACRY-TEXT-1	DEXCELENT TEXTURE COAT - 1 GALLON		\$ 38.70	N/A	N/A	25%	\$ 29.03	USA
DEX-ACRY-TEXT-5	DEXCELENT TEXTURE COAT - 5 GALLON		\$ 166.17	N/A	N/A	25%	\$ 124.63	USA
DEX-CRETE-LQD-ADH-1	(DEXCELENT-II), DEXCELCRETE LIQUID ADHESIVE - 1 GALLON		\$ 22.03	N/A	N/A	25%	\$ 16.52	USA
DEX-CRETE-LQD-ADH-5	(DEXCELENT-II), DEXCELCRETE LIQUID ADHESIVE - 5 GALLON		\$ 91.83	N/A	N/A	25%	\$ 68.87	USA
DEX-CRETE-PWDR	(DEXCELENT-II), DEXCELCRETE GRAY POWDER ONLY - 50 LBS BAG		\$ 17.38	N/A	N/A	25%	\$ 13.04	USA
DEX-II-PTCH-CMPD	DEXCELENT-II TEXTURE COAT WHITE POWDER ONLY - 50 LBS BAG		\$ 22.55	N/A	N/A	25%	\$ 16.91	USA
DEX-PTCH-CMPD-1	DEXCELENT PATCHING COMPOUND - 1 GALLON		\$ 46.87	N/A	N/A	25%	\$ 35.15	USA
ENVIRO-7-5	ENVIRO-PRIME #7-WB WATER- BASED LOW VOC EPOXY PRIMER (3 PART KIT) - 5 GALLON		\$ 226.34	N/A	N/A	25%	\$ 169.76	USA
EZ-DRAIN-HD-HRZTL	EZE-DRAIN HD - HORIZONTAL DRAINAGE - 200 SQ.FT. ROLL		\$ 254.45	N/A	N/A	25%	\$ 190.84	USA
EZ-DRAIN-V2-VRTCL	EZE-DRAIN V-2 VERTICAL DRAINAGE - 200 SQ.FT. ROLL		\$ 196.12	N/A	N/A	25%	\$ 147.09	USA
EZ-DRAIN-VRTCL	EZE-DRAIN V - VERTICAL DRAINAGE - 200 SQ.FT. ROLL		\$ 176.67	N/A	N/A	25%	\$ 132.50	USA

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017

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FBR-MAT-100	FIBERGLASS MAT- 50" WIDTH (100 SQ.FT.)		\$ 35.00	N/A	N/A	25%	\$ 26.25	USA
FBR-MAT-200	FIBERGLASS MAT- 50" WIDTH (200 SQ.FT.)		\$ 65.00	N/A	N/A	25%	\$ 48.75	USA
FBR-MAT-500	FIBERGLASS MAT- 50" WIDTH (500 SQ.FT.)		\$ 151.67	N/A	N/A	25%	\$ 113.75	USA
FBR-MAT-FCTRY	FIBERGLASS MAT- 50" WIDTH FACTORY ROLL (1700 - 1800 SQ.FT.) - SOLD PER SQ.FT.		\$ 0.30	N/A	N/A	25%	\$ 0.23	USA
GLSS-REINFRC- FBRC-36	WG WHITE GLASS REINFORCING FABRIC 36"		\$ 110.11	N/A	N/A	25%	\$ 82.58	USA
GLSS-REINFRC- TAPE-3	WG WHITE GLASS REINFORCING TAPE 3"		\$ 9.83	N/A	N/A	25%	\$ 7.37	USA
MCP-3000-H-SC-5	MCP-3000-H-SC (HORIZONTAL GRADE MEMBRANE) (200 VOC) - 5 GALLON		\$ 145.17	N/A	N/A	25%	\$ 108.88	USA
MCP-3000-RG-SC-5	MCP-3000-RG-SC (ROLLER GRADE VERTICAL MEMBRANE) (100 VOC) - 5 GALLON		\$ 155.58	N/A	N/A	25%	\$ 116.69	USA
MNTR-AGGR-1-20	MONTEREY AGGREGATE # 1/20 (35 EA/PALLET) - 100 LBS		\$ 29.23	N/A	N/A	25%	\$ 21.92	USA
MNTR-AGGR-2-16	MONTEREY AGGREGATE #2/16 (35 EA/PALLET) - 100 LBS		\$ 28.13	N/A	N/A	25%	\$ 21.10	USA
MNTR-AGGR-60	MONTEREY AGGREGATE # 60 (35 EA/PALLET) - 100 LBS		\$ 17.07	N/A	N/A	25%	\$ 12.80	USA
MNTR-AGGR-B-23	MONTEREY AGGREGATE #B-23 BLEND - 100 LBS		\$ 35.90	N/A	N/A	25%	\$ 26.93	USA
POLY-FBRC-12	PW POLYESTER FABRIC 12" - 12" X 324'		\$ 86.12	N/A	N/A	25%	\$ 64.59	USA
POLY-FBRC-4	PW POLYESTER FABRIC 4" - 4" X 324'		\$ 26.39	N/A	N/A	25%	\$ 19.79	USA

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017

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Price Effective February 2, 2017

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POLY-FBRC-40	PW POLYESTER FABRIC 40" - 1080 SQ.FT. ROLL		\$ 197.12	N/A	N/A	25%	\$ 147.84	USA
POLY-FBRC-6	PW POLYESTER FABRIC 6" - 6" X 324'		\$ 38.42	N/A	N/A	25%	\$ 28.82	USA
PRMA-FNSH-5	PERMASHIELD TOP COAT - 6 STANDARD COLORS - 5 GALLON		\$ 200.50	N/A	N/A	25%	\$ 150.38	USA
PRTC-BRD-VRTCL	V - 1/4 INCH VERTICAL PROT.BOARD - 200 SQ.FT BUNDLE		\$ 62.57	N/A	N/A	25%	\$ 46.93	USA
PRTC-BRD-HRZTL	H - HORIZONTAL PROTECTION PANEL - 108 SQ.FT. ROLL		\$ 34.25	N/A	N/A	25%	\$ 25.69	USA
RBBR-FINE-40-100	40/100 FINE MIXING RUBBER - 50 LBS		\$ 70.38	N/A	N/A	25%	\$ 52.79	USA
RBBR-GRAN-14-30	14/30 MESH RUBBER GRANULES - 55 LBS		\$ 92.32	N/A	N/A	25%	\$ 69.24	USA
TCRETE-LQD-ADH- 1	TEXCRETE TEXTURE, LIQUID ADHESIVE - 1 GALLON		\$ 22.03	N/A	N/A	25%	\$ 16.52	USA
TCRETE-LQD-ADH- 5	TEXCRETE TEXTURE, LIQUID ADHESIVE - 5 GALLON		\$ 91.83	N/A	N/A	25%	\$ 68.87	USA
TCRETE-PWDR	TEXCRETE WHITE TEXTURE, POWDER ONLY - 50 LBS BAG		\$ 22.55	N/A	N/A	25%	\$ 16.91	USA
UDEK-6430-5	UREA-DEK 6430 PURE URETHANE BASE MEMBRANE - 5 GALLON KIT		\$ 208.33	N/A	N/A	25%	\$ 156.25	USA
UDEK-6460-5	UREA-DEK 6460 PURE POLYUREA BASE MEMBRANE - 5 GALLON KIT		\$ 284.42	N/A	N/A	25%	\$ 213.32	USA
UDEK-6470-5	UREA-DEK 6470 PURE POLYUREA BASE MEMBRANE - 5 GALLON KIT		\$ 284.42	N/A	N/A	25%	\$ 213.32	USA

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017

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UDEK-6500-5	UREA-DEK 6500 POLYUREA TOP COAT (100% SOLIDS) - 5 GALLON KIT		\$ 354.78	N/A	N/A	25%	\$ 266.09	USA
UDEK-6500-RC	UREA-DEK 6500-RC POLYUREA TOP COAT (SOLVENT FREE) - 4.5 GALLON KIT		\$ 334.49	N/A	N/A	25%	\$ 250.87	USA
UI-7015-250	UI-7015 CLEAR SEALER COAT (250 VOC) - 5 GALLON		\$ 392.33	N/A	N/A	25%	\$ 294.25	USA
UI-7015-400	UI-7015 CLEAR SEALER COAT (400 VOC) - 5 GALLON		\$ 353.83	N/A	N/A	25%	\$ 265.37	USA
UI-7015-SC	UI-7015-SC CLEAR TOP COAT (100 VOC) - 5 GALLON		\$ 401.17	N/A	N/A	25%	\$ 300.88	USA
UI-7050-1.5	UI-7050 EPOXY 100% SOLIDS EPOXY PRIMER 2 COMPONENT PRIMER / BINDER - 1.5 GALLON KIT		\$ 103.30	N/A	N/A	25%	\$ 77.48	USA
UI-7050-15	UI-7050 EPOXY 100% SOLIDS EPOXY PRIMER 2 COMPONENT PRIMER / BINDER - 15 GALLON KIT		\$ 933.00	N/A	N/A	25%	\$ 699.75	USA
UI-7050-3	UI-7050 EPOXY 100% SOLIDS EPOXY PRIMER 2 COMPONENT PRIMER / BINDER - 3 GALLON KIT		\$ 196.60	N/A	N/A	25%	\$ 147.45	USA
UI-7112-10	UI-7112 (2 COMPONENT SOLVENT BASED, QUICK DRY EPOXY PRIMER) (650 VOC) - 10 GALLON KIT		\$ 408.83	N/A	N/A	25%	\$ 306.62	USA

Garland/DBS, Inc.'s Pricing for Direct Material Purchases for 2017

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UI-7112-2	UI-7112 (2 COMPONENT SOLVENT BASED, QUICK DRY EPOXY PRIMER) (650 VOC) - 2 GALLON KIT		\$ 88.43	N/A	N/A	25%	\$ 66.32	USA
UI-7113	UI-7113 -REJUVENATOR ADDITIVE - 1/2 PINT		\$ 22.00	N/A	N/A	25%	\$ 16.50	USA
UI-7119-10	UI-7119 PRIMER (2 COMPONENT SOLVENT BASED PRIMER) EPOXY PRIMER (250 VOC) - 10 GALLON		\$ 564.33	N/A	N/A	25%	\$ 423.25	USA
UI-7119-2	UI-7119 PRIMER (2 COMPONENT SOLVENT BASED PRIMER) EPOXY PRIMER (250 VOC) - 2 GALLON		\$ 119.53	N/A	N/A	25%	\$ 89.65	USA
UI-9599-PT	UI-9599 ACCELERATOR - PINT		\$ 7.00	N/A	N/A	25%	\$ 5.25	USA
UI-9599-QT	UI-9599 ACCELERATOR - QUART		\$ 14.00	N/A	N/A	25%	\$ 10.50	USA
UI-9599-1	UI-9599 ACCELERATOR - 1 GALLON		\$ 56.00	N/A	N/A	25%	\$ 42.00	USA
UI-9801-PT	UI-9801 ACCELERATOR - PINT		\$ 18.95	N/A	N/A	25%	\$ 14.21	USA
UI-9801-QT	UI-9801 ACCELERATOR - QUART		\$ 36.32	N/A	N/A	25%	\$ 27.24	USA
UI-9801-1	UI-9801ACCELERATOR - 1 GALLON		\$ 136.84	N/A	N/A	25%	\$ 102.63	USA
VRP-111	VRP-111 VAPOR REDUCING EPOXY PRIMER - 1-2/3 GALLON KIT		\$ 100.00	N/A	N/A	25%	\$ 75.00	USA
MCPS-20	MOISTURE-CURING, SINGLE- COMPONENT NON-SAG POLYURETHANE SEALANT - 20 OZ. SAUSAGES		\$ 22.67	N/A	N/A	25%	\$ 17.00	USA



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

Meeting: 09/25/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6535

DOC ID: 2879

Ordinance No. 6535, An Ordinance Approving A Final Planned Unit Development Plan for Lot 1 of Roosevelt Glen Corporate Center, a Special Use Permit for a Drive-Thru, and Variations from the Sign Code for CVS Pharmacy Proposed on Property Commonly Known as 739 Roosevelt Road (Planning and Development Director Hulseberg)

Background: TMC Illinois 2, LLC, regional developer for CVS Pharmacy, future tenant of 739 Roosevelt Road, is requesting approval of a Final Planned Unit Development for Lot 1 of the Roosevelt Glen Corporate Center, a Special Use Permit, and Variations from the Sign Code to construct and operate a CVS Pharmacy with a drive-thru.

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

1. A Final Planned Unit Development in accordance with Section 10-10-15(D) of the Zoning Code.
2. A Special Use Permit for a drive-in commercial facility (drive-thru pharmacy) in accordance with Section 10-4-15(B)9 of the Zoning Code.
3. The following variations from the Glen Ellyn Sign Code:
 - a. A Variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow six establishment signs in lieu of the maximum two signs permitted for a corner lot.
 - b. A Variation from Section 4-5-10(B) to allow a freestanding sign on Lot 1 for the CVS Pharmacy where one would not otherwise be permitted.
 - c. A Variation from Section 4-5-6 to allow a window sign to cover 100% of the total window area in lieu of the maximum 50% to be covered.

On February 13, 2017 the Village Board approved Ordinance No. 6478 which granted among other things, approval of a Preliminary Planned Unit Development for the Roosevelt Glen Corporate Center with a future pharmacy use proposed on Lot 1 of the development. The petitioner is proposing to construct a new 13,111 square foot 24-hour full-service CVS Pharmacy with a drive-thru. The hours of operation for the drive-thru are proposed to be 8:00 a.m. to 10:00 p.m.

Plan Commission Recommendation: The Plan Commission considered the petitioner's applications for approval of the Final Planned Unit Development for Lot 1 of the Roosevelt Glen Corporate Center, the Special Use Permit, and the Variations from the Sign Code at a public hearing on September 14, 2017. One (1) member of the public spoke at the hearing in support of the project

and One (1) member of the public asked general questions about the project. By a vote of six (6) “yes” and zero (0) “no”, the Plan Commission recommended approval of the Final Planned Unit Development for Lot 1 of the Roosevelt Glen Corporate Center, the Special Use Permit, and the Variations from the Sign Code

Exterior Appearance Recommendation: Staff has reviewed the request for Exterior Appearance for the renovated building and found the proposed construction 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 a Final Planned Unit Development for Lot 1 of the Roosevelt Glen Corporate Center, a Special Use Permit, Variations from the Sign Code, and Exterior Appearance. A draft Ordinance approving these requests is attached for consideration at the September 25, 2017 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Draft Plan Commission Meeting Minutes-September 14, 2017 – Exhibit “A” (To Be Distributed at the Village Board Meeting)
- Site Plan – Exhibit “B”
- Landscape Plan – Exhibit “C”
- Building Elevations – Exhibit “D”
- Photometric Plan – Exhibit “E”
- Sign Elevations – Exhibit “F”
- Trash Enclosure – Exhibit “G”
- Project Narrative
- Special Use Findings of Fact
- Sign Variation Findings of Fact

CC: Attorney Peter Bazos, Representative of the Petitioner

Ordinance 6535

Meeting of September 25, 2017

Village Of Glen Ellyn

**Ordinance No. 6535
An Ordinance Approving
A Final Planned Unit Development Plan for Lot 1 of Roosevelt Glen Corporate Center, a
Special Use Permit for a Drive-Thru, and Variations from the Sign Code for CVS Pharmacy
Proposed on Property Commonly Known as 739 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. 6535
An Ordinance Approving**

**A Final Planned Unit Development Plan for Lot 1 of Roosevelt Glen Corporate Center, a
Special Use Permit for a Drive-Thru, and Variations from the Sign Code for CVS Pharmacy
Proposed on Property Commonly Known as 739 Roosevelt Road
Glen Ellyn, Illinois 60137**

Whereas, TMC Illinois 2, LLC, regional developer for CVS Pharmacy, future tenant of property commonly known as 739 Roosevelt Road, has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Final Planned Unit Development Plan for Lot 1 of Roosevelt Glen Corporate Center
- B. A Special Use Permit for a drive-in commercial facility (drive-thru pharmacy) in accordance with Section 10-4-15(B)9 of the Zoning Code.
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A Variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow six establishment signs in lieu of the maximum two signs permitted for a corner lot.
 - 2. A Variation from Section 4-5-10(B) to allow a freestanding sign on Lot 1 for the CVS Pharmacy where one would not otherwise be permitted.
 - 3. A Variation from Section 4-5-6 to allow a window sign to cover 100% of the total window area in lieu of the maximum 50% to be covered.
- D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508

all to accommodate the construction and operation of a CVS Pharmacy with a drive-thru; and

Whereas, the Village Board approved Ordinance 6478 on February 13, 2017 granting approval of, among other items, a Preliminary Planned Unit Development for the subject property for a proposed pharmacy use; and

Whereas, the subject property is located at the southeast corner of Roosevelt Road and Nicoll Way in the C3 Service Commercial District; and

Whereas, the property is legally described as follows:

LOT 1 OF ROOSEVELT NICOLL, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 2017 AS DOCUMENT NUMBER R2017-085034 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-23-202-033

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 September 14, 2017 at which hearing the Plan Commission considered the petitioner's request for approval of the requested Final Planned Unit Development, Special Use Permit, and Variations from the Sign Code; and

Whereas, at the September 14, 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 support of the proposal and one (1) person asked general questions about 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 six (6) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the September 14, 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 September 14, 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 Final Planned Unit Development and Special Use Permit is consistent with the goals of the Glen Ellyn Zoning 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:

Section One: The minutes from the September 14, 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 September 14, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission for the Final Planned Unit Development Plan, Special Use Permit, and Variations 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 Final Planned Unit Development Plan for Lot 1 of the Roosevelt Glen Corporate Center, Special Use Permit for a drive-thru, Variations from the Sign Code, and the Exterior Appearance to allow the construction and operation of CVS Pharmacy with a drive-thru at the property commonly known as 739 Roosevelt Road.

Section Three: The granting of the approvals for the Final Planned Unit Development Plan, Special Use Permit, 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 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 Final Planned unit Development stamped received June 9, 2017
 2. Application for a Special Use Permit stamped received June 9, 2017
 3. Application for a Sign Variation stamped received June 9, 2017
 4. Application for Exterior Appearance Review stamped received June 9, 2017
 5. Narrative prepared by the petitioner stamped received June 9, 2017
 6. Final Site Plan prepared by V3 Companies (Sheet C1.1) stamped received September 7, 2017, attached hereto as Exhibit "B"
 7. Landscape Plan prepared by Daniel Weinbach & Partners (Sheet L-1.0 and L-1.1) stamped received September 7, 2017, attached hereto as Exhibit "C"
 8. Building Elevation prepared by NORR, LLC stamped received August 17, 2017, attached hereto as Exhibit "D"
 9. Photometric Plan prepared by Hubbell Lighting, Inc, stamped received September 7, 2017, attached hereto as Exhibit "E"
 10. Light Fixture Cut-sheets prepared by Solid State Luminaries (Two pages) stamped received September 7, 2017
 11. Light Fixture Cut-sheets prepared by Lithonia Lighting (Two pages) stamped received September 7, 2017
 12. Light Fixture Cut-sheets prepared by Spectrum Lighting (Two pages) stamped received September 7, 2017
 13. Light Fixture Cut-sheet prepared by WAC Lighting stamped received September 7, 2017
 14. Mechanical Screening Cut-sheets prepared by Envisor Screening Systems (Six pages) stamped received September 7, 2017
 15. Sign Plan Set prepared by ICON Signs (Five Sheets), stamped received September 7, 2017, attached hereto as Exhibit "F"
 16. Trash Enclosure Elevations prepared by NORR, LLC (Sheet 02), stamped received September 7, 2017, attached hereto as Exhibit "G"

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Final Planned Unit Development, Special Use Permit, Sign Variations, and the Exterior Appearance approved herein, provided that all the

conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless 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.

Ordinance 6535

Meeting of September 25, 2017

Village President

Attest:_____
Village Clerk

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

ATTACHMENTS:

- Location Map (PDF)
- Draft Plan Commission Minutes 9.14.17 - Exhibit A (PDF)
- Final Site Plan-Exhibit B (PDF)
- Landscape Plan-Exhibit C (PDF)
- Building Elevation - Exhibit D (PDF)
- Photometric Plan-Exhibit E (PDF)
- Sign Elevations - Exhibit F (PDF)
- Trash Enclosure - Exhibit G (PDF)
- Project Narrative (PDF)
- Special Use Findings of Fact (PDF)
- Sign Variation Findings of Fact (PDF)

Location Map 739 Roosevelt Road



Map created on September 8, 2017.

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

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

Exhibit "A"

PLAN COMMISSION

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SEPTEMBER 14, 2017

PUBLIC HEARING – 739 ROOSEVELT ROAD – CVS PHARMACYFINAL PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT AND SIGN VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT FOR LOT 1 OF THE ROOSEVELT GLEN CORPORATE CENTER, A SPECIAL USE PERMIT AND SIGN VARIATIONS FOR THE PROPERTY LOCATED AT 739 ROOSEVELT ROAD TO ALLOW A CVS PHARMACY WITH A DRIVE-THRU. THE SUBJECT PROPERTY IS LOCATED ON LOT 1 OF THE ROOSEVELT GLEN CORPORATE CENTER AT THE SOUTHEAST CORNER OF ROOSEVELT ROAD AND NICOLL WAY IN THE C3 SERVICE COMMERCIAL DISTRICT.

(TMC Illinois 2, LLC, the regional developer of CVS Pharmacy)

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

Staff Introduction

Village Planner John Sterrett stated this public hearing is for a final Planned Unit Development for Lot 1 of Roosevelt Glen Corporate Center as well as a Special Use Permit for a drive-thru associated with the proposed CVS Pharmacy and variations from the sign code. Mr. Sterrett stated that the subject property is located at 739 Roosevelt Road in the Roosevelt Glen Corporate Center and he displayed an aerial photograph of the subject area. Mr. Sterrett stated that Roosevelt Road is located north of the subject property and Roosevelt Glen Corporate Center is at the southeast corner of Roosevelt Road and Nicoll Way in the C3 Service Commercial District. Mr. Sterrett displayed a photograph of the subject property as it previously existed with a 3-story office structure that was taken down as part of the redevelopment of the corporate center.

Mr. Sterrett stated that the Roosevelt Glen Corporate Center obtained some approvals from the Village Board on February 13, 2017 that included a zoning map amendment to re-zone the whole development from C4 Office District to C3 Service Commercial, a preliminary Planned Unit Development for the entire site and a final Planned Unit Development for Lot 2 which is for a Panera Bread restaurant with a drive-thru that is currently under construction. He stated there is also a major subdivision approval to re-figure the lot lines within the complex and also a Special Use Permit as there is a drive-thru component to the Panera Bread restaurant.

Mr. Sterrett stated that a CVS Pharmacy will now be located on Lot 1. This proposal is to construct a 13,111-square foot 24-hour CVS Pharmacy with a drive-thru that would have hours of 8:00 a.m. to 10:00 p.m. located at the rear of the building. He added there will be 65 parking stalls which would exceed the 53 required parking stalls for the use. Mr. Sterrett added that there are four proposed wall signs on the building, one window sign and a free-standing monument sign. Mr. Sterrett stated that Panera Bread received a variation from the sign code through the Architectural Review Commission and approval from the Village Board to allow for

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their free-standing sign. Mr. Sterrett stated that CVS has a window sign and window signs are exempt signage provided that they do not cover more than 50 percent of the glass that they are located on or behind. He stated that the CVS sign is unique because of the heart graphic that is in the corner of the building that encompasses the entire glass. He added that the façade behind the glass is covered with a red finish and there is a white heart that is located on that finish so because of that, staff is considering that entire element a window sign. Mr. Sterrett stated that on the north elevation along Roosevelt Road, there is a 74.43-square foot CVS Pharmacy with a red heart logo with the same design on the west elevation. He stated that on the south elevation there are two 17-1/2-square foot signs that will say "Drive-Thru Pharmacy." Mr. Sterrett also stated that the overall square footage of the glass of the window will be just under 200 square feet and the white heart logo component will be 67.75 square feet. He also stated that the free-standing sign will be 15 feet tall with a 2-foot 2-inch base to match the building and the sign component of this free-standing sign will be 19.7 square feet. Mr. Sterrett added that this sign as a stand-alone is code compliant, however, because the sign is free-standing for a single tenant for a use within an overall larger development, a variation is required.

Mr. Sterrett stated that the signage component to this project did go through a pre-application meeting with the Architectural Review Commission. He stated that comments from the ARC dealt primarily with the proposed heart logo and the free-standing sign. He stated that the ARC felt that the free-standing sign should be similar to the Panera Bread free-standing sign as far as the height.

Staff Responses to Questions from the Plan Commission

Plan Commissioner Heming-Littwin asked if Panera came in with their sign at 9 feet or was there a recommendation for them to make the sign smaller. Mr. Sterrett stated that Panera came in with the sign at 9 feet, however, staff recommended that the base be lowered and it is now at 3 feet. Mr. Sterrett responded to Plan Commissioner Loftus that the sign being proposed by the petitioner meets the code regarding size.

Petitioner's Presentation

Peter C. Bazos, the petitioner's attorney, of 1250 Larkin Avenue, Suite 100, Elgin, IL stated that he represents TMC Illinois 2, LLC which is an Indianapolis based development firm that does a great deal of development work for the Rhode Island-based public company called CVS. He introduced A. J. Barbato, Executive Vice President of Real Estate for T.M. Crowley, 501 Pennsylvania Parkway, Suite 100, Indianapolis, IN, Charlie Haapala, architect and construction manager for T.M. Crowley, 501 Pennsylvania Parkway, Suite 100, Indianapolis, IN who would be the project manager in Glen Ellyn and Brad Prischman, a civil engineer from V3 Companies, 7325 Janes Avenue, Woodridge, IL.

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Mr. Bazos stated that the property they are proposing to put a CVS Pharmacy on is Lot 1 of the recently approved Roosevelt Glen Corporate Center. He stated that if approved by the Village, a brand new 13,111-square foot full service pharmacy with a drive-thru window will be built at that location. He stated that the pharmacy will offer traditional prescriptions and non-prescriptions as well as a broad range of other products. He added that the store would like to operate on a 24-hour per day, 7-day per week basis if economic conditions justify that, adding that initially the store would not operate on a 24-hour basis. He stated he understands that the store would also be allowed to seek a liquor license at some point in the future.

Mr. Bazos stated that they are at this public hearing to request final PUD approval for Lot 1 as was recently given to Panera for Lot 2, a special use for the drive-thru and three sign variations. Mr. Bazos stated a pharmacy is a permitted use in the C3 zoning district and added that this location on Roosevelt Road is ideal for this type of use which will generate substantial amounts of sales tax and employment opportunities. He added that no economic incentive requests are being made to the Village. He also stated that the record includes their responses as to how their petition meets the standards for a special use for a drive-thru and the proposed signage variations.

Mr. Bazos stated if their proposal was not part of a larger subdivision, the monument sign they are proposing at 15 feet tall and within the setback would meet the Village code. Mr. Bazos stated that the window logo over the entrance to the store is a very important feature for CVS and is essential to their branding. He stated that the reason this logo is non-compliant is that the red heart exceeds 50 percent of the window area. Mr. Bazos stated they are willing to lower the monument sign on the corner to the same height as the Panera Bread sign so 9 feet is fine. Mr. Bazos stated that they would like to take the red off except for within the outline of the heart on the window sign. He added that everything outside the heart would be white. He also stated that the window is 200 square feet but the heart is only 70 square feet, therefore, they would be well in compliance with the permitted window sign.

Responses to Questions from the Plan Commission

Plan Commissioner Loftus asked if the area behind the heart was lit as 130 square feet of light would be shining into the intersection. Mr. Haapala stated that the branding element is limited to an outline and the light has been updated to an LED so it is a light halo. Plan Commissioner Loftus was concerned that that type of lighting can create a glare and be distracting and he added that by removing the red, the intensity of the light will increase. Mr. Haapala responded they can work with the Village to make the lighting acceptable. Mr. Bazos responded to Plan Commissioner Saeed that the large truck that delivers to the store weekly will drive around the side of the building and exit at the back end of the site. Mr. Prischman showed the location of the truck loading area. He stated trucks will come from Roosevelt Road, turn onto Nicoll Way,

pull into the shared drive for the development and drive up to the Panera and back in, adding that a portion of the Panera site will need to be used. He added that the drivers will use hand

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trucks to bring merchandise into the store and that the process will take approximately two hours. He added that the loading area will be concrete instead of striped asphalt which will present a cleaner look. Mr. Prischman responded to Plan Commissioner Saeed that there is no dock used for loading.

Questions/Comments to the Plan Commission from the Public

Pat Corey, 725 Kingsbrook Glen, Glen Ellyn, IL asked where the six sign variations were being requested and Mr. Sterrett indicated those locations. Ms. Corey expressed concern regarding how common it is for variations to be granted and felt that many variations are being asked for with this project. Chairperson Loch explained for Ms. Corey that several variations can be typical for a Planned Unit Development or a Special Use Permit.

Norris Ebert, 701 Kingsbrook Glen, Glen Ellyn, IL stated that the heart sign is unique. He stated it does not fit into a common package within the code so it was forced in behind the glass. He stated he has no problem with the full red color which will have less glare and he sees no reason to reduce it to 50 percent. He strongly encouraged the Plan Commission to approve the sign.

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

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed project.

Plan Commissioner Heming-Littwin felt that the corner where CVS will be built is an eyesore considering what has been happening along Roosevelt Road in the last 20 years. She felt that this use is something a lot of people in Glen Ellyn would like to have and it is in a good place for access. Plan Commissioner Heming-Littwin was fine with the variations being requested and happy that the sign was lowered to be consistent. She felt that keeping the whole color behind the logo will make it less glaring and only the white outline of the heart will show. She also stated she is fine with all of the petitioner's requests.

Plan Commissioner Loftus was supportive of the proposed project with the change in the size of the monument sign.

Plan Commissioner Saeed appreciated that the monument sign was reduced and he had no problems with the other variations. He stated that the subject area will now have a use at that location.

Plan Commissioner Howard agreed with the other Plan Commissioners.

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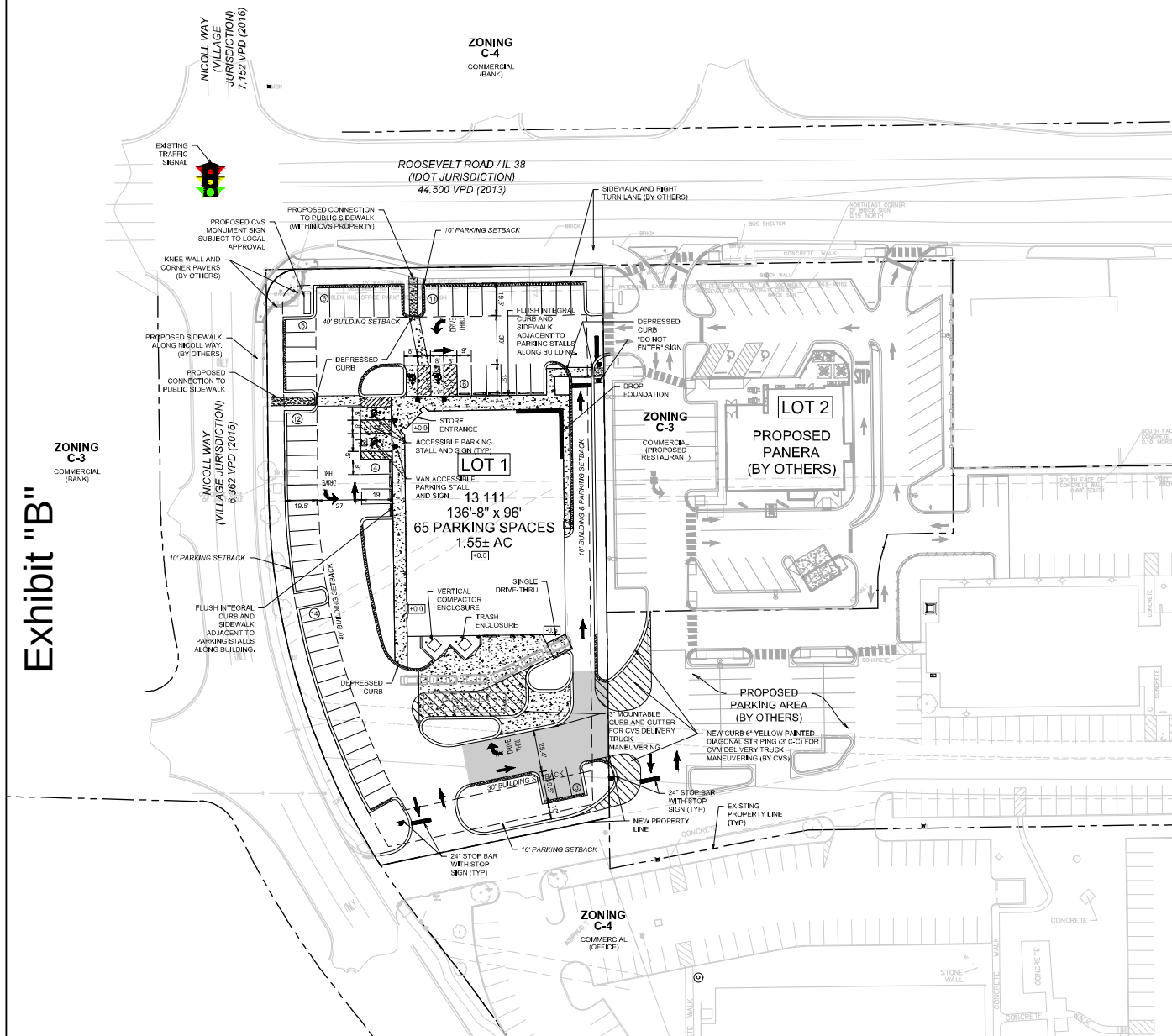
Plan Commissioner Rodemann asked if the two north and west wall signs conform and Mr. Sterrett responded yes. He recommended a rolled curb instead of striped pavement as he finds that area confusing. He added that the project is very well laid out.

Chairperson Loch thanked the petitioner for investing in Glen Ellyn and the neighbors for their input. She also appreciated information from the public regarding the heart sign. She also thanked the petitioner for agreeing to lower the monument sign. She added that she is very supportive of the proposed project.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Loftus, that having considered the application of TMC Illinois 2, LLC for approval of a Final Planned Unit Development, a Special Use Permit and Variations from the Sign Code for 739 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.

The motion carried unanimously with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Loftus, Howard, Rodemann, Saeed and Chairperson Loch voted yes.

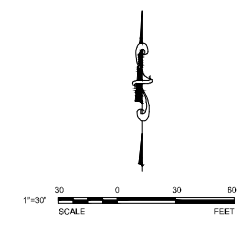


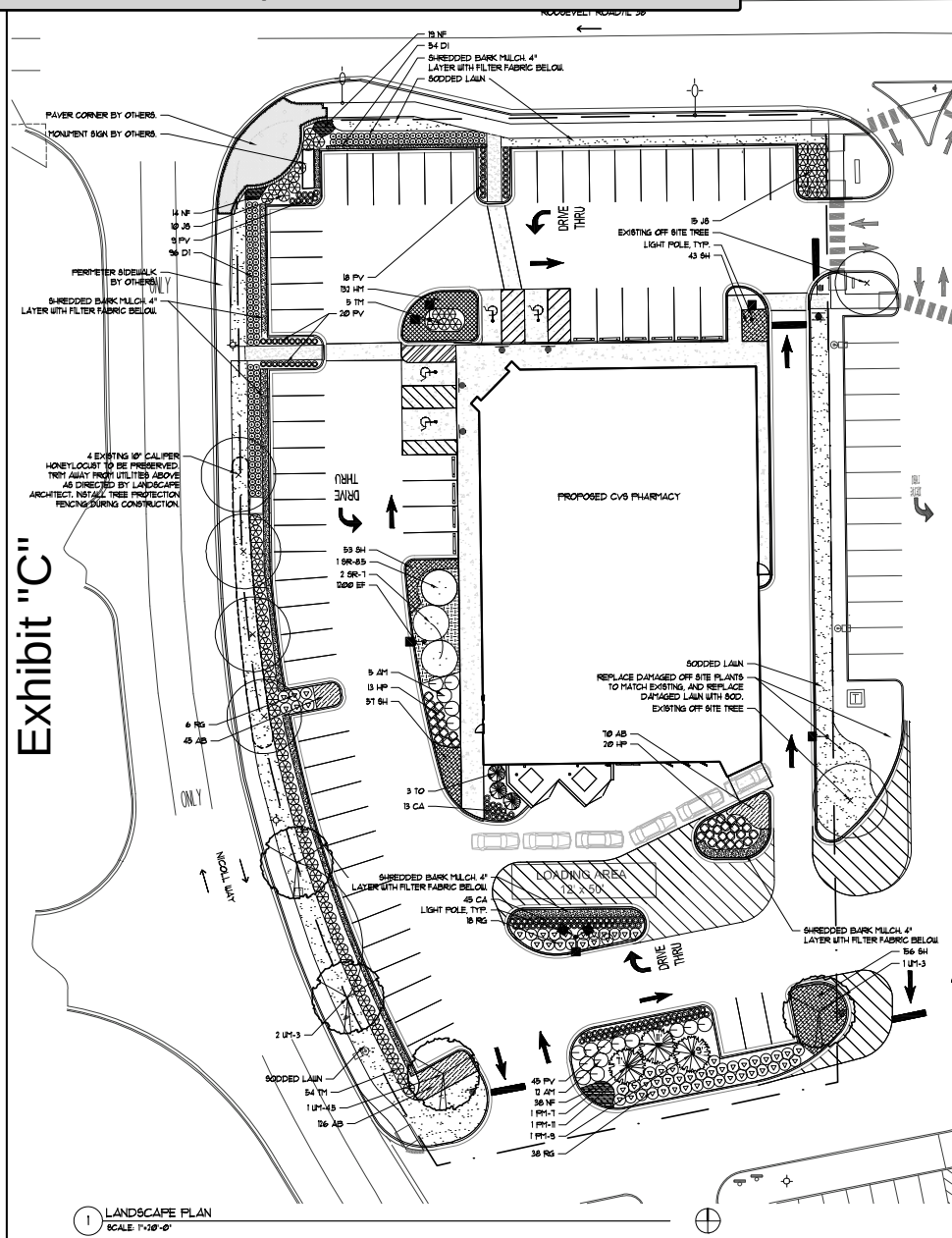
- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE, OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURBS AND GUTTERS SHALL BE 60.5" UNLESS OTHERWISE NOTED.
 5. REFER TO UTILITY PLAN FOR PROPOSED EASEMENTS.
 6. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD.
 7. WITHIN GREENSPACE AREAS WITHIN RIGHT-OF-WAY, CIVIL GENERAL CONTRACTOR SHALL GRADE DISTURBED AREAS TO POSITIVELY DRAIN, DISPOSE OF EROSION EXCAVATION SPOILS OFF-SITE, RESTORE DISTURBED AREAS WITH TOPSOIL, MATERIAL AND SEEDED BLANKET PER THE LANDSCAPE PLANS) AND SPECIFICATIONS, CITY SPECIFICATIONS AND LINCOLN COUNTY DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS.

PAVING LEGEND (PAVEMENT THICKNESSES TO BE VERIFIED BY GEOTECHNICAL ENGINEER)	
REGULAR INTERMEDIATE PAVEMENT	
	12" HOT ASPHALT SURFACE COURSE, 18" H 100 ASPHALT 2 1/2" ACB, 8" BITUMINOUS COURSE, 4" 100 ASPHALT 2 1/2" ACB, 4" 100 ASPHALT 2 1/2" ACB
HEAVY DUTY INTERMEDIATE PAVEMENT	
	12" HOT ASPHALT SURFACE COURSE, 18" H 100 3" 100 ASPHALT 2 1/2" ACB, 8" BITUMINOUS COURSE, 4" 100 ASPHALT 2 1/2" ACB, 4" 100 ASPHALT 2 1/2" ACB
CONCRETE PAVEMENT (REINFORCED)	
	6" C.C. CONCRETE, 1" PAVEMENT WITH 1/4" x 6" x 24" W20W 2' x 2' AGGREGATE BASE COURSE (C-4), 4" AGGREGATE BASE COURSE (C-4)
PRIVATE CONCRETE SIDEWALK WITH INTERNAL CURB (REINFORCED) - ALONG CURBS BUILDING ONLY	
	6" C.C. CONCRETE, 1" PAVEMENT WITH 1/4" x 6" x 24" W20W 2' x 2' AGGREGATE BASE COURSE (C-4), 4" AGGREGATE BASE COURSE (C-4)
PUBLIC CONCRETE SIDEWALK (REINFORCED)	
	6" C.C. CONCRETE, 1" PAVEMENT WITH 1/4" x 6" x 24" W20W 2' x 2' AGGREGATE BASE COURSE (C-4), 4" AGGREGATE BASE COURSE (C-4)
FULL DEPTH PAVEMENT PATCH	
	MATCH EXISTING HOT ASPHALT PAVEMENT SECTION

<u>LEGEND</u>		
<u>SYSLING</u>	<u>PRIPOSED</u>	<u>DESCRIPTION</u>
_____	_____	RIGHT-OF-WAY LINE
_____	_____	PROPERTY LINE (EXTENSOR)
_____	_____	LO" LINE (INTIE-HIGH)
_____	_____	BASEMENT LINE
_____	_____	FENCE LINE
_____	_____	CENTERLINE
_____	_____	CURB & GUTTER
_____	_____	DEP-RESERVED CURB & GUTTER
_____	_____	REVERSED PITCH-BE-12 CONCRETE CURB AND GUTTER
_____	_____	REVERSED PITCH-4 3" CONCRETE CURB AND GUTTER

SITE SUMMARY	
ZONING	C-3 SERVISEL COMMERCIAL
SITE AREA CVS	1.55 AC.
PARKING SUMMARY	
PROVIDED	
CVS PHARMACY	4 ACCESSIBLE SPACES
51 STAMBUKS	36 TOTAL CVS SPACES
60 TOTAL CVS SPACES	
REQUIRED MINIMUM (4 SPACES PER 1,000 SF)	
CVS PHARMACY	34 TOTAL CVS SPACES

[illegible]



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES						
UP-3	ULMUS X THORNTON	ACCOLADE ELM	3" CAL	8" B	3	BRANCHED UP 6"
UP-4.5	ULMUS X THORNTON	ACCOLADE ELM	4.5" CAL	8" B	1	BRANCHED UP 6"
ORNAMENTAL TREES						
CH-1	SYRINGA RETICULATA	JAPANESE TREE LILAC	1" HT.	8" B	2	
CH-8.5	SYRINGA RETICULATA	JAPANESE TREE LILAC	8.5" HT.	8" B	1	
EVERGREEN TREES						
PH-1	PSEUDOTSUGA MENDSII	DOUGLAS FIR	1" HT.	8" B	1	
PH-9	PSEUDOTSUGA MENDSII	DOUGLAS FIR	9" HT.	8" B	1	
PH-1	PSEUDOTSUGA MENDSII	DOUGLAS FIR	1" HT.	8" B	1	
DECIDUOUS AND EVERGREEN SHRUBS						
JB	THALIA OCCIDENTALIS 'TEGNY'	MISSION ARBORVITAE	1" HT.	8" B	CONT	1
JB	JUNIPERUS SABINA	BUFFALO JUNIPER	1 1/2' SPD.	8" B	CONT	25
UP	HYDRANGEA PANGLOSSA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2' HT.	8" B	CONT	13
DI	DIERVILLA OENCLERA	DIWAR BUSH HONEYBUCKLE	2 1/2' HT.	8" B	CONT	50
RS	RUUS ARCHAICA 'GRD-LOW'	GRD-LOW SPICAC	2' SPD.	8" B	CONT	26
AM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKERBERRY	1 1/2' HT.	8" B	CONT	22
TH	TAUSIS 'MEDIA' CORYMBOSA	GENIE TREE	2' SPD.	8" B	CONT	14
JV	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	2' SPD.	8" B	CONT	35
PERENNIALS AND GROUNDCOVERS						
PC	PERNIX VIGORATA 'SHEARDOUGH'	BURGUNDY BUTCH GRASS	1.5" GAL.	CONT	15	SPACED 3' O.C.
SH	SPOROBOLUS HETEROLEPS	PRANIE DROPSSEED	1" GAL.	CONT	309	SPACED 9" O.C.
CA	CALAMAGROSTIS ACUTIFLORA 'OVERDANT'	OVERDANT FEATHER REED GRASS	1.5" GAL.	CONT	58	SPACED 9" O.C.
AB	ARIZONA BLUE ICE	BLUE ICE BLUE STAR	1" GAL.	CONT	247	SPACED 9" O.C.
UB	UNIVERSITY FLAUNT 'BLUE WOODEN'	BLUE WOODEN CATTY	1" GAL.	CONT	32	SPACED 9" O.C.
HI	HEPEROCALLIS 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	1" GAL.	CONT	56	SPACED 9" O.C.
HI	HEPEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	1" GAL.	CONT	56	SPACED 9" O.C.
BF	BUNYUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WATERCRESS	3" POT	CONT	1000	SPACED 6" O.C.

DECIDUOUS SHADE TREE	SIZE	REQUIRED	PROPOSED	ORNAMENTAL TREE	SIZE	REQUIRED	PROPOSED	EVERGREEN TREE	SIZE	REQUIRED	PROPOSED
2-3"	2	0	0	6-8"	1	2	2	6-8"	1	1	1
3-4"	2	3	3	8-10"	1	1	1	8-10"	1	1	1
4.5"	1	1	1	TOTAL NUMBER TREES	2	3	3	TOTAL NUMBER TREES	3	3	3
EXISTING TREES	10"	4	4	TOTAL HEIGHT TREES	14.5-16.5'	22.5'	22.5'	TOTAL HEIGHT TREES	25-28.5'	21'	21'
TOTAL NUMBER TREES	5	8	8								
TOTAL CALIPER TREES	14.5-17.5"	5.5"	5.5"								

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWINGS SUPERSEDES ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL NOTIFY AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREAS, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THE EXISTING AREAS OR FEATURES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE FILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESEEDING WITH SOO. REPLACED FEATURES, PLANTS AND SOO SHALL BE SUBMITTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRAGILE LOAM OR SANDY LOAM, COMPOSED OF BETWEEN 30% AND 50% SILT, 10% AND 20% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.0 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 4%. TOPSOIL SHALL BE FREE OF BEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUESTED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL ATTEND TO THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- SOO SHALL BE A TALL FERTILE BLEND SOO, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOO IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. SOOED LAWN WILL NOT BE ACCEPTED UNTIL WELL ROOTED AND MOAN TICE.
- ALL PLANT MATERIAL MUST BE SPECIFIC QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIFIC QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL DECIDUOUS AND EVERGREEN TREES AND SHRUBS THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 36" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HELD-IN TREES WILL NOT BE ACCEPTED PRIOR TO APPROVAL FROM THE LANDSCAPE ARCHITECT.
- ALL SHRUBS 36" HEIGHT OR TALLER ARE TO BE INSPECTED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. AN EXAMPLE SHRUB MAY BE TAGGED OR PICTURED MAY BE SUBMITTED FOR APPROVAL. ALL SHRUBS THAT DO NOT MATCH THE APPROVED EXAMPLE SHRUB IN SIZE AND FORM WILL BE REJECTED. ALL OTHER SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIFIC QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS TREES AND SHRUBS: APR 1 THROUGH NOV 5
SPRING DIG DECIDUOUS TREES: APR 1 THROUGH OCT 5
EVERGREEN TREES AND SHRUBS: APR 1 THROUGH NOV 1
PERENNIALS AND GROUNDCOVERS: MAY 1 THROUGH OCT 5
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 2" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS: MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
TREES AND SHRUBS: 50% TOPSOIL, 30% SAND, 10% PINE FINES
PERENNIALS AND ANNUALS: 10% TOPSOIL, 50% SAND, 30% PINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24" AND BACKFILL WITH TOPSOIL. BERRY PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR 'ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'ACCEPTANCE'.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF 'ACCEPTANCE'. AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR 'FINAL ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPAIRED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'FINAL ACCEPTANCE'.

STORE NUMBER: 11139
ROOSEVELT ROAD / IL 38 &
NCOILL WAY
(DUPAGE COUNTY)
GLEN ELLYN, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 99603

ENGINEER:



CONSULTANT:

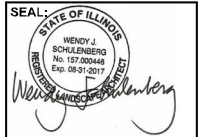
ARCHITECT
NORR, LLC
150 JEFFERSON AVENUE, SUITE 1300
DETROIT, MICHIGAN 48226
PHONE: (313) 524-3100

LANDSCAPE CONSULTANTS:

DANIEL WEINBACH & PARTNERS
531 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:

T.M.
CROWLEY
& ASSOCIATES
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INDIANAPOLIS, IN 46080
PHONE: 317.574.6800
FAX: 317.574.7336



REVISIONS/ SUBMITTALS:

- 1 REVISED FOR VILLAGE REVIEW 03-17-17
- 2 REVISED PER VILLAGE COMMENTS 04-25-17
- 3 REVISED PER VILLAGE REVIEW 05-09-17
- 4 REVISED FOR VILLAGE REVIEW 05-30-17
- 5 REVISED PER VILLAGE COMMENTS 08-17-17

DRAWING BY: MDI

DATE: MARCH 17, 2017

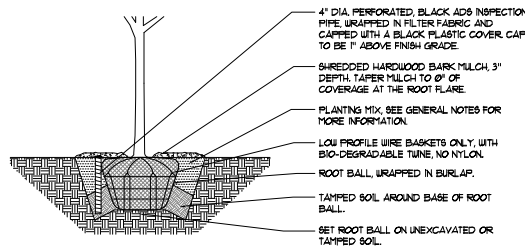
JOB NUMBER: 07168,195

TITLE: L-1.0

SHEET NUMBER:
LANDSCAPE PLANCOMMENTS
NOT RELEASED FOR CONSTRUCTION

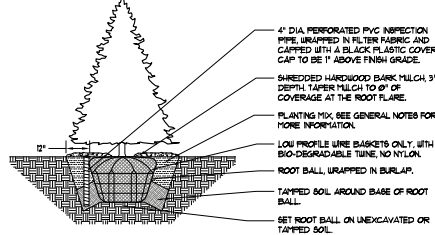
L-1.0 (1/1/2018) - 02/27/2017 1:02 PM

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMP. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



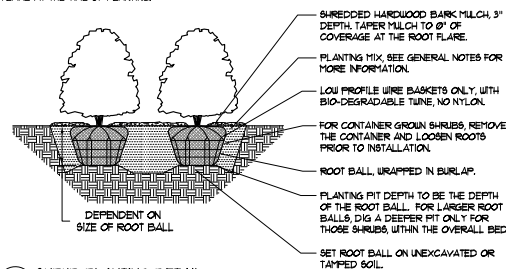
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVED ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMP. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



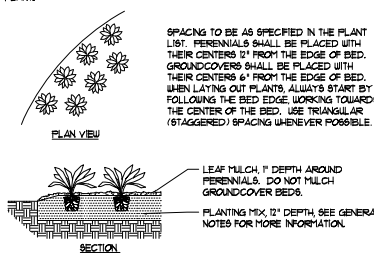
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMP. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS. SEE PLANS FOR BED LAYOUTS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE AT THE TIME OF PLANTING.



3 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



4 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

IRRIGATION NOTES

1. A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR LAWN AREAS AND PLANT BEDS. LAWN AREAS SHALL BE ON A SEPARATE ZONE THAN PLANT BEDS.
2. PROVIDE LOW APPLICATION RATE, ROTARY AND MIST POP-UP SPRAYHEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN AREAS WITH 40% LEAD TO HEAD BRACING. THERE SHALL BE NO OVER SPRAY ON BUILDINGS, ROADS OR SIDEWALKS. PROVIDE DRIP LINE IRRIGATION FOR PLANT BEDS.
3. PROVIDE WATER CONNECTIONS, BACKFLOW PREVENTERS AND IRRIGATION CONTROLLERS INSIDE THE BUILDING.
4. SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE SPRINKLER HEADS.
5. PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR TO ELIMINATE FUTURE DAMAGE TO INSTALLED PLUMBING.
6. ALL IRRIGATION EQUIPMENT SHALL BE BY TONO, RAINBOW, NELSON OR HUNTER.
7. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM, INDICATING LAYOUT, WATER CONNECTION, HEADS, VALVES, PIPING, CONTROLLER, OTHER RELATED EQUIPMENT AND THE ASSOCIATED ELECTRICAL DIAGRAMS FOR APPROVAL PRIOR TO CONSTRUCTION.
8. PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
9. PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX, AND AT INTERVALS ALONG THE MAIN. WITHIN 100' OF ALL NEW PLANTS, OR AS INDICATED ON THE PLANS. QUICK COUPLERS SHALL BE ONE PIECE BRASS (1") SINGLE SLOT VALVES WITH VINYL COVER AND HOSE SUEVE.
10. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR BLOWING OUT THE SYSTEM BY AIR COMPRESSION IN THE FALL FOLLOWING INSTALLATION AND TURNING ON THE SYSTEM IN THE FOLLOWING SPRING.
11. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
12. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE STANDARDS, CODES AND ORDINANCES.

G.1.d

pharmacy

NEW - 13K

STORE NUMBER: 11139

ROOSEVELT ROAD / IL 38 &
NICOLL WAY
(DUPAGE COUNTY)
GLEN ELLYN, ILLINOIS
DEAL TYPES: NEW

CS PROJECT NUMBER: CS# 99603

ENGINEER:

V3

V3 Companies
7325 Jones Avenue
Westfield, IL 60093
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:

ARCHITECT

NDOR, LLC
150 JEFFERSON AVENUE, SUITE 1300
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PHONE: (313) 324-5100

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& ASSOCIATES

501 PENNSYLVANIA PARKWAY, SUITE 150
INDIANAPOLIS, IN 46220
PHONE: 317.705.8800
FAX: 317.574.7338

SEAL:

STATE OF ILLINOIS

WENDY J. SCHLEIBERGER
No. 157.00448
Exp. 08-31-2017

REVISIONS/ SUBMITTALS:

1. ISSUED FOR VILLAGE REVIEW	03-17-17
2. REVISED PER VILLAGE COMMENTS 04/25/17	
3. REVISED PER VILLAGE REVIEW	06-08-17
4. REVISED FOR VILLAGE REVIEW	06/05/17
5. REVISED PER VILLAGE COMMENTS 08-17-17	

DRAWING BY: MDI

DATE: MARCH 17, 2017

JOB NUMBER: 07188,195

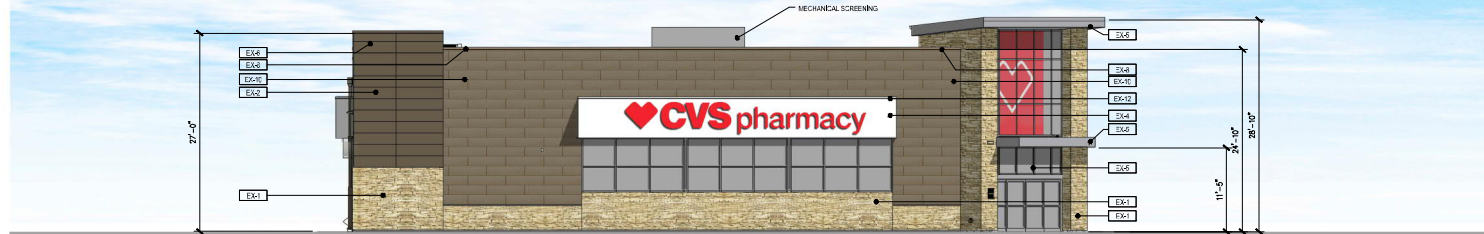
TITLE:

L-1.1

SHEET NUMBER:
LANDSCAPE DETAILS

COMMENTS
NOT RELEASED FOR CONSTRUCTION

C:\18\07188-195\07188-195.dwg



1 NORTH ELEVATION (ROOSEVELT ROAD)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (NICOLL WAY)
SCALE: 1/8" = 1'-0"



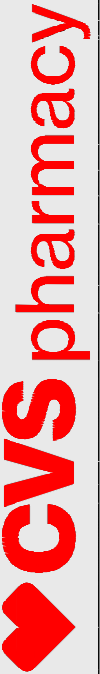
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
Material Mark	Material Manufacturer	Material Description
EX1	NICHHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 8" X 25-58"
EX2	NICHHA	FLASHING AND PARAPET CAP PAINTED IN FIELD TO MATCH - XP4
EX3	NOT USED	ILLUMINATION SERIES, COLOR: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 12" X 14" 6-FL
EX4	STO	FLASHING AND PARAPET CAP PAINTED IN FIELD TO MATCH - XP1
EX5	RE-SPECIFICATIONS	STO LOTUSAN SYSTEM, 191 STOLIT, LOTUSAN 1.5, COLOR: 9433
EX6	PIRESTONE	80 STO WHITE
EX7	NOT USED	ALUMINUM WITH CLEARANODIZED COATING
EX8	PIRESTONE	METAL ROOF EDGE, COLOR: PAINT, BM 1001 (48) NORTH CREEK BROWN, FINISH: SATIN
EX9	PIRESTONE	METAL ROOF EDGE, COLOR: PAINT TO MATCH EX-10
EX10	RE-SPECIFICATIONS	PLASTER TO MATCH OSHA YELLOW
EX11	NICHHA	SPANDSTONE, COLOR: AUTUMN BROWN, SIZE: 12" X 14" 6-FL
EX12	NOT USED	PIRESTONE
EX13	PIRESTONE	METAL ROOF EDGE, COLOR: PAINT TO MATCH 9433 80 STO WHITE
XP1	BENJAMIN MOORE	PAINT, BM 1001 (48) NORTH CREEK BROWN, FINISH: SATIN
XP2	NOT USED	---
XP3	RE-SPECIFICATIONS	PAINT, MATCH 9433 80 STO WHITE, FINISH: SATIN
XP4	SHERWIN WILLIAMS	PAINT, SW 7731 San Antonio Sage, FINISH: SATIN

CS 99603, ROOSEVELT RD. & NICOLL WAY, GLEN ELLYN, IL



FOR PRICING & CUT SHEETS

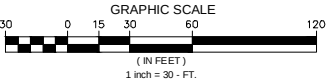
NESCO
40 HUDSON RD.
CANTON, MA 02021
TEL: 781-828-9494
EMAIL:CVSplans@needhamelectric.com

Luminaire Schedule									
Project: HUBBELL LIGHTING									
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF	Lum. Watts	Arr. Watts	Total Watts
	T3A	1	SINGLE	CL1-30L-4K-2	7639	0.903	70	70	70
	T3B	1	SINGLE	CL1-60L-4K-3	14987	0.903	135	135	135
	T4B-2	1	2 @ 90 DEGREES	CL1-60L-4K-4	15154	0.903	135	270	270
	T4C	1	SINGLE	CL1-90L-4K-4	22286	0.903	205	205	205
	T4ZC	1	BACK-BACK	CL1-90L-4K-4	22286	0.903	205	410	410

Calculation Summary										
Project: HUBBELL LIGHTING										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PI5pctL	PI5pctB	
CalcPc Extending Out To Zero Fc			0.99	32.7	0.0	N.A.	N.A.	10	10	
CVS NORTH PARKING	Illuminance	Fc	2.60	8.3	0.9	2.89	9.22			
CVS SOUTHWEST PARKING	Illuminance	Fc	1.91	4.2	0.5	3.82	8.40			
CVS TWO SPACE SOUTH PARKING	Illuminance	Fc	2.09	3.5	0.7	2.99	5.00			
CVS WEST PARKING	Illuminance	Fc	2.72	11.7	0.6	4.53	19.50			

Luminaire Schedule					
Project: FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS					
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens
	OC	4	SINGLE	SGVLEDGV-55L-40K-E1-AR8710GV-SG-SO	3994
	OC1	5	SINGLE	SGVLEDGV-27L-40K-E1-AR8710GV-MW-SO	1540
	F6	18	GROUP	SSLECVLWET-6-UNV-4K-3080	N.A.
	WP	5	SINGLE	DSXW1 LED 100 1000 40K TFTM MVOLT	3944
	WS	2	SINGLE	WS-W2510-AL-40K	1989

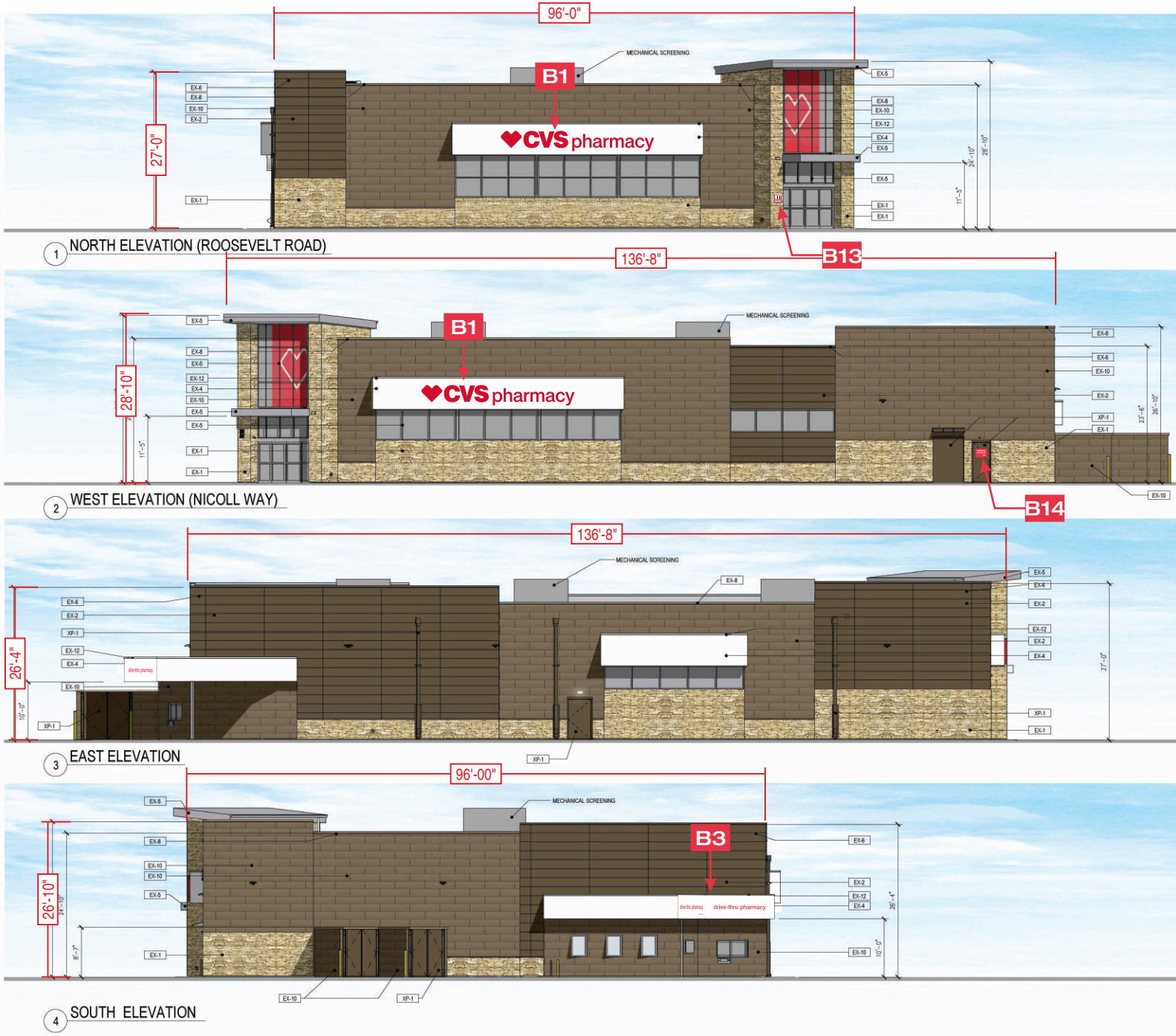
Exhibit "E"



NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY



Exhibit "F"



Prepared by:

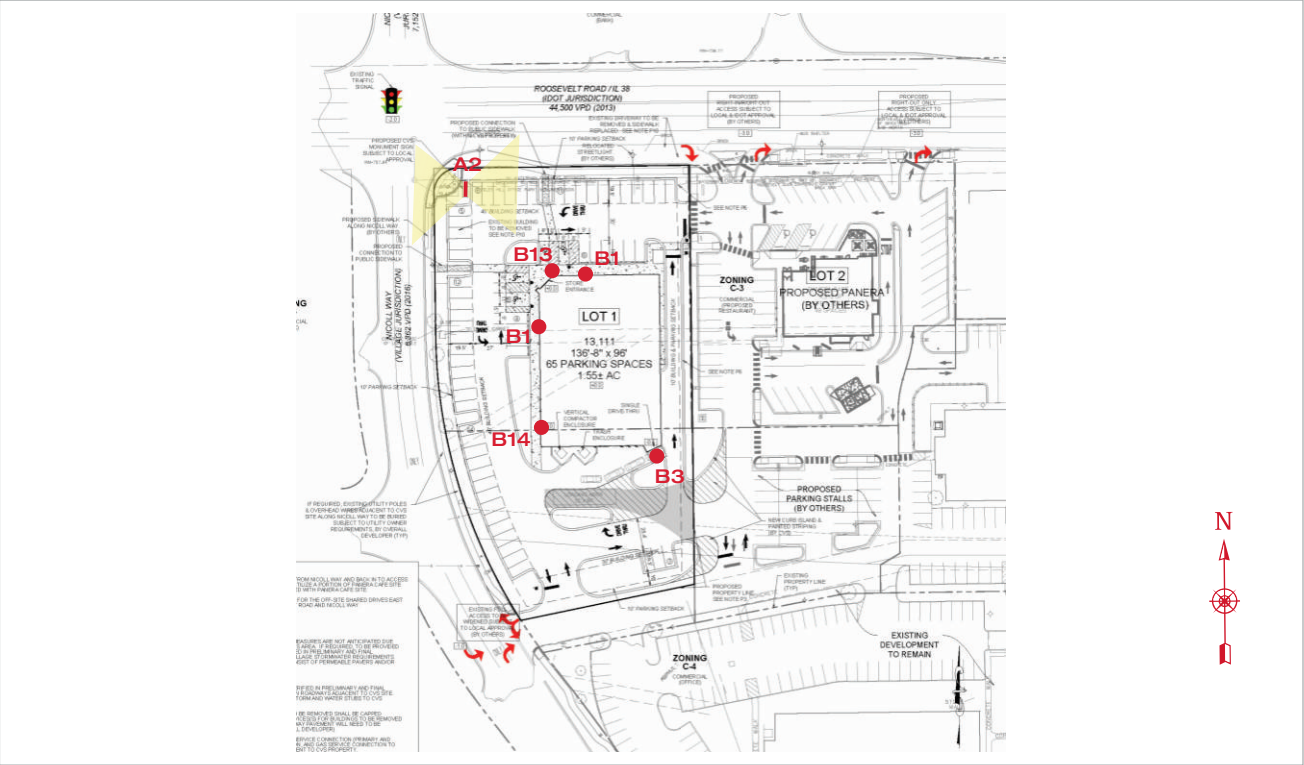


Ground Signs
Monument Sign



Total Proposed = 19.74 Sq Ft

Sign Placement - Site Plan



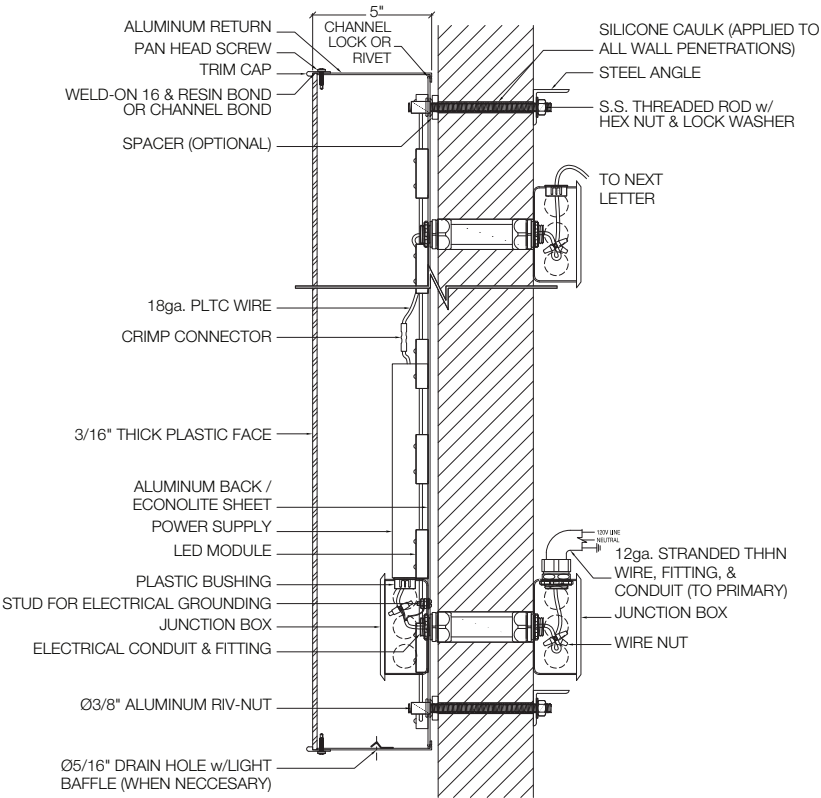
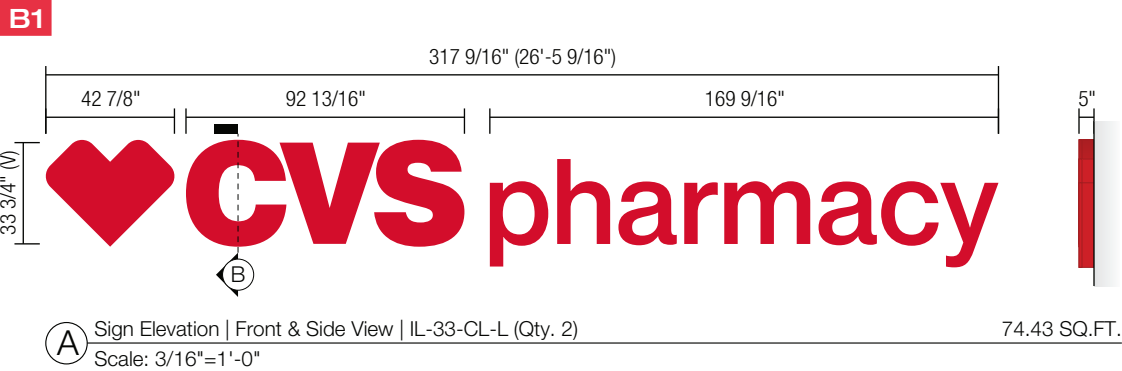
Sign Placement - Sign Key

North Elevation			
B1		33 3/4"H x 317 9/16"W	74.43 SqFt
B13		18 9/16"H x 14 1/2"W	1.87 SqFt
Total Proposed			76.3 SqFt
East Elevation			
Total Proposed			0.0 SqFt

West Elevation			
B1		33 3/4"H x 317 9/16"W	74.43 SqFt
B14		18"H x 24"W	3.0 SqFt
Total Proposed			77.43 SqFt

South Elevation			
B3		20 1/2"H x 124"W	17.65 SqFt
B3		20 1/2"H x 124"W	17.65 SqFt
Total Proposed			35.3 SqFt

Proposed Signage - Channel Letter Details



Colors & Materials

- Chemcast Red Acrylic #2793
- Jewelite True Red Trim Cap
- Pre-Finished Hunter Red Returns

Specifications

Internally Illuminated Channel Letters (Horizontal)

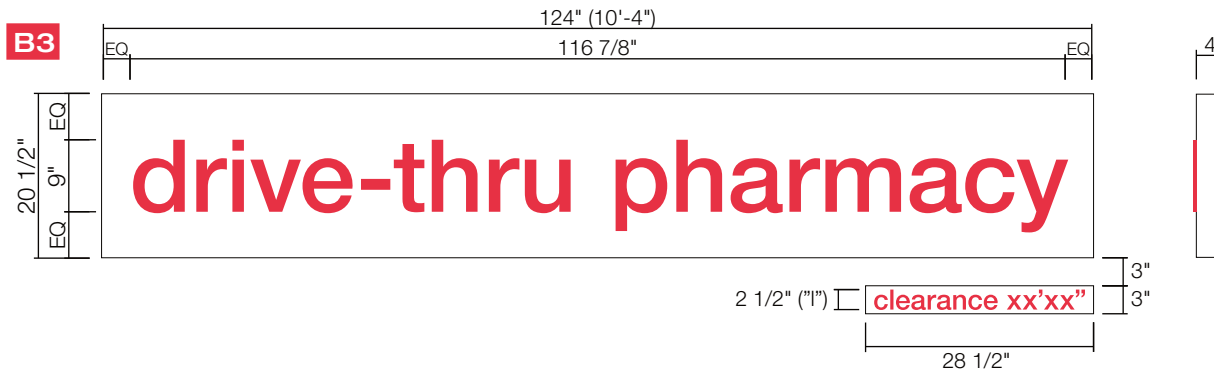
- Chemcast 3/16" Red acrylic faces #2793
- 5" Deep pre-finished Hunter Red returns
- *Any channel letter set below 18" to be 3" deep
- 1" Jewelite True Red trim cap
- *Any channel letter set below 30" to have 3/4" trim cap
- **"Heart" requires 1" trim cap at all times
- Red LED Illumination
- 120V Power Supplies
- Mounted to existing fascia as required

B Typical Section - Face Lit Letter - Flush Mounted & Self Contained
Scale: N.T.S.

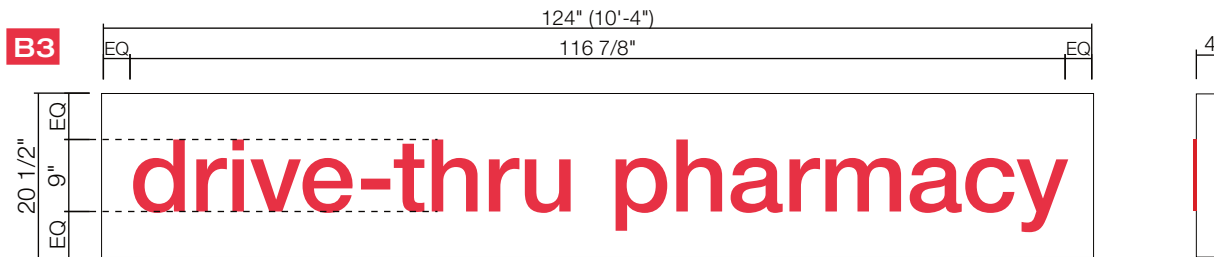
SECTION						
ANCHOR TYPE	Ø1/2" SLEEVE ANCHOR (Ø3/8" BOLT), 2" MINIMUM EMBEDMENT	Ø3/8" EXPANSION ANCHOR, 2 1/2" MINIMUM EMBEDMENT	Ø3/8" LAG BOLT, 3" MINIMUM EMBEDMENT	Ø3/8" THREADED ROD	Ø3/8" THREADED ROD w/ALUMINUM OR PVC COMPRESSION SLEEVE	Ø3/8" PIVOTING TOGGLE BOLT
WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD BLOCKING	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL w/ FOAM INSULATION	5/8" THICK MIN. PLYWOOD

- Mounting Options
Scale: N.T.S.

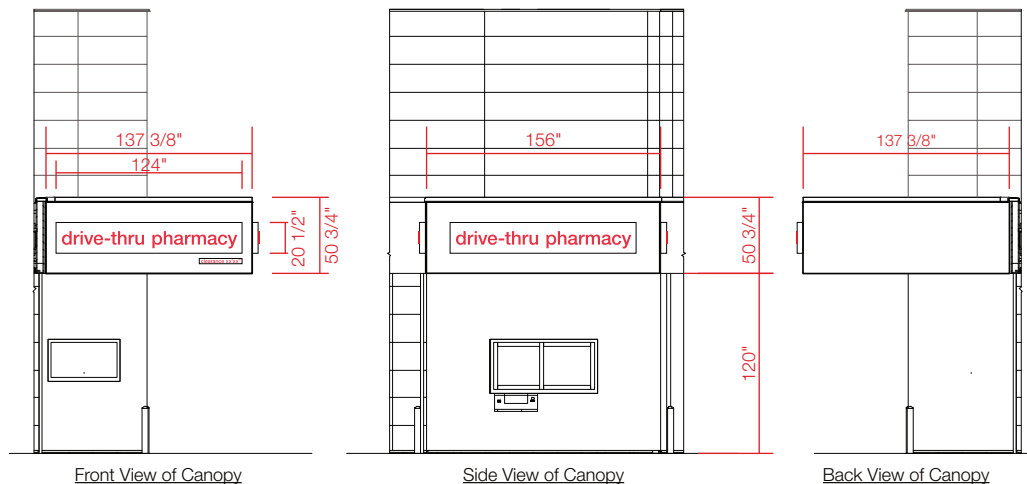
Proposed Signage - Drive Thru Canopy Details



1 Detail - Front Canopy Sign Layout (17.65 Sq.Ft.)
Scale: 1/2"=1'-0"



2 Detail - Side Canopy Sign Layout (17.65 Sq.Ft.)
Scale: 1/2"=1'-0"



— Sign Elevation
Scale: 3/32"=1'-0"

Colors & Materials

- Standard White Paint
- 3M #3630-53 Translucent Vinyl
- 3M #180C-53 Opaque Vinyl

Specifications

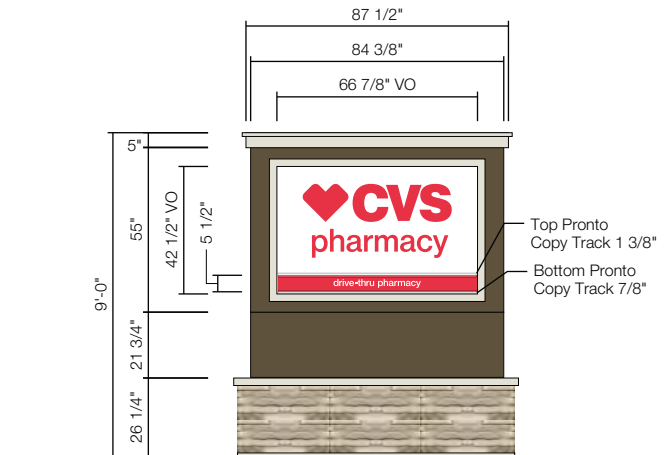
Internally Illuminated S/F Drive-Thru Canopy Cabinet

Front / Side Canopy Sign Cabinet

- .063" Aluminum Sheet, Formed Panel Backs, Interior to be Painted
- Various Cabinets to house LED Power Supplies w/Disconnect Switch
- Red LED Illumination
- Face of Front Canopy Sign to be .090" Pan Formed Routed Aluminum Sheet, Painted White
- Push Thru Letters to be 1/2" Step Routed Clear Acrylic w/ First Surface 3M #3630-53 Translucent Vinyl Decoration
- Height Signage Requirement "clearance xx'-xx'" vinyl applicaiton must be flexible for onsite edits, Use 3M #180C-53 Opaque Vinyl Decoration Applied on a 3" x 28 1/2" Clear Acrylic
- Use 3/8" dia. S.S. Anchor Bolt at 48" O.C. Max to Attach Sign Cabinet to Existing Canopy
- Use #8 C.S. Screw at 24" O.C. Max to Attach Alum. Pan Face to Alum. Back Panel

Proposed Signage - Monument Details

A2

**D/F ILLUM MONUMENT SIGN**

QTY: 1

Colors & Materials

Paint

 TBD; To Match Building Exterior Façade

 TBD; To Match Building Exterior Cornice Cap

Vinyl

 CVS Red - 3M #3630-53 Translucent

Base Material

 TBD; To Match Exterior Building Wainscot

A Sign Elevation - Front View
Scale: 3/16"=1'-0"

Specifications

Main Cabinet 19.74 Sq Ft

Double Face Internally Illuminated Monument Sign

Topper

- Monument cornice cap style and finish color must match the building exterior cornice cap (reference the store specific exterior elevation for style and finish color).

- Top to be removable

CVS Cabinet

- 20" Deep custom fabricated aluminum angle cabinet w/2" custom bent retainers painted modern white

- Retainers to be mechanically fastened to each side of main sign body to make up CVS cabinet

- White LED illumination

- 3/16" hi impact white lexan faces with acrylic hang bars to top & back side of face

- Tagline to be 1/16" thick clear polycarbonate insert panel w/translucent vinyl applied 1st surface to insert panel (Colors TBD based on Graphics)

- * Panel to be mounted to clear Pronto copy track;

Qty:1 @ 1 3/8"H top track - Width TBD

Qty: 1 @ 7/8"H bottom track - Width TBD

- Copy track to be flush mounted to lexan face as required

Main Sign Body

- Custom fabricated aluminum angle frame; clad alum painted to match the color of the building exterior façade (reference the store specific exterior elevation for finish color).

Sign Base

- Varies per location; Engineering Required

- The masonry base of all Monument signs must be the same material as the building wainscot.

Poles & Foundation - (Engineering TBD Per Location)

- (Qty:1) 4" Dia SCH 40 pipe

- (Qty:1) Foundation: 4'-0"D x 2'-6"W x 3'-6"WL

- #4 Rebar 12"OC top & bottom typ

- *Foundation varies per location

- * 120 volts - Site to be staked prior to install

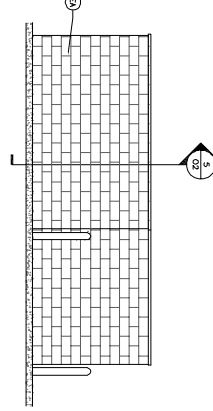
- * Electrical sweep to be coordinated with GC on site at time of install

- * Engineering needed

Exhibit "G"

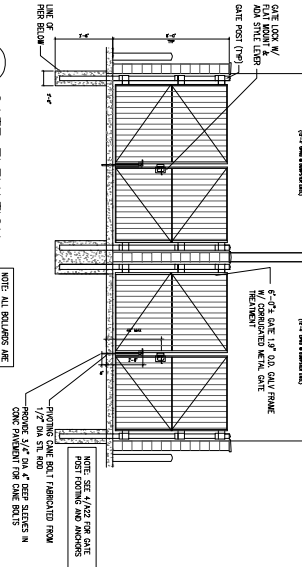
NO.	MATERIAL / DESCRIPTION	WALL, STYLE / CMT. NO.	COLOR	NOTES
01	SPILT PAVED CMU	PROJECTED CMU, COMPANY /	BRICKWORK	
02				NOTE: ALL BOLLS ARE NOTED OTHERWISE

1 DUMPSTER/COMPACTOR ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



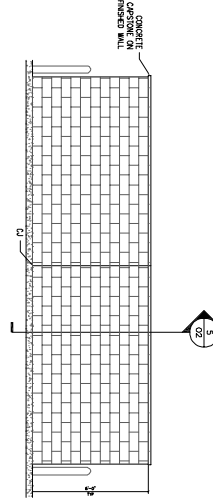
2 GATE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL BOLLS ARE NOTED OTHERWISE



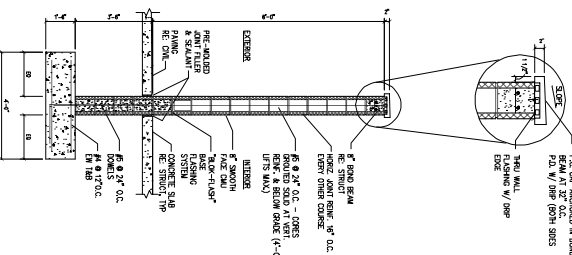
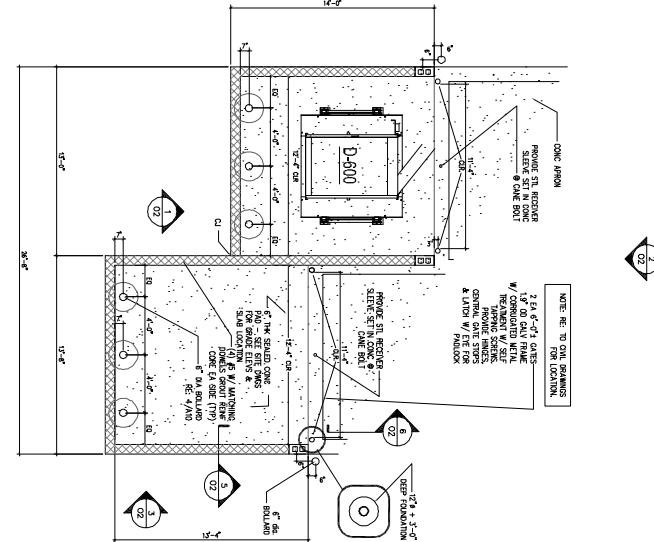
3 DUMPSTER/COMPACTOR ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL BOLLS ARE NOTED OTHERWISE

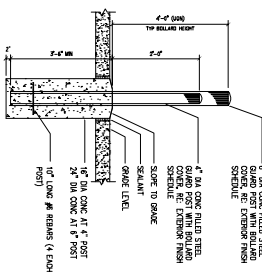


4 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

5 ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



6 EXT BOLLARD DETAIL
SCALE: 1/4" = 1'-0"



COMMENTS:
NOT RELEASED FOR CONSTRUCTION

02

DUMPSTER DETAILS

SHEET NUMBER:

C/S PROJECT MANAGER: R. SMART

DRAWING BY: JP

DATE: 08-17-2017

JOB NUMBER: JCD1710074.00

TITLE:

REVISIONS:

SCALE:

DEVELOPER:

CREWLEY & ASSOCIATES

CONSULTANT:

NORR

ARCHITECT OF RECORD:

CK-R, BLM-OUT

RIGHT CHAMBER ENTRY

LEFT BLM-OUT DRIVE-THRU

STORE NUMBER: 1189

REUSE VEL. R/L/7.38 & MIDDLE VAP

PROJECT TYPE

CS PROJECT NUMBER: 99003

CVS pharmacy

pharmacy

RIGHT CHAMBER ENTRY

LEFT BLM-OUT DRIVE-THRU

STORE NUMBER: 1189

REUSE VEL. R/L/7.38 & MIDDLE VAP

PROJECT TYPE

CS PROJECT NUMBER: 99003

CVS pharmacy

Project Narrative

NARRATIVE TO ACCOMPANY APPLICATION OF TMC ILLINOIS 2, LLC CVS Glen Ellyn

Applicant, TMC Illinois 2, LLC, requests that the Village Glen Ellyn, Illinois (“**Village**”) approve the request for (i) final planned unit development approval, (ii) sign variation, (iii) special use permit, and (iv) exterior appearance review, for the Subject Property described in the Development Application to which this Narrative is attached. The Subject Property is an approximate 1.51 acre parcel at the south east corner of Roosevelt Road and Nicoll Way, in the Village. The project as to which this application pertains (the “**CVS Project**”) is described below.

Applicant has s contract with the land owner to purchase the Subject Property, subject to the zoning entitlements first being approved. Provided that the zoning requests are granted by the Village, the Applicant will then demolish the exiting structure and construct on the Subject Property an approximate 13,225 square foot modern CVS Pharmacy with drive through facility. The store will not only offer prescription and non-prescription medications, but also (i) retail products and sundries typically offered by modern pharmacies, (ii) pre-packaged food, (iii) possibly fresh foods, and (iv) if a liquor license is approved by the Village, packaged liquors. The store would like the freedom to operate on a 24 hours per day/7 day per week basis if economic conditions justify those hours.

Special Use Permit Findings of Fact

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: The proposed drive-through pharmacy use is a commercial activity consistent with the C3 zoning district.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: The architectural design is consistent with the essential character of the area.
3. Will not be hazardous or disturbing to existing or future neighborhood uses: The proposed Pharmacy will not be hazardous or disturbing to the surrounding areas.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: The site (Lot 1) is already served by adequate streets and other public utilities and services.
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: The pharmacy will not create excessive additional requirements at public cost and will be of positive economic benefit to the Village through the creation of jobs and the production of sales tax revenue.
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: The operation of the pharmacy will not be detrimental in any of the ways aforesaid.
7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: The site has adequate vehicular ingress and egress to public streets.
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: The proposed special use project will comply in all respects with all storm water detention requirements.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: There are no natural, scenic or historic features on this site.

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.

TMC Illinois 2, LLC



May 31, 2017

Shannon Parker

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

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):

Response: The subject site including parking lot, layout and architecture is designed with an appearance of a freestanding single tenant development. CVS Health is executing a new aesthetic design format and part of the new design is a reduction in overall sign size and quantity from past prototype buildings. The sign program for the subject site does not include ancillary service signs and is limited to tradename, logo and directional signs professionally designed with consideration given to number of travel lanes and posted road speed of Roosevelt Road and Nicoll Way.

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:

Response: The subject property is generally flat terrain and Nicoll Way includes a curve from the South East as you approach the intersection of Roosevelt Road. The proposed sign program is designed taking into account the technical interpretation of a multi-tenant development where the overall aesthetic layout of the future CVS Pharmacy appears to be stand-alone single occupant retail development. The ordinance provides for a scaled reduction in sign quantity and area for multi-tenant commercial developments.

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:

Response: The site specific sign program includes: two (2) traditional wall signs Facing qualified street frontage(s), a logo at the corner entrance and one ground sign. The quantity and dimensional nature of the sign program is NOT out of character for the community or Roosevelt corridor.

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

Response: The site specific sign program includes: two (2) traditional wall signs Facing qualified street frontage(s), a logo at the corner entrance and one ground sign. The quantity and dimensional nature of the sign program is NOT out of character for the community or Roosevelt corridor.

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

Response: The individual location(s) of the proposed sign plan is considered compliant by the municipal ordinance.

- 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:

Response: The proposed sign plan is designed specific to the architectural aspects of the proposed building and configuration of the lot combined with the number of travel lanes and posted road of Roosevelt Road and Nicoll Way.

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:

Response: The CVS Pharmacy sign plan is properly designed for the development taking into consideration the future retail use is a stand-alone operation.

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

building

Response: The sign plan does not include unnecessary or ancillary signage. The sign plan is a minimal approach whereas the architectural aspects of the take center stage over the sign plan.

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:

factors

focus

Response: CVS Pharmacy bases the future of the development on multiple from within the community and surrounding area(s). The sign plan is a professionally designed plan with a minimal request for relief. Our primary is to allow all materials within the development to complement one another and for the overall design to be successful for our patrons.

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

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

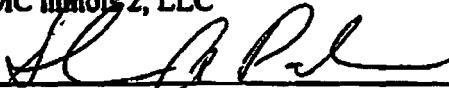
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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.

TMC Illinois 2, LLC


Shannon Parker

May 31, 2017
Date filed



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

Meeting: 09/25/17 07:00 PM
Department: Administration
Department Head: Angela Andrianopoulos
Category: Resolution
Prepared By: Meredith Hannah

SCHEDULED

RESOLUTION 17-14

DOC ID: 2886 A

Resolution No. 17-14, A Resolution Authorizing the Village to enter into a Redevelopment and Sales Tax Rebate Incentive Agreement by and between the Village of Glen Ellyn, Illinois and Baker Hill Station, LLC, for the Baker Hill Shopping Center

Background

In March of 1997, the Glen Ellyn Village Board approved a \$1 million sales tax sharing economic incentive agreement with Town and Country Homes as the developers of the Baker Hill planned unit development. The agreement spanned four years, was a 50/50 sales tax sharing agreement up to \$1 million. When the agreement closed, the village paid out a total of \$531,731.

In December 2013, Dominick's closed all their stores across the Chicagoland area. Many of the newly vacant stores were picked up by other expanding grocers while a number of them, including the Baker Hill location on Roosevelt Road, remained vacant. While staff worked with the property owner to backfill the space, the remaining Dominick's leases were picked up by Albertson's, leaving the property owner and the Village with little recourse to backfill the space until the lease ran out or was terminated.

After pressure by the many municipalities with vacant Dominick's and property owners on Albertson's to terminate the leases, Albertson's has begun to release a number of their Dominick's leases. As of June 1, 2017, Phillips Edison & Company was able to reclaim and access the long vacant Dominick's space and begin evaluation on necessary improvements to bring a new quality grocer back to the shopping center.

Phillips Edison & Company are requesting a \$2 million partnership with the Village of Glen Ellyn to update the shopping center and the grocery space to accommodate a new grocer to the site.

During the July 17, 2017, workshop meeting, the Village Board discussed the proposed improvements to the site and the developer's financial incentive request. In general, the Board indicated they support some level of financial incentive to bring Pete's Fresh Market into the site, however, not the \$2 million the developer requested nor the \$1.75 million staff proposed. The Board directed the developer to take a closer look at their financials and provide more details of the site improvements, not just for Pete's Fresh Market space.

The Village Board discussed the incentive request again during the August 28, 2017, workshop meeting. Phillips Edison provided revised financials and concept drawings for Pete's and the shopping center. Staff worked with Kane McKenna to review the incentive request again. Kane McKenna's analysis of the incentive request noted that Phillips Edison increased the budget for the remainder of the center to 45% of the Landlord costs, versus the 33% proposed in July.

Issues

Phillips Edison & Company purchased the Baker Hill Shopping Center in 2011, with the tenant leases in place. Through active negotiations as well as Village pressure, Phillips Edison has successfully reached a termination agreement with Albertson's for the long standing lease in July 2017. Phillips Edison has secured Pete's Fresh Market for the space, providing they are able to accommodate the required tenant improvements, and have negotiated a reduced rent from what was previously being received.

Cost estimates for the site and grocery store improvements required by Pete's Fresh Market of Phillips Edison are in excess of \$7 million, with \$1-\$1.5 million invested in site improvements for the entire center. In addition, when the store is turned over to Pete's, it is estimated that they will be investing an additional \$5 million into the space. The private investment, between Phillips Edison and Pete's Fresh Market, totals over \$13 million.

Site improvements

Center upgrades that will be implemented under this partnership plan by the Landlord, Baker Hill Station LLC, by and through its managing agent Phillips Edison & Company include:

- Renovated box for backfill grocer, with new ten year lease to be executed in 2017.
- Proposed remodeled storefront façade with new architectural features.
- New LED lighting sustainability upgrade for the entire center.
- New and energy efficient pylon signage.
- New and modern paint design throughout.
- Major asphalt repairs, seal coat, and re-stripe of the parking lot.
- Bike racks and other pedestrian improvements to improve "walkability" and ease of access.
- Outdoor picnic and seating area to foster community engagement.
- Landscape refresh and beautification improvements.

Tenant Inducement Package Improvements

Building and facility improvements paid out of Landlord pocket to new grocer in form of TIA (Tenant Improvement Allowance) i.e. the "Grocer Inducement" include but are not limited to:

- Demo of the interior of the premises.
- New storefront elevations, glass and façade work.
- New outdoor seating area with sidewalk and concrete improvements.
- New flooring, wall finishes, ceilings, lighting, décor, and counters.
- New bathrooms with new finishes, partitions and fixtures.
- New and specialized refrigeration and cooling systems.
- New cart corrals, receptacles, and dispensers.
- New data, network, and POS systems.
- New fire sprinkler and suppression systems.
- The cost of renderings, architects, engineers and consultants.
- Finish carpentry work and painting.

- Other infrastructure work required in order to complete the above (i.e. electrical, plumbing, HVAC, etc.)

Discussion

Since the August 28, 2017 workshop meeting, staff has been working with Phillips Edison to put together a sales tax rebate incentive agreement to address many of the concerns noted by the Village Board at the workshop meeting.

The sales tax rebate agreement attached provides for the following conditions and protections:

- A not to exceed performance based sales tax rebate of \$1.25 million from new grocery anchor business (including home rule sales tax)
 - \$75,000 base sales tax to stay with the Village
 - 50/50 sales tax split above base
 - Agreement terminates after the \$1.25 million is reached or 10 years, whichever is first
- The Village will continue to work with authorities having jurisdiction over Roosevelt Rd. (State Route 38), including IDOT, to reconstruct an entrance way to the Property which will add an access point for eastbound traffic to enter the Property directly from Roosevelt Rd., and contribute up to Five Hundred Thousand Dollars (\$500,000) to the reconstruction of the intersection if authorized by the State and IDOT.
 - Rough engineering estimates place the costs for the proposed entrance reconstruction range from \$250,000-\$500,000.
- Developer will include in its lease with Pete's Fresh Market a provision that in the event of a vacation or abandonment of the Anchor Space leased by Pete's Fresh Market, which is not due to a sale, merger, acquisition, or assignment involving Tenant, no exclusion related to a grocery store use for the premises will survive the vacation or abandonment of the premises.
- If Phillips Edison & Company take action which causes Pete's Fresh Market to abandon the site within the first five (5) years of the execution of this agreement, Developer will reimburse the Village fifty percent (50%) of all Incentive Payments paid by the Village up to the date of the assignment. If this occurs within the last five (5) years of the term of this agreement, which causes Pete's Fresh Market to abandon the site for any reason, Developer will reimburse the Village twenty-five percent (25%) of all Incentive Payments paid by the Village up to the date of the assignment.
- If project costs invested by the Developer are less than total estimates projected, then the \$1.25 million maximum incentive and periodic payments provided for in this Agreement shall be reduced by the amount dollar for dollar. Developer shall provide certified, actual costs incurred by Developer for the Project before the Village is obligated to make any incentive payment under this Agreement.

This proposed incentive agreement is performance based, whereby the Village incurs no upfront costs, but only provides a reimbursement based on actual sales generated by Pete's Fresh Market. This type of incentive places the burden on the developer/tenant to meet sales tax projections and grow the business. In short, they carry the risk to perform. In addition, staff is recommending that the Village capture a base sales tax amount first to provide a cushion to the General Fund for any possible cannibalism across any of the village's current grocery stores. Therefore, this agreement would likely not have a negative impact on future Village budgets.

Action Requested

Approve a Resolution Authorizing the Village to enter into a Redevelopment and Sales Tax Rebate Incentive Agreement by and between the Village of Glen Ellyn, Illinois and Baker Hill Station, LLC, for the Baker Hill Shopping Center

Attachments

- Spreadsheet with the proposed sales tax rebate
- Sales tax rebate evaluation performed by Kane, McKenna and Associates, Inc.
- Sales tax rebate incentive agreement between the Village of Glen Ellyn and Phillips Edison & Company

Resolution No. 17-14

**A Resolution Authorizing the Village to enter into
a Redevelopment and Sales Tax Rebate Incentive Agreement
by and between the Village of Glen Ellyn, Illinois and
Baker Hill Station, LLC, for the Baker Hill Shopping Center**

WHEREAS, the Village of Glen Ellyn, DuPage County, Illinois, is a home rule municipality pursuant to the Illinois Constitution of 1970 and the laws of this State;

WHEREAS, the Village has the power to regulate for the protection of the public health, safety, morals and welfare of its residents and pursuant thereto, has the power to encourage private development and redevelopment in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals;

WHEREAS, Baker Hill Station, LLC, is the owner and manager of the grocery store anchored shopping center located at property commonly known as 800 Roosevelt Road and legally described on *Exhibit A* (attached hereto and made a part hereof (the "*Subject Property*") which Center has contained a grocery store space of approximately 72,000 square feet vacated by the former Dominick's in 2013, and has obtained a new tenant, grocer Pete's Fresh Market, to improve and occupy the space;

WHEREAS, the President and Board of Trustees find that the grocery space on the subject property has remained underutilized for a period of three years, generating no sales taxes, contrary to what had been expected when the shopping center was constructed in the 1990's, and that the Glen Ellyn community desires and needs to have another grocery store located on the Subject

Property;

WHEREAS, Baker Hill Station, LLC, is willing to renovate and remodel the facility at the Subject Property order to enhance the appearance and meet the business needs of Pete's Fresh Market, with a goal toward increasing sales and expanding job opportunities;

WHEREAS, the President and Board of Trustees of the Village are authorized to enter into economic incentive agreements and share or rebate a portion of the SALES taxes, generated by the operations of Baker Hill Station, LLC;

WHEREAS, the President and Board of Trustees find that to enhance the redevelopment of the project and attract Pete's Fresh Market to the subject property, an economic incentive agreement utilizing the Village's authority to rebate a portion of sales taxes is the most cost effective means to generate needed sales taxes and involves the least risk to the Village;

WHEREAS, the Baker Hill Station, LLC, will submit plans and specifications for the renovation of the Subject Property (the "*Project*") and will complete the Project in accordance with all applicable Village ordinances (collectively, the "*Legal Requirements*") as necessary; and

WHEREAS, the Corporate Authorities have determined that the provision by the Village to the Company of the assistance hereinafter described and the renovation by the Company of the Subject Property pursuant to this Agreement are necessary to make the project viable and in the best interests of the Village and its residents and taxpayers, thereby helping to provide for economic development

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

Section 1: That the Village President and Clerk of the Village of Glen Ellyn are authorized to execute and attest to any and all legal documents necessary to finalize the Redevelopment and

Resolution 17-14

Meeting of September 25, 2017

Sales Tax Rebate Incentive Agreement with Baker Hill Station, LLC, of Glen Ellyn, attached hereto.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this _____ day of _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2017.

VILLAGE OF GLEN ELLYN

Diane McGinley, Village President

Attest:

John Chereskin, Clerk

ATTACHMENTS:

- Baker Hill Sales Tax Recapture Spreadsheet (PDF)
- Sales tax rebate evaluation performed by Kane, McKenna and Associates, Inc. (PDF)
- Sales Tax Rebate Incentive Agreement 9-20-17 (PDF)

Baker Hill Sales Tax Recapture Model

Sales		Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Total
Projected Grocery Sales		\$ 32,000,000.00	\$ 32,960,000.00	\$ 33,948,800.00	\$ 34,967,264.00	\$ 36,016,281.92	\$ 36,016,281.92	\$ 36,016,281.92	\$ 36,016,281.92	\$ 36,016,281.92	\$ 36,016,281.92	\$ 349,973,755.52
Projected General Merchandise Sales		\$ 5,500,000.00	\$ 5,665,000.00	\$ 5,834,950.00	\$ 6,009,998.50	\$ 6,190,298.46	\$ 6,190,298.46	\$ 6,190,298.46	\$ 6,190,298.46	\$ 6,190,298.46	\$ 6,190,298.46	\$ 60,151,739.23
Village Portion of State Sales Tax		\$ 320,000.00	\$ 329,600.00	\$ 339,488.00	\$ 349,672.64	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 3,499,737.56
Village Home Rule Sales Tax	1% of Grocer Sales	\$ 320,000.00	\$ 329,600.00	\$ 339,488.00	\$ 349,672.64	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 360,162.82	\$ 3,499,737.56
	1% Gen Merch Sales	\$ 55,000.00	\$ 56,650.00	\$ 58,349.50	\$ 60,099.99	\$ 61,902.98	\$ 61,902.98	\$ 61,902.98	\$ 61,902.98	\$ 61,902.98	\$ 61,902.98	\$ 601,517.39
		\$ 375,000.00	\$ 386,250.00	\$ 397,837.50	\$ 409,772.63	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 4,101,254.95
Village base sales tax (75K)		\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 750,000.00
Sales Tax Remaining to Distribute After Base		\$ 300,000.00	\$ 311,250.00	\$ 322,837.50	\$ 334,772.63	\$ 347,065.80	\$ 347,065.80	\$ 347,065.80	\$ 347,065.80	\$ 347,065.80	\$ 347,065.80	\$ 3,351,254.95
Sales Tax Sharing Structure After Base	% to Village	50%	50%	50%	50%	50%	50%	50%	50%	100%	100%	
	% to Developer	50%	50%	50%	50%	50%	50%	50%	50%	0%	0%	
\$ Total Sales Tax to Village		\$ 225,000.00	\$ 230,625.00	\$ 236,418.75	\$ 242,386.31	\$ 248,532.90	\$ 248,532.90	\$ 248,532.90	\$ 327,094.57	\$ 422,065.80	\$ 422,065.80	\$ 2,851,254.95
\$ Total Sales Tax to Phillips Edison		\$ 150,000.00	\$ 155,625.00	\$ 161,418.75	\$ 167,386.31	\$ 173,532.90	\$ 173,532.90	\$ 173,532.90	\$ 94,971.23	\$ -	\$ -	\$ 1,250,000.00
Total		\$ 375,000.00	\$ 386,250.00	\$ 397,837.50	\$ 409,772.63	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 422,065.80	\$ 4,101,254.95

MEMO



TO: Mark Franz, Village Manager

FROM: Kane, McKenna and Associates, Inc.

RE: **Updated Review of Proposed Village of Glen Ellyn Pete's Market/
Phillips Edison Sales Tax Sharing Request**

DATE: August 15, 2017

1) Background on Redevelopment Project

The Village of Glen Ellyn (the "Village") has retained Kane, McKenna Associates, Inc. (KMA) to review the sales tax sharing proposal presented by Phillips Edison Company (the "Owner"), regarding a proposed lease with Pete's Fresh Market Glen Ellyn Corporation ("Pete's Market") relating to the former Dominick's store located in the Baker Hill Shopping Center (the "Project").

The Project consists of one tax parcel: 05-13-330-026 and involves the lease up and substantial renovation of the former Dominick's store (vacated in late 2013). The Project also includes upgrades/improvements to the entire 135,000 s.f. center (of which the grocery store is 72,397 s.f.). Total Project costs, including the grocer's improvements, are now \$12,943,139. The project was reviewed by the Village Board on July 17th and several questions were raised regarding Project costs and the nature and timing of the Project.

MEMO

Page 2

August 15, 2017



The Developer's responses and revisions in relation to the initial presentation are summarized below.

2) Project Description: Case for Public Assistance for the Project

The Project consists of approximately 135,000 square feet of retail uses. Project costs are as follows:

	<u>July, 2017</u>	<u>August, 2017</u> <u>Updates</u>
Grocer construction and Owner costs	\$ 4,853,615	\$ 4,378,595 (includes prior costs of \$501,120)
Common Area Improvements and public related improvements	\$ 720,000	\$ 740,000
Exterior/Facade Improvements	\$ 1,712,000	\$ 2,974,544 (includes costs for vacant space)
Subtotal: Landlord Costs	<u>\$ 7,285,615</u>	<u>\$ 8,093,139</u>
Sub-total: Grocery store tenant expenditures	<u>\$ 4,850,000</u>	<u>\$ 4,850,000</u>
Total Project Costs	\$12,135,615	\$12,943,139
Variance	<u>\$807,524</u>	

Source: Owner Project Budget

Overall – the Owner's revisions increased the budget for the remainder of the center to 45% of the Landlord costs of \$8,093,139 (versus 33% in July). The estimates of timing for improvements are also estimated in Exhibit A – with a time line of improvements for 2017 to 2020, with over 85% of improvements scheduled for 2017 – 2018.

The Owner requested \$2,000,000 as “pay as you go” sales tax incentive payable over 10 years, subject to an agreed upon sharing percentage (and the Village would require a “base amount” prior to sharing). The Village counter offer could be \$1,500,000 in the sales tax assistance.

MEMO

Page 3

August 15, 2017

**3) Project Finance Analysis**

In comparison to the prior Dominick's lease, the Pete's Market rent is expected to result in a differential of approximately \$4.70/s.f. or a reduction of \$340,000 per year. In addition, the requirements of the lease for re-tenanting costs results in a potential loss in value (compared to the initial purchase of the asset in 2012). A ten year lease is proposed with several options for renewal. The size of the anchor space (72,000+ s.f.) and the market limits for large grocer (or big box) operations impacts the Owners options and potential long term valuation of the property.

The request for the sales tax sharing offers a method to reduce the "rent gap" and improve overall Project economics as illustrated below.

	<u>Amount</u>	<u>Per Year</u>	<u>Per S.F.</u>
Proposed Village Contribution	\$1,500,000	\$150,000	\$2.07
Landlord Contribution (grocery store component)	\$4,378,595	\$437,859	\$6.05
Differential after sales tax sharing	\$2,878,545	\$287,859	\$3.98

Note: this analysis is similar to the July memo – even though the Village assistance is lowered, the Landlord contribution was also reduced based on excluding prior costs.

As stated in July the Village participation – based on actual performance of annual sales – addresses the rent differential needed to attract a larger grocery tenant. To the extent the tenant would pay additional rent, the differential could be reduced, but the Owner has indicated that the tenant amount is fixed.

MEMO

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Further, it appears that projected net operating income (with the Pete's Market lease and current tenants) would be close to the Owner's target return on cost (but most likely somewhat lower due to additional costs/losses already sustained by the Owner). Given the tenant's proposed contribution for improvements or \$4,850,000 and the Owner's projected investment for the rest of the center of \$3,719,549 the sales tax incentive is 11.5% of total costs, with almost 90% of total budget (versus 84% in July) from private investment. It is important to note that specifics related to project income and valuation were reviewed on a confidential basis and our report is limited in relation to the revenue/valuation data.

4) Summary: Policy Review Issues

- 1) Reuse of a vacant anchor store (limited user market in today's market).
- 2) Potential for construction and permanent jobs.
- 3) Addresses visible vacancy along Roosevelt Road.
- 4) Potential impacts on other Village grocers.
- 5) Future impact of nearby Mariano's on long term sales trends.
- 6) The Village proposal includes a "base" prior to sharing and then a 50/50 split over 10 years.

In addition, the Village may want to consider the following points:

- Will the Village mandate an "open book" or "true up" review in order to monitor project costs and revenues (with adjustments to the assistance if costs are lower or if rents are higher than projected)?
- Prior to any Village funding commitments, the Owner should evidence its funding structure (amounts consistent with the initial submissions) and any retail tenant commitments in advance, or as a condition precedent to Village funding. This can be made part of the redevelopment agreement.
- Does the Village have any other needs for services or public improvements associated with the project implementation?

EXHIBIT A
PROJECT BUDGET

Table 1.1 Inducement and Cost Break Down for New Grocer

Baker Hill Shopping Center					
Landlord inducements and capital contributions for former grocer backfill project					
Notes	Start YR	Window	*Cost	August Update	
Grocer construction and direct deal costs	2017	18mo	8,675	Start YR	Variance
	2017	18mo	260,629	2017	-
	2017	18mo	240,491	2016	(260,629) excluding prior costs
	2017/2018	18mo	4,343,820	2016	(240,491) excluding prior costs
	2017/2018	18mo	-	2018	-
Additional landlord work			-	2017	26,100
Common area retailer focused improvements					
Common area community focused improvements	2018	18mo	100,000	2017	-
	2018	18mo	35,000	2017/2018	-
	2018	18mo	175,000	2018	-
	2018	18mo	360,000	2018	-
	2018	18mo	-	2019/2020	20,000
Common area community focused improvements			-	2018	-
Common area community focused improvements	2019	18mo	15,000	2018	-
	2019	18mo	35,000	2018	-
	2019	18mo	-	2018	-
	2019	18mo	-	2018	-
	2019	18mo	-	2018	-
Exterior progressive capital improvements based on rent growth and anticipated lease up activity					
Exterior progressive capital improvements based on rent growth and anticipated lease up activity	Progressive	18mo	50,000	2018	-
	Progressive	18mo	432,000	2019/2020	150,000 roof and gutter
	Progressive	18mo	380,000	2017/2018	(380,000)
	Progressive	18mo	850,000	2017/2018	900,000
	Progressive	18mo	-	2017/2018	-
Exterior progressive capital improvements based on rent growth and anticipated lease up activity	2017/2018	18mo	-	2017-2020	511,794
	2017/2018	18mo	-	2018-2020	59,250
	2017/2018	18mo	-	2017-2020	21,500
	2017/2018	18mo	-	2017-2020	21,500
	2017/2018	18mo	-	2017-2020	21,500
Total estimated spend: Landlord			7,285,615	8,093,139	807,524
Anticipated grocer spend for FFE (Fixtures, Furniture and Equipment), branding, product, advertising, etc.			4,850,000	4,850,000	-
Total estimated project size			12,135,615	12,943,139	807,524

1. Based on present discussions and negotiations with replacement grocer using their cost estimates from prior facade work at other locations. Subject to change.

2. Costs estimated using 2016 vendor bids. Actuals may change based on market rate for labor and materials.

3. Based on average industry "new store" expenditures for similar class grocer in similar market. Subject to change.

**REDEVELOPMENT AND SALES TAX REBATE INCENTIVE AGREEMENT
BETWEEN THE VILLAGE OF GLEN ELLYN
AND BAKER HILL STATION LLC OF GLEN ELLYN**

This REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF GLEN ELLYN AND BAKER HILLS STATION LLC (“**Agreement**”) is made and entered into this _____ day of _____, 2017 (“**Effective Date**”), by and between the VILLAGE OF GLEN ELLYN, DuPage County, Illinois, an Illinois municipal corporation (hereinafter referred to as the “**Village**”), and BAKER HILL STATION LLC, a Delaware limited liability company (hereinafter referred to as “**Developer**”).

WITNESSETH:

In consideration of the Preliminary Statements, the mutual covenants herein contained and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

1. Preliminary Statements

Among the matters of mutual inducement which have resulted in this Agreement are the following:

(a) Developer intends to renovate a development called Baker Hill Shopping Center (the “**Project**”) to attract a grocery anchor tenant in the Center on approximately 12.1 acres of property located at 800 Roosevelt Rd. the legal description of which is attached hereto and made a part hereof as Exhibit C. Said property is hereinafter referred to as the “**Subject Property**”.

(b) Developer is the owner of the Subject Property and Developer intends to reconstruct a grocery store anchor space for a “**Pete’s Fresh Market**” grocery store on the Subject Property consisting of approximately 72,000 square feet (“**Anchor Space**”), as well as overall center improvements generally shown on the Site Plan, which is a part of Exhibit A to this Agreement.

(c) The Village is desirous of having the Project redeveloped to meet the shopping needs of the Village and its residents and to attract additional retail stores in Glen Ellyn, and the Village is therefore willing to enter into this Agreement with Developer.

(d) Developer represents and warrants that the Project requires economic assistance from the Village in order to complete the same, and, but for the economic assistance to be given by the Village, the Project as contemplated would not be economically viable at this time.

For purposes of this Agreement, the use of the terms “**Sales Tax**” and “**Sales Taxes**” shall be construed to refer to the combination of (i) the taxes imposed by the State of Illinois (hereinafter referred to as the “**State**”) as a retailers’ occupation tax, a service occupation tax, a use tax, a service use tax, or any other so-called “sales tax” or other similar tax that may be imposed by the State, or any governmental agency or body created under the laws of the State, and available, in part, for distribution to the Village; and (ii) the taxes imposed by the Village as a Home Rule Unit of local government as a

retailers' occupation tax, a service occupation tax, a use tax, a service use tax, or any other so-called "sales tax" or other similar tax. As of the Effective Date, the portion of sales that equals the amount of Sales Tax imposed by the State which is distributed to the Village is one percent (1%) of the amount of sales, and the portion of sales that equals the amount of Sales Tax which is imposed by the Village, collected by the state and distributed to the village is one percent (1%) of the amount of sales (the portion of sales that equals the amount of Sales Tax imposed by the State which is distributed to the Village and the portion of sales that equals the amount of Sales Tax which is imposed by the Village is sometimes hereinafter collectively referred to as the "**Sales Tax Rate**"). Anything in this Agreement to the contrary notwithstanding, if, after the Effective Date, (i) the State increases or decreases the Sales Tax Rate imposed by the State, then the portion of the Incentive Payments (as herein defined) that are based upon Taxes imposed by the State and made available to the Village shall be based upon such increased or decreased Sales Tax Rate, and (ii) the Village decreases the Sales Tax Rate imposed by the Village, then the portion of the Incentive Payments that are based upon Sales Taxes imposed by the Village shall be the same amount of Incentive Payments which the Developer would have received for the same amount of sales if the Sales Tax Rate imposed by the Village had not been decreased; if the Village increases the Sales Tax Rate imposed by the Village above the current rate of one percent (1%), then the portion of the Incentive Payments that are based upon Sales Tax imposed by the Village shall remain at the current level of a 1% Sales Tax. In the event that the State Legislature or a judicial decision should limit or invalidate the ability of the Village of Glen Ellyn to impose any portion of a Sales Tax, the obligation of Glen Ellyn under this Agreement shall be so reduced.

2. Village Authority

The Village shall execute this Agreement in accordance with the statutory powers granted to it along with the powers of a home rule municipality so long as it shall have that status.

3. The Project

The Project is anticipated to consist of the remodel of the existing buildings and reconstruction of grocery anchor space totaling approximately 72,000 square feet (see legal description in Exhibit C).

4. Conditions Precedent to the Undertakings on the Part of the Village

All undertakings on the part of the Village pursuant to this Agreement are subject to satisfaction of the following conditions by Developer as specifically hereinafter stated, it being understood that failure by Developer to satisfy any conditions shall not be considered a breach or default by Developer, but rather a failure of a condition precedent.

(a) The Project shall be constructed substantially in accordance with the concept plans-("**Project**"), to be developed by Developer which is attached as Exhibit A and made a part hereof, the costs of which construction by Developer are anticipated to be generally consistent with costs of the type described in the estimates attached hereto as Exhibit B and by reference

made a part hereof. If total costs of the project are less than total estimates, the Developer incentives will be reduced provided for in Section 5(b) of this agreement.

(b) Developer and its tenant, when applicable, by October of 2018, shall have obtained a building permit and final approval from the Village and any other necessary agency, board or commission for any portion of the Project completed, it being understood that the Village in its capacity as a municipal corporation has sole discretion to approve all plans for development within the Village, and the Village shall not be deemed to have caused a default hereunder or have any liability for its failure to approve the final development plan for the Project.

(c) Prior to the Anchor Space being open for business, Developer shall have delivered to the Village letter on Developer's letterhead a certified statement of all major costs of the Project expended by Developer, (such costs to include, but not be limited to, costs incurred as part of any tenant improvement payment), along with evidence that all major costs for the Project expended by Developer, to date, have been paid. The date on which the Anchor Space shall be "open for business" hereunder shall be the first date on which the Tenant shall have made the Anchor Space open to the general public as customers to transact sales that generate Sales Tax. The first date when the Anchor Space is "open for business" shall be the "Opening Date." Any reference to a certified statement of major costs in this Agreement shall mean a letter provided by Developer to the Village that is signed by an officer of Developer that certifies as to the major costs incurred by Developer as of the date of such certification.

(d) Developer and Pete's Fresh Market ("**Tenant**") have entered into a lease agreement pursuant to which Developer leases to Tenant and Tenant leases from Developer the Anchor Space, and such lease shall require Tenant to open for business as a typical "**Pete's Fresh Market**" grocery store as depicted in **Exhibit A**.

(e) Developer has included a provision in its lease with Pete's Fresh Market a provision that in the event of a vacation or abandonment of the Anchor Space leased by Pete's Fresh Market, which is not due to a sale, merger, acquisition, or assignment involving Tenant, no exclusion related to a grocery store use for the premises will survive the vacation or abandonment of the premises.

5. Undertakings on the Part of the Village

Upon satisfaction of all the conditions hereinabove stated on or before the dates set forth above, if any, the Village hereby undertakes to reimburse the Developer as follows:

Up to and no more than the sum of \$1,250,000 as hereinafter provided from Sales Tax funds as defined in Section 1 (d) above. This commitment with respect to Sales Tax funds (and, in turn, Incentive Payments) does not constitute a general obligation of the Village, but only an obligation to reimburse Developer from Sales Taxes generated by the Project.

(a) The Village shall issue any required building permits for the Project. All permit fees and other Village fees and charges required by Village ordinance with respect to the redevelopment of the Subject Property and the Project, shall be paid at the fee level established

by Village ordinance existing as of the Effective Date. Village agrees to issue a Certificate of Completion once the Project is substantially completed by Developer, as more particularly set forth in Section 6(a) of this Agreement.

(b) Sales Tax Incentive.

- i. Incentive Term. Once the Anchor Space is open for business as provided in this Agreement, the Village hereby agrees to pay Developer installment payments (“**Incentive Payments**”) from Tenant’s Sales Tax revenues generated by the Project, which payments shall be made until the Developer receives \$1,250,000. The Village’s obligation to make Incentive Payments will terminate when \$1,250,000 has been paid to the Developer, or ten (10) years after the Opening Date, whichever occurs first. The payments made to Developer under this Agreement are intended, in part, as partial payment of reimbursement for costs expected to be incurred by Developer for the Project, demonstrated on **Exhibit B**. In the event that the actual cost to Developer is less than depicted on **Exhibit B**, as projected by the Developer to construct the Project, then the \$1,250,000 maximum incentive and periodic payments provided for in this Agreement shall be reduced by the amount, dollar for dollar, which is not required to be expended on the Project. Developer shall provide a certified statement as to actual costs incurred by Developer for the Project to date, before the Village is obligated to make any incentive payment under this Agreement. Village, at its discretion may request documentation of actual costs.
- ii. Timing of Incentive Payments. If Developer proceeds with the Project, then the Developer shall certify in writing the Opening Date in writing to the Village within ten (10) days of such Opening Date. Thereafter, Developer shall be entitled to receive Incentive Payments from Sales Tax revenue generated by the Project in annual installments as hereinafter provided for sales made through a maximum of 10 years following the Opening Date or until receipt by Developer of Incentive Payments equal to \$1,250,000, whichever occurs first. The Village’s obligation to pay sales tax rebates to the Developer shall commence, continue and is contingent upon the Village’s actual receipt of the sales tax revenues attributed to sales by Tenant. In no event shall the Village be obligated to pay developer any monies which have not been received by the Village from the State, or for which proper documentation has not been received. *(For example: If the Opening Date is October 1, 2018, the Incentive Payments for calendar year 2018 would be payable in annual installments as hereinafter provided. The Village’s obligation to pay Incentive Payments would be based upon sales through and including October 1, 2028, including final payment for sales made during such partial calendar year up to October 1, 2028, or until receipt by Developer of Incentive Payments equal to \$1,250,000; whichever occurs first)*
- iii. Calculation of Incentive. Incentive Payments to the Developer shall be calculated for each 12-month period according to the following formula:

- First \$75,000 of Sales Tax (Displacement Factor) = Village
- Additional Sales Tax = 50% Village/50% Developer

Within fifteen (45) days after the receipt by the Village of the Village's share of Sales Taxes from the State for each rolling calendar year within the Term, the Village shall distribute such amounts to the Developer. Said annual payments shall continue until the Termination Date.

- iv. The obligation to provide sales tax information to the Village is solely Developer's responsibility, as more particularly set forth in Section 6(c) of this Agreement.
- v. In the event Developer fails to deliver to the Village any of the foregoing certifications within the time periods set forth above, or otherwise violates any term or provision of this Agreement that is not cured within any applicable grace or cure period, then in such event, the Village shall have no obligation to make any payment to Developer until such time as any such failure or violation is corrected, and all rights of Developer to demand any current or future payment from the Village shall be deemed abated until such failure or violation is so corrected. No interest shall be paid by the Village on any payments, which are due to be paid but are unpaid because of the default of Developer that is not cured within any applicable grace or cure period hereunder. Any period of default by Developer or delay in attracting additional retail users to the Subject Property shall not extend the time limitations prescribed in this Agreement.

(c) The Village will continue to work with authorities having jurisdiction over Roosevelt Rd. (State Route 38), including IDOT, to reconstruct an entrance way to the Property which will add an access point for eastbound traffic to enter the Property directly from Roosevelt Rd., and contribute up to Five Hundred Thousand Dollars (\$500,000) to the reconstruction of the intersection if authorized by the State and IDOT.

6. Undertakings on the Part of Developer

(a) If Developer proceeds with development of the Subject Property, then Developer agrees to construct and complete the Project as herein provided and substantially in compliance with the Project Plans and all applicable rules and regulations of the Village and all applicable rules and regulations of other regulatory agencies from which approval must be obtained.

If Developer proceeds with development of the Subject Property, then promptly upon the completion by Developer of construction of the Project as provided herein and the Anchor Space remains open for business, Developer shall request a certificate (the "**Certificate of Completion**") from the Village certifying that Developer has substantially completed the Project in substantial conformance with the Project Plans and Project Cost Estimates. The Village shall not unreasonably withhold, delay or condition issuance of the Certificate of Completion. Denial of the Certificate of Completion by the Village shall be made if at all, no later than thirty (30)

days from receipt of Developer's request for certification, and it shall include the specific elements for completion required for the Certificate of Completion to be issued. If the Village properly denies any request for issuance of the Certificate of Completion, then Developer shall have sixty (60) days to address any items properly denied by the Village and to issue a new request for certification; provided, however, if any matters that Developer must address cannot be completed within the 60-day period prescribed above and Developer is diligently pursuing the same, then Developer shall have such additional time as may be reasonably required to address such issues.

(b) With the request for a Certificate of Completion, Developer shall provide an affidavit that the Project has been completed free of any mechanics liens by reason of work performed by Developer, and shall, at the request of the Village, provide final lien waivers from the general contractor for the Project and from all "**Major Subcontractors**" (i.e., those subcontractors having subcontracts with the general contractor in excess of \$100,000.00) with respect to work performed by Developer. Developer recognizes and agrees that the Village has sole discretion with regard to all Village approvals and permits relating to the Project, and failure on the part of the Village to grant any required approval or issue any required permit shall not be deemed a default by the Village under this Agreement or give rise to any claim against or liability to the Village pursuant to this Agreement so long as the Village is acting in good faith in the exercise of its regulatory authority.

(c) Developer shall provide to the Village the release form attached hereto as Exhibit D to authorize the release of sales tax information of the **Tenant** to the Village for purposes of receiving Incentive Payments hereunder, as frequently as required by the State. The Village shall promptly file the release forms after receipt thereof with the State Department of Revenue. Any sales tax information received by the Village shall remain confidential and proprietary to the Developer and shall not be disclosed to the extent permitted by law to any other person or entity by the Village without the written consent of the Developer, as more particularly set forth in Section 6(d) of this Agreement. For the purposes of this subsection, it is the intent of the parties that such information shall be deemed exempt from public disclosure pursuant to 5 ILCS 140/7(i)(g), or any future recodification thereof. The Village shall, however, comply with all the applicable rules and regulations. The parties shall cooperate and take all other reasonable actions to ensure accurate distribution of Incentive Payments to the Developer throughout the Term of this Agreement.

(d) During construction of the Project, Developer shall maintain, or self-insure for, worker's compensation insurance and liability insurance in amounts and with companies licensed or authorized to do business in Illinois and shall cause the Village, its elected public officials, and officers and employees to be named as additional insureds on such liability policy or policies for any claims made against the Village because of this Agreement for personal injury, wrongful death or property damage. A certificate of insurance verifying such coverage shall be furnished to the Village prior to the issuance of any building permit. During construction of the Project, Developer shall defend, indemnify, save and hold harmless the Village, its elected officials, agents and employees from and against any damage, liability, loss or expense

(including, without limitation, reasonable attorney's fees and other costs and expenses) incident to and caused by construction of the Project by Developer, provided the Village tenders defense of any such claim to Developer in sufficient time to avoid prejudice to Developer for handling by counsel selected by Developer and reasonably acceptable to the Village and, in no event shall the Developer be liable for any consequential punitive or similar type damage except to the extent claimed by any third party. The amount of general liability which the Developer shall keep in place shall not be less than \$2,000,000.00 per occurrence and shall be a policy with an insurance Developer, approved by the Village, which will not unreasonably withhold, delay or condition its approval.

7. Representations and Warranties of Developer

As of the date on which Developer signs this Agreement, the following is accurate to the best of Developer's knowledge:

(a) Developer hereby represents and warrants that the Project requires economic assistance from the Village in order to complete the construction of the Project substantially in accordance with the Project Plans and, but for the economic assistance to be given by the Village, as heretofore stated, the Project as contemplated would not be economically viable.

(b) Developer hereby represents and warrants that if Developer proceeds with development of the Subject Property, then the Project shall be reconstructed generally consistent with the Project Plans.

(c) Developer hereby represents and warrants that if Developer proceeds with redevelopment of the Subject Property, then it shall comply with all applicable laws, rules and regulations of the Village of Glen Ellyn, State of Illinois, County of DuPage and the United States and all agencies thereof.

(d) Developer hereby agrees that if Developer proceeds with redevelopment of the Subject Property, then construction of the Project will commence on or before June 1, 2018, and will thereafter proceed with all due diligence, subject to the occurrence of Force Majeure (as herein defined) events.

(e) Developer hereby represents that the approximate value of the improvements made to the Project is listed on **Exhibit B** and Developer shall, upon request by Village after the Anchor Space is open for business but no more than once each calendar year during the term of the Agreement, periodically deliver to the Village certifications of major Project costs expended by Developer and provide final certification of major Project costs as part of the Certification of Completion.

(f) Developer hereby represents and warrants that it owns one hundred percent (100%) of the interest in the Subject Property.

(g) Developer hereby represents and warrants that it has provided the description of the Subject Property set forth in this Agreement and that said description is accurate and correct to the best of Developer's knowledge.

(h) Developer hereby represents and warrants that during its period of ownership it shall pay all taxes, assessments, water charges, sewer charges, fire and elevator inspections, and the like on the Project and the Subject Property when the same are due and before any penalty attaches and shall upon request by the Village, provide the Village, or any agency designated by the Village, with paid receipts or other acceptable evidence of payment thereof. Nothing in this subsection shall preclude Developer from exercising any appeal right it may have that would be available to Developer by the Village Code, Title 1, Chapter 11.

(i) Developer shall during its period of ownership maintain the Subject Property in accordance with all Village ordinances and will maintain all stormwater management features constructed on the Subject Property or adjacent rights-of-way in accordance with good practices and Village ordinances.

(j) Developer may contest the assessment of the Project for real estate tax purposes, but it shall not contest the validity of the Village's annual tax levy ordinance, subject to the conditions and limitations herein contained.

(k) The Developer hereby represents and warrants to the Village that the performance by Developer of this Agreement will not conflict with or result in a breach of any of the terms, conditions or provisions of any agreement or instrument to which the Developer is a party or by which it is bound, or constitute a default under any of the foregoing.

(l) The Village hereby represents and warrants to the Developer that the performance by the Village of this Agreement will not conflict with or result in a breach of any of the terms, conditions or provisions of any agreement or instrument to which the Village is a party or by which it is bound, or constitute a default under any of the foregoing, or violate any law, order, writ, injunction or decree of any court, administrative agency or governmental body.

8. Defaults

The occurrence of either (a) or (b) by the Village or (a), (b) or (c) by the Developer, as the case may be, shall constitute an event of default by the Village or the Developer, as the case may be, under this Agreement:

(a) Failure to comply with any term, provision or condition of this Agreement within the times herein specified.

(b) In the event a representation or warranty contained herein is not true and correct for a period of thirty (30) days after written notice to Developer or the Village, as the case may be.

(c) Developer shall: (i) become insolvent; and (ii) be unable, or admits in writing its inability to pay, its debts as they mature; or (iii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its or their property; or (iv) be adjudicated a bankrupt; or (v) file a petition in bankruptcy or to effect a plan or other arrangement with creditors; or (vi) file an answer to a creditor's petition (admitting the material allegations thereof) for an adjudication of bankruptcy or to effect a plan or other arrangement with creditors; or (vii) apply to a court for the appointment of a receiver for any asset; or (viii)

have a receiver or similar official appointed for any of its assets, or, if such receiver or similar official is appointed without the consent of Developer and such appointment shall not be discharged within sixty (60) days after his appointment or Developer has not bonded against such receivership or appointment; or (ix) a petition described in (v) is filed against Developer and remains undismissed for a period of sixty (60) consecutive days, unless the same has been bonded.

Upon an occurrence of an event of default by either party as hereinabove set forth the other party shall provide written notice specifying the default to the defaulting party. Upon receipt of the notice of default, the defaulting party shall have 30 days to cure the default, if it can reasonably be cured within 30 days, or must begin curing the default and complete curing the default within a reasonable time thereafter, if it cannot be cured within 30 days. Upon the occurrence of an event of default and all cure periods provided above are exhausted, the party not in default shall have any and all remedies available at law or in equity.

9. Notices

All notices and requests required pursuant to this Agreement shall be sent by certified mail as follows:

to Developer: Joe Schlosser
Senior Vice President of Portfolio Management
Baker Hills Station LLC
Phillips Edison & Company, Ltd.
11501 Northlake Drive
Cincinnati, OH 45249
Office telephone: 513-554-1110
E-mail: jschlosser@phillipsedison.com

with copies to: Terry Burian
Assistant General Counsel
Phillips Edison & Company, Ltd.
11501 Northlake Drive
Cincinnati, OH 45249
Office telephone: 513-338-2770
E-mail: tburian@phillipsedison.com

to the Village: Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Office telephone: 630-469-5000
E-mail: mfranz@glenellyn.org

with copies to: Village Attorney
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Office telephone: 630-469-5000
E-mail: gmathews@glenellyn.org

Or at such other addresses as the parties may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, overnight courier (guaranteeing next day delivery) or by electronic delivery in PDF format delivered by email message to the email addresses provided above with proof of delivery thereof.

All notices shall be deemed given two (2) business days following deposit in the United States mail with respect to a certified or registered letter, one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery or on the same day if sent by personal delivery or telecopy (with proof of transmission). Attorneys for each party shall be authorized to give notices for such party. Any party may change its address for the service of notice by giving written notice of such change to the other party, in the manner above specified.

10. Force Majeure

In case by reason of “Force Majeure” either party hereto is unable wholly or in part to carry out its obligations under this Agreement, then if such party gives written notice, including the full particulars of such “Force Majeure” to the other party within a reasonable time after occurrence of the cause relied on, the obligation of the party giving such notice, so far as it is affected by such “Force Majeure” shall be suspended during the continuation of the inability, but for no longer period, and such party shall endeavor to remove such inability with all reasonable dispatch. The term “**Force Majeure**” as used herein means: acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States, or the State of Illinois or any civil or military authority, insurrections, riots, epidemics, landslides, lighting, earthquake, fire or other casualty, hurricanes, tornadoes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals or other such reason, including delays in the issuance of requisite permits and approvals (provided the party claiming delay makes timely filing and application to the applicable governmental authority having jurisdiction thereof). It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the above requirement that any “Force Majeure” shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty. A decision by Developer not to proceed with the Project or to delay the Project for economic reasons or other reasons of a business nature shall not constitute “Force Majeure”.

11. Law Governing

This Agreement shall be construed and enforced in accordance with the Laws of the State of Illinois.

12. Assignments

Developer shall not assign this Agreement to any person or entity except as permitted below. Prior to the Anchor Space being open for business, the Developer shall not assign this Agreement to any person or entity without the prior written consent of the Village, said consent not to be unreasonably withheld, delayed or conditioned. Until the Project is substantially completed, any transfer by Developer of all or any interest in either the Property and any improvements on the Property (except for any Permitted Transfers, as hereinafter defined) and this Agreement is only permitted upon the prior written approval of the Village, which approval shall not be unreasonably withheld. In connection with any request for the Village's consent to any applicable transfer (other than a Permitted Transfer), Developer shall submit to the Village evidence of the following regarding such transfer:

- (a) Any proposed transferee shall have the experience and financial responsibility necessary to fulfill the obligations undertaken by Developer in this Agreement; and
- (b) Any such proposed transferee shall have expressly assumed the obligations of Developer hereunder in writing.

Following the Anchor Space being open for business, Developer may assign this Agreement in connection with the transfer of the Project without notice or the prior written consent of the Village and that whenever such an assignment occurs, the Developer shall have no further liability for breach or covenant under this Agreement provided such assignee shall be contractually bound to have assumed the obligations of Developer under this Agreement, subject to the terms, conditions and limitations herein contained.

In the event of an assignment or transfer of ownership of the Property to an entity unaffiliated with the Developer or its owners or subsidiaries, within the first five (5) years of the execution of this agreement, which causes Pete's Fresh Market to abandon the site for any reason, Developer will reimburse the Village fifty percent (50%) of all Incentive Payments paid by the Village up to the date of the assignment. In the event of an assignment or transfer of ownership of the Property, within the last five (5) years of the term of this agreement, which causes Pete's Fresh Market to abandon the site for any reason, Developer will reimburse the Village twenty-five percent (25%) of all Incentive Payments paid by the Village up to the date of the assignment.

Subject to the foregoing, the Village shall not object where (i) a proposed assignee or transferee of Developer shall operate a similar project that generates retail sales in an amount similar to the Project (evidence of such sales to be based upon comparable retail information provided by the transferee or assignee and accepted by the Village) it is replacing and (ii) such transferee or assignee shall have expressly assumed the obligations of Developer hereunder. In the event Developer in the course of bankruptcy proceedings, desires or is required by a court of competent jurisdiction to relinquish its rights to operate the Project to be located on the Subject

Property, and such court of competent jurisdiction approves a third party entity which is not a Related Party (as hereinafter defined) to undertake and operate the Project, the Village shall have the right, but not the obligation, to terminate this Agreement or to consent to the assignment of this Agreement to such third party entity. Developer shall have the right, upon notification to the Village but without the requirement of obtaining Village approval pursuant to this Agreement, to execute, assign and transfer any commercially reasonable collateral, assignments and/or mortgages of Developers rights therein and/or sales and leasebacks. In addition, Developer shall have the right, upon notification to the Village and without its consent, to assign, this Agreement (and have this Agreement assumed by) to any of the following (a “**Related Party**”): (i) any partnership, whether limited or otherwise, provided that Developer is a general partner and maintains the power to direct or cause the direction of the management policies of said partnership; (ii) a joint venture in which Developer maintains the power to direct or cause the direction of the management policies of said joint venture; (iii) a corporation in which the officers of the corporation are officers of Developer and Developer maintains the power to direct or cause the direction of the management policies of said corporation; (iv) a limited liability company in which Developer maintains the power to direct or cause the direction of the management policies of said limited liability company; or (v) any other similar entity in which Developer maintains the power to direct the management policies of the business entity and maintain a direct ownership interest of more than fifty percent (50%). Without limiting the generality of the foregoing, Developer may assign its interest in this Agreement to any entity that directly or indirectly through one or more intermediaries is controlled by, controls or under common control with of the Developer.

13. Continuity of Obligations

Subject to Section 15 of this Agreement, Developer shall at all times during the Term remain liable to Village for the faithful performance of all obligations imposed upon Developer by this Agreement until such obligations have been fully performed or until Village, at its sole option, has otherwise released Developer from any or all of such obligations, or until Developer has assigned this Agreement in accordance with the terms and conditions herein contained.

14. Time

Time is of the essence under this Agreement and all time limits set forth are mandatory and cannot be waived except by lawfully authorized and executed written wavier by the party excusing such time performance.

15. Binding Effect

This Agreement shall inure to the benefit of and shall be binding upon the Village and Developer and their respective successors and assigns. It is understood that Developer may transfer the Subject Property or any part thereof, and that, except as provided herein, whenever such a transfer occurs, the Developer shall have no further liability for breach of covenant occurring thereafter, provided the transferee agrees to assume the obligations of the Developer with respect to the portion of the Subject Property so transferred. The Village agrees to look solely to the interest of Developer in the Subject Property for the recovery of any judgment from

Developer, it being agreed that neither Developer nor its respective partners, directors, officers, members, managers or shareholders shall ever be personally liable for any such judgment.

16. Limitation of Liability

(a) No recourse under or upon any obligation, covenant or agreement of this Agreement or for any claim based thereon or otherwise in respect thereof shall be had against the Village, its officers, agents and employees, in any amount in excess of any specific sum agreed by the Village to be paid to Developer hereunder, subject to the terms and conditions herein, and no liability, right or claim at law or in equity shall attach to or shall be incurred by the Village, its officers, agents and employees in excess of such amounts and all and any such rights or claims of Developer against the Village and such claims are expressly waived and released as a condition of and as consideration for the execution of the Agreement by the Village; provided, however, nothing herein shall limit the obligation of the Village to keep, perform and observe the terms, covenants, agreements and conditions herein contained to be kept, performed and observed by the Village.

(b) Developer hereby agrees to indemnify, defend and hold the Village harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including without limitation, attorneys' fees and court costs) suffered or incurred by the Village arising from or in connection with (i) the failure of Developer to perform its obligations under this Agreement, or (ii) material misrepresentations in this Agreement which are the result of information supplied by the Developer or by agents, employees, contractors, or persons acting under the control or at the request of the Developer, or (iii) any claim or cause of action for injury or damage to persons or property brought by third parties arising out of the construction or operation of the Project by Developer, provided that the Village tenders defense of any such matter to Developer in sufficient time to avoid prejudice to Developer for handling by counsel selected by Developer and reasonably acceptable to the Village, and provided further, in no case shall Developer be liable for consequential, incidental, special, punitive or similar type damages except to the extent claimed by any third party.

17. Reimbursement of Village for Legal and Other Fees and Expenses

(a) If a third party institutes legal proceedings against the Village concerning the terms of this Agreement and such proceedings are based on the intentional or negligent act or omission of Developer, then, in that event, Developer, shall assume the defense of such lawsuit using attorneys chosen by Developer in its sole and absolute discretion and all expenses of whatever nature relating thereto. In the event Developer assumes the defense of such lawsuit as aforesaid, the Village agrees to fully cooperate with Developer in connection with same, and Developer agrees not to make any settlement or compromise of such lawsuit without the approval of the Village, which approval shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, there shall be no obligation of the Developer to assume such defense to the extent the legal proceedings concern any action or inaction by the Village not in compliance with applicable Village requirements or otherwise resulting from the Village failing to comply with procedural or other requirements concerning the development of the Subject Property in accordance with the provisions of this Agreement, and provided further:

(b) If the Village, in its sole (but commercially reasonable and good faith) discretion, determines there is, or may probably be, a conflict of interest between Village and Developer, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. If the Village exercises such option, then the Developer shall pay 100% of the reasonable costs of legal counsel chosen by the Village.

(c) In the event either Party institutes legal proceedings against the other Party relating to a default under this Agreement, each Party shall pay its own expenses of such legal proceedings including the court costs, attorney's fees, and other customary litigation expenses.

18. No Waiver or Relinquishment of Right to Enforce Agreement

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect unless otherwise set forth in writing by the waiving party and delivered pursuant to Section 9 herein to the other party.

19. Village Approval or Direction

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the corporate authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements are consistent with this Agreement. Subject to the foregoing, whenever the consent or approval of either party is required under this Agreement such consent shall not be unreasonably withheld, delayed or conditioned. Each party shall act in good faith and in a commercially reasonable manner with respect to any matter contemplated by this Agreement, including, without limitation, approving or disapproving any request for consent.

20. No Debt of Village

This Agreement does not constitute a general obligation of the Village and Developer acknowledges that Village has no obligation hereunder to make any payments to Developer from Village's General Funds or any other Funds.

21. Captions

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions there under whether covered or relevant to such heading or not.

22. Authorization to Execute

The officer of Developer who have executed this Agreement warrant that they respectively have been lawfully authorized by Developer's Board of Directors to execute this

Agreement on behalf of Developer. The President and Clerk of the Village hereby warrant that they have been fully authorized by the Village Board of the Village to execute this Agreement. Developer and Village shall deliver, upon request to each other, copies of all articles of incorporation, bylaws, minutes and other evidence of the authority to so execute this Agreement on behalf of the respective parties.

23. Amendment

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Developer and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

24. Curing Default

In the event of any default under or violation of this Agreement, the party not in default or violation shall serve written notice upon the party or parties in default or violation, which notice shall be in writing and shall specify the particular violation or default. The parties hereto reserve the right to cure any violation or default. The parties hereto reserve the right to cure any violation of this Agreement or default by any of them hereunder within thirty (30) days from written notice of such default; provided, however, if such default cannot be cured within said 30-day period and the defaulting party is diligently pursuing cure of the same, then the 30-day period shall be extended as maybe reasonably required to effect such cure. If such default is so cured to the reasonable satisfaction of the parties hereto within said thirty (30) day period (as may be extended, as aforesaid), all the terms and conditions of this Agreement shall remain in full force and effect.

25. Conflict Between the Text and Exhibits

In the event of a conflict in the provisions of the text to this Agreement and the Exhibits A, B, C, and D attached hereto the text of the Agreement shall control and govern.

26. Severability

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve the party from performance under such invalid provision of this Agreement; provided, however, if the judgment or decree relieves the Village of its monetary obligations under Section 5 of this Agreement, then Developer will be relieved of its monetary and reporting requirements hereunder. If the Village is relieved only partially of its monetary obligations hereunder, Developer shall remain bound by all applicable reporting requirements and an equal proportion of its monetary obligations.

27. No Third Party Beneficiaries

Except for the units of Local Government, this Agreement is intended only for the benefit of the parties hereto and not for the benefit of any third party not a party to this Agreement.

28. Recording of Agreement

This Agreement, or a memorandum of this Agreement, may be recorded by the Village with the Recorder of Deeds of DuPage County, Illinois, with all costs relating to such recordation to be paid by the Village.

29. Execution of Agreement and Counterparts

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement. This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute instrument.

30. Remedies Cumulative

The rights and remedies of the parties under this Agreement shall be non-exclusive, and shall be in addition to all the other remedies available to the parties, at law or in equity.

31. Estoppel Certificate

The Village agrees that it will, from time to time, upon request by the Developer, execute and deliver to Developer and to any parties designated by the Developer, within ten (10) days following demand therefor, an estoppel certificate on Developer's form, certifying (i) that this Agreement is unmodified and in full force and effect (or if there had been modifications, that the same are in full force and effect as so modified, (ii) that there are no defaults hereunder (or specifying any claimed defaults), and (iii) such other matters as may be reasonably requested by Developer.

32. Mortgagee's Protection

The obligations of Developer and its successors under this Agreement shall not be binding upon any mortgagee, ground lessor, sale-leaseback lessor and/or trust deed holders (collectively, "**Mortgagee**") that acquire title to all or any portion of the Subject Property by trustee's sale, foreclosure, or deed-in-lieu of foreclosure or otherwise, but any such Mortgagee shall not be entitled to proceed with development of the Subject Property or portion thereof unless and until such Mortgagee has consented in writing to be bound by all the terms, covenants and conditions of this Agreement. The Village agrees to give any mortgagees, ground lessors, sale-leaseback lessors and/or trust deed holders, by registered or certified mail, a copy of any notice of default served upon Developer, provided that prior to such notice the Village has been notified, in writing (by way of notice of Assignment of Rents and Leases or otherwise) of the address of such mortgagees, ground lessors, sale-leaseback lessors, and/or trust deed holders. The Village further agrees that, except in instances where there is an imminent likelihood that public health or safety would be materially and adversely affected by such default, if Developer

shall fail to cure such default within the time provided in this Agreement, then the mortgagees, ground lessors, sale-leaseback lessors, and/or trust deed holders shall have an additional thirty (30) days within which to cure such default or if such default cannot be cured within such 30-day time period, then such additional time as may be necessary if within such 30-day period, any mortgagee, ground lessor, sale-leaseback lessor and/or trust deed holder has commenced and is diligently pursuing the remedies necessary to cure such default (including, without limitation, commencement of foreclosure proceedings, if necessary to effect such cure) in which event this Agreement shall not be terminated nor shall the Village exercise any rights or remedies hereunder while such remedies are being so diligently pursued. The Developer may collaterally assign its interest in this Agreement in connection with any financing transaction.

IN WITNESS WHEREOF, this Agreement is made and entered into as of the Effective Date.

VILLAGE OF GLEN ELLYN,
an Illinois municipal corporation

BAKER HILL STATION LLC
a Delaware corporation

By: _____
Village President

By: _____
Robert F. Myers, Vice President

ATTEST:

ATTEST:

Village Clerk

Title:

STATE OF _____)
) ss
 COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State of _____, DO HEREBY CERTIFY that _____ and _____, personally known to me to be the _____ and _____ of BAKER HILL STATION LLC and whose names are subscribed to the foregoing instrument, appeared before me this day in person, and they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth above.

Given under my hand and seal this _____ day of _____, 201_.

_____. Notary Public

STATE OF ILLINOIS)
) ss
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that DIANE MCGINLEY and JOHN CHERESKIN, personally known to me to be the Village President and Village Clerk of the Village of Glen Ellyn, and whose names are subscribed to the foregoing instrument, appeared before me this day in person, and they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth above.

Given under my hand and seal this _____ day of _____, 201_.

_____. Notary Public

EXHIBIT A
Site Plan

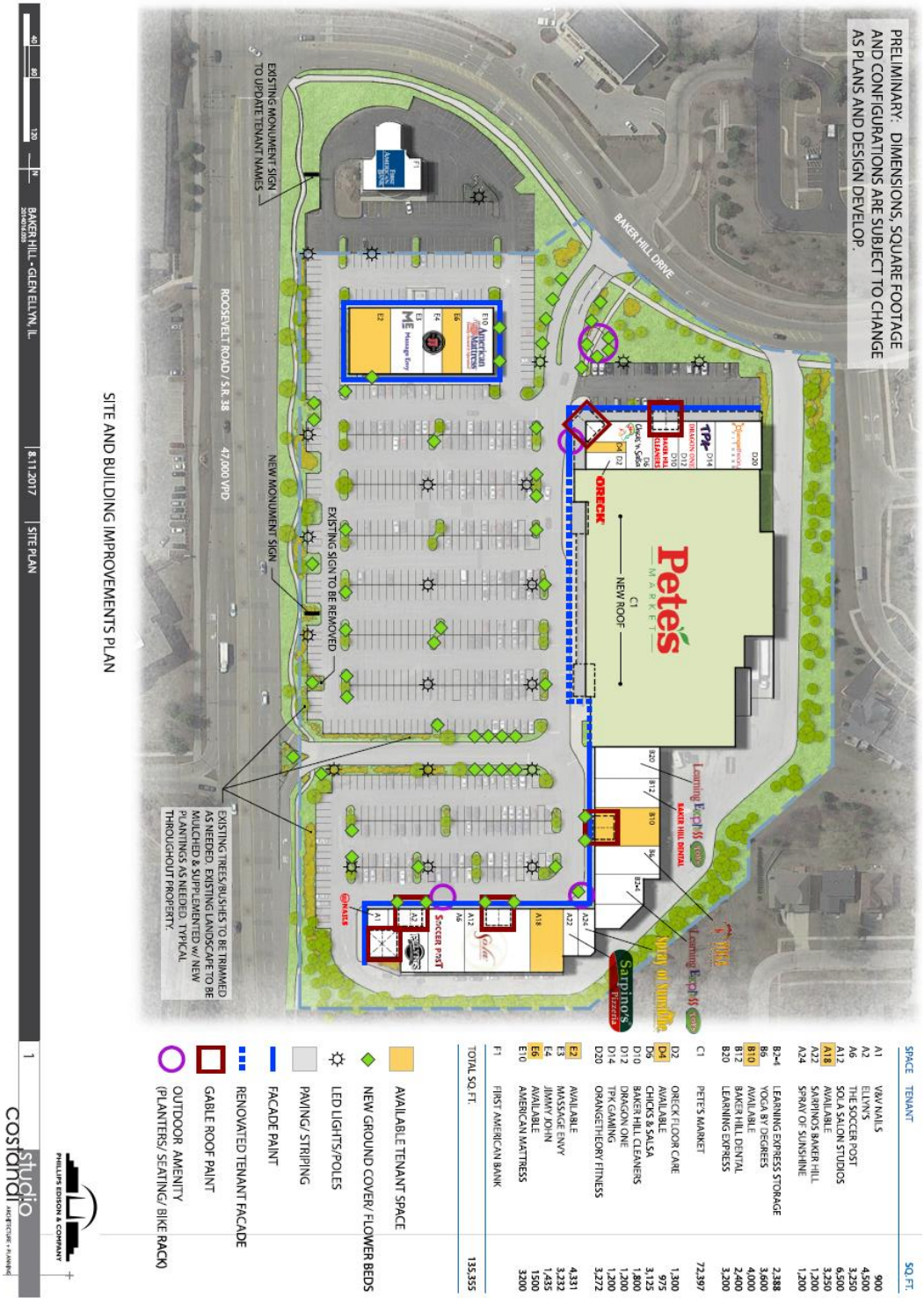


EXHIBIT B
Cost Estimates for Project

Exhibit B	
	Estimated Cost
<u>Pete's TIA</u>	
Tenant Improvement Allowance (Grocer Interior Buildout)	4,343,820
<i>Subtotal: Pete's TIA</i>	<i>4,343,820</i>
<u>Landlord Capital Spend</u>	
Architectural and Engineering	8,675
Brokerage Fee's, consulting services, real estate commissions	260,629
Administrative & Construction Mgmt. Fee's	240,491
Additional landlord work	26,100
LED Lighting upgrade	100,000
Landscape refresh	35,000
New Pylon sign	175,000
Asphalt	360,000
Sidewalk Repairs	20,000
Bike rack and pedestrian improvements	15,000
Picnic (or communal gathering) area	35,000
Paint	50,000
Roof replacement	432,000
Exterior Anchor Façade and B-shop façade improvement	1,750,000
Capital and leasing costs for new and expiring tenants	571,044
PECO Grow Campaign (Seasonal)	21,500
<i>Subtotal: Landlord Capital Spend</i>	<i>4,100,439</i>
Total estimated spend: Landlord	8,444,259
* Exhibit B is estimated costs associated at the property and includes cost prior to the execution of the redevelopment agreement between The Village of Glen Ellyn and Baker Hill Station LLC as well as cost associate long term at the property by the Developer.	

EXHIBIT C
Legal Description

PARCEL 1:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEIGN SUBDIVISION SIN SECTION 13, TOWNSHIP 39 NORTH, RNGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESTRICTION AND EASEMENT AGREEMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931 MADE BY PINNACLE CORPORATION, D/B/A TOWN & COUNTRY HOMES TO CEB BAKER HILL, L.L.C. FOR UTILITIES AND TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF OVER OUTLOT 49 IN BAKER HILL SUBDIVISION AFORESAID.

PARCLE 3:

EASEMENTS FOR INGRESS, AND EGRESS AND UTILITIES AND PARKIGN FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JULY 9, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT R98-138302 AS AMENDED BY AMENDMENT NUMBER 1 RECORDED FEBRUARY 9, 2010 AS DOCUMENT NUMBER R2010-018654.

EXHIBIT D
Illinois Department of Revenue
Authorization to Release Sales Tax Information to Local Governments



Illinois Department of Revenue
Authorization to Release Sales Tax Information to Local Governments

General Information

Complete this form *only* if you

- make retail sales of tangible personal property from a permanent location in Illinois or conduct a tent sale where you complete ST-556 forms for individual transactions; and
- want to authorize us (Illinois Department of Revenue) to disclose to your local government its share of sales tax received from your business.

Incomplete requests will be returned to the local government.

Step 1: Provide the retail business details

1
 Illinois Account ID number (Sales Tax number)

Enter your Illinois Account ID here, **not** your Federal Employer Identification Number (FEIN).

2
 Taxpayer/business name

Address (actual address of retail location) City County State Zip

3 I authorize this release for the reporting periods through
 (month, year) (month, year)

Note: All requests must have a beginning and ending date.

4 This information is to be released to the (circle one) village, city, town or county of .

Note: All Financial Reporting requests will be mailed to the Treasurer of the local government. No additional copies will be sent by the Department.

5 Sign below

I, as the owner or authorized officer, authorize the Illinois Department of Revenue (IDOR) to disclose to the designated village, city, town, or county the amount of the local government's share of sales tax received from the taxpayer for the reporting period specified above.

Signature of owner or authorized officer of the business Title
 () -
 Print Name Telephone number

Step 2: Give this form to your local government designated to receive the tax information

Step 3: To be completed by the local government official receiving information

Type of request (circle one): ☐ group/district ☐ stand-alone

If group/district, enter name here:

I, as the local government official, verify that this form is accurate and complete.

() -
 Signature of local government official Title Telephone number

 Address City State Zip

Completed forms should be returned to: Illinois Department of Revenue, Local Tax Allocation Division 3-500, PO Box 19014, Springfield, IL 62794-9014 or by fax to 217 524-0526

Questions? Call 217 785-6518

This form is authorized by the Retailers' Occupation Tax Act 35 ILCS 120/11. Disclosure of this information is VOLUNTARY. This form has been approved by the Forms Management Center. IL-492-4561

PTAX-1002-21 (R-7/11)



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

Meeting: 09/25/17 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6536

DOC ID: 2881

Ordinance No. 6536, An Ordinance Approving an Annexation Agreement For the Properties Commonly Known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue (Planning and Development Director Hulseberg)

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.

Previous Village Board Action: The Village Board opened the public hearing for the Annexation Agreement at the September 11, 2017 regular Village Board meeting. The prior Village Board packet is attached for your information. The matter was continued to the September 25, 2017 meeting because additional information was requested by the Village Board including the minutes from the Plan Commission hearings and additional engineering plans. Several issues were raised during the meeting and the Village Board requested additional information prior to taking action on the Annexation Agreement. Staff has outlined these concerns and provided a response to each below to assist in the consideration of the annexation agreement.

Car Wash Noise/Sound Attenuation

Concerns were raised regarding the noise generated from the proposed car wash. The petitioner submitted a detailed and technical sound impact study (please see attached) indicating that the noise generated from the car wash will be within 5 decibels of the median ambient noise from 6:00 AM to 10:00 PM at the property line. The study concluded that the sound generated will not be greater than ambient noise levels and will not impact the area if operated within those hours. The car wash, which will be located 103' from the nearest residential property line, will be enclosed with an eight (8) foot tall vinyl fence as well as a six (6) foot evergreen species immediately south of the building. Furthermore, a substantial amount of evergreen species ranging in heights from six (6) feet to eleven (11) feet are proposed along the rear property line for additional sound attenuation. Landscaping is proven to act as an effective sound barrier as well.

Stormwater Runoff

A detention basin is proposed on the south side of the property for stormwater management. This basin will be dry except a short period of time immediately following a storm event until the basin drains into the proposed storm sewer system in Lawler Avenue, eventually draining to the Roosevelt Road sewer system. All stormwater that hits the pavement will first travel through a vortex separator (see attachment) which will separate any

hydrocarbons that have not evaporated while on the pavement surface. In the detention basin, the top layer of soil will further remove remaining containments, if any, and water proceeding past that point will be conveyed in an underdrain system into the Roosevelt Road stormwater pipe.

Illuminated Blue Band on Gas Pump Canopy

The petitioner is proposing to locate a blue illuminated band on the north, east, and west sides of the gas pump canopy. The south elevation of the canopy, which faces the residential neighborhood to the south, will not be illuminated. A variation from the Sign Code is required to be approved for this installation since this illuminated band is not permitted. A public hearing was conducted by the Plan Commission on August 10, 2017 and the Plan Commission made a unanimous favorable recommendation for this variation request. It was pointed out at the hearing that existing gas stations on Roosevelt Road, including the Shell gas station at Park Boulevard and Roosevelt Road and the BP gas station at Lambert and Roosevelt Road in Glen Ellyn, also contain illuminated gas pump canopies and that what was being requested is consistent with previously approved variations for these gas stations on Roosevelt Road. The Plan Commission also felt that the Village's Sign Code does not properly address gas station uses which results in a number of variations being requested for signage that is typical for a gas station. Mobil will not allow a variation to their standard design. The petitioner has spoken with Mobil and the illuminated blue band is required at all Mobil gas station sites, including older Mobil sites that have been, and are being, retrofitted with this feature.

Liquor License Proximity to Place of Worship

A liquor license is being sought by the petitioner for the retail sale of alcohol within the convenience store. The subject property is across the street from an approved place of worship located within unincorporated DuPage County. The Village Liquor Code previously prohibited the sale of any alcoholic liquor within one hundred feet of any church, school, or hospital property. The State Liquor Code also contained this same restriction until 1979 when it was amended to prohibit the sale of alcoholic liquor within 100 feet of the nearest part of any building used for worship services rather than prohibit the sale within 100 feet of the property line. DuPage County amended their Liquor Code to be consistent with State law by clarifying that the "100 foot" restriction means "building to building" instead of "property line to property line". The Village Board, to be consistent with both State law and DuPage County ordinance, amended the Village Liquor Code on January 9, 2017 to restrict the sale of alcohol within 100 feet from the exterior of the structure from which liquor is sold to the closest part of the exterior of a church (see attached Ordinance 6477). The proposed Bucky's will be located approximately 200' from the exterior of the proposed place of worship building on the west side of Lawler Avenue and will comply with the Liquor Code.

Vehicular Traffic Impact on Residential Neighborhood

The traffic study submitted by the petitioner (see attached), and reviewed by the Village's traffic consultant, indicated that the majority of trips to the gas station were the result of "pass-by trips", that is, trips from vehicles already on the road network. The traffic study

indicated that the traffic generated from the proposed uses will have a limited impact on the overall roadway network. The traffic study assumes no peak hour trips to or from the south on Lawler Avenue and that very few such trips are anticipated by area residents and not enough to have an operational impact. Furthermore, the distance that a car must travel from the gas station to the nearest major intersection (Finley Road and Pinebrook Road), if they choose to turn left and head southbound on Lawler Avenue, is approximately one mile and would take four minutes. There is no benefit for a car to drive through the neighborhood versus traveling eastbound on Roosevelt Road and then turn right on Finley Road if they wished to travel southbound on Finley Road. The amount of time it takes to reach Finley Road through the neighborhood is twice as long as using Roosevelt Road. Even if a driver had a desire to travel through the neighborhood they would need local knowledge of how to traverse through the area – something most motorists would not be aware of.

Additional Documents for Review

At the request of the Village Board, the following additional materials have been included in the Village Board packet for review by the Village Board:

1. Plan Commission Meeting Minutes – June 29, 2017
2. Plan Commission Meeting Minutes – July 13, 2017
3. Draft Plan Commission Meeting Minutes – August 10, 2017
4. Draft Final Engineering Plans prepared by Craig R. Knoche & Associates, PC dated August 17, 2017 (16 pages)
5. Tree Study and Map prepared by The Care of Trees (2 pages)
6. Landscape Plan prepared by David R. McCallum Associates, Inc. dated August 17, 2017
7. Site Plan prepared by Craig R. Knoche & Associates, PC dated August 17, 2017
8. Utility Plan prepared by Craig R. Knoche & Associates, PC dated August 17, 2017
9. Building Elevations prepared by Robert W. Engel And Associates (Sheet A2.1) stamped received May 26, 2017
10. Sign Elevations prepared by Omaha Neon Sign Co., Inc. (12 pages) stamped received, July 26, 2017
11. Sign Site Plan prepared by Omaha Neon Sign Co., Inc. stamped July 27, 2017

Staff is providing the Village Board with additional items that will assist the Board in their consideration of the Annexation Agreement, including:

1. Village Board Memo – September 11, 2017
2. Project Narrative
3. Zoning Map Amendment Findings of Fact
4. Special Use Permit Findings of Fact
5. Zoning Variations Findings of Fact
6. Sign Variations Findings of Fact
7. Resident Correspondence
8. Sound Evaluation Study prepared by Acoustic Associates, Ltd. dated March 27, 2017 (4 pages)
9. Email from Village Stormwater Engineer Ray Ulreich dated September 13, 2017

10. Vortex Separator Cut-sheets
11. Ordinance 6477 – An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 29 (Location Restrictions) of the Village Code of Glen Ellyn, Illinois by Making it Consistent with State and County Law – Approved January 9, 2017
12. Traffic Impact Study prepared by Eriksson Engineering Associates, Ltd. dated January 26, 2017 (28 pages)

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 25, 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 property at this time. 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:

- Draft Annexation Agreement Ordinance
- Location Map
- Exhibit A of the Annexation Agreement Ordinance – Draft Annexation Agreement
- Exhibit A of the Draft Annexation Agreement – Legal Description (contained within Draft Annexation Agreement)
- Exhibit B of the Draft Annexation Agreement – Plat of Consolidation
- Exhibit C of the Draft Annexation Agreement – Petition for Annexation (contained within Draft Annexation Agreement)
- Exhibit D of the Draft Annexation Agreement – Zoning Entitlement Ordinance
- Exhibit E of the Draft Annexation Agreement – Final Engineering Plans (16 Pages)
- Exhibit F of the Draft Annexation Agreement – Tree Study and Map
- Exhibit G of the Draft Annexation Agreement – Landscape Plan
- Exhibit H of the Draft Annexation Agreement – Site Plan
- Exhibit I of the Draft Annexation Agreement – Utility Plan
- Exhibit J of the Draft Annexation Agreement – Building Elevations
- Exhibit K of the Draft Annexation Agreement – Sign Elevations
- Exhibit L of the Draft Annexation Agreement – Sign Plan
- Exhibit M of the Draft Annexation Agreement – Dedicated Improvements
- Exhibit N of the Draft Annexation Agreement (contained within Draft Annexation Agreement – intentionally left blank)
- Exhibit O of the Draft Annexation Agreement – Letter of Credit (contained within Draft Annexation Agreement)
- Village Board Memo – September 11, 2017

Ordinance 6536

Meeting of September 25, 2017

- Plan Commission Meeting Minutes – June 29, 2017
- Plan Commission Meeting Minutes – July 13, 2017
- Draft Plan Commission Meeting Minutes – August 10, 2017
- Project Narrative
- Zoning Map Amendment Findings of Fact
- Special Use Permit Findings of Fact
- Zoning Variations Findings of Fact
- Sign Variations Findings of Fact
- Resident Correspondence
- Sound Evaluation Study (4 pages)
- Email from Village Stormwater Engineer Ray Ulreich
- Vortex Separator Cut-Sheet
- Ordinance 6477
- Traffic Study (28 pages)

CC: Richard McMahon, Petitioner
Tracy Kasson, Attorney

Ordinance 6536

Meeting of September 25, 2017

Village Of Glen Ellyn

Ordinance No. 6536

**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. 6536**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 ____.

Ordinance 6536

Meeting of September 25, 2017

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- Location Map (PDF)
- Exhibit A of the Annexation Agreement Ordinance - Draft Annexation Agreement (PDF)
- Exhibit B of the Draft Annexation Agreement - Plat of Consolidation (PDF)
- Exhibit D of the Draft Annexation Agreement - Zoning Entitlement Ordinance (PDF)
- Exhibit E of the Draft Annexation Agreement - Final Engineering Plans (PDF)
- Exhibit F of the Draft Annexation Agreement - Tree Study and Map (PDF)
- Exhibit G of the Draft Annexation Agreement - Landscape Plan (PDF)
- Exhibit H of the Draft Annexation Agreement - Site Plan (PDF)
- Exhibit I of the Draft Annexation Agreement - Utility Plan (PDF)
- Exhibit J of the Draft Annexation Agreement - Building Elevations (PDF)
- Exhibit K of the Draft Annexation Agreement - Sign Elevations (PDF)
- Exhibit L of the Draft Annexation Agreement - Sign Plan (PDF)
- Village Board Memo - September 11, 2017 (PDF)
- Plan Commission Meeting Minutes - June 29, 2017 (PDF)
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- Vortex Separator Cut-Sheet (PDF)
- Downstream Defender Vortex Separator Cut-sheet (PDF)
- Ordinance 6477 (PDF)
- Traffic Study (PDF)



Map created on August 21, 2017.

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

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

EXHIBIT “A” - DRAFT

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 will administratively approved the Plat of Consolidation for the Property pursuant to Section 11-3-9 of the Village Subdivision

EXHIBIT “A” - DRAFT

Ordinance subject to annexation of the Property to the Village. A copy of the Plat of Consolidation is attached hereto as **Exhibit “B”**.

J. A public hearing to consider this Agreement on August 28, 2017 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 Compiled Statutes and the Illinois Constitution.

3. Annexation, Zoning Approvals 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

EXHIBIT “A” - DRAFT

Annexation Ordinance at the next available Village Board meeting providing for the annexation of the 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 Approvals 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 Approvals 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.

4. 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”**, except for 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 Approvals Ordinance and associated exhibits shall be recorded prior to issuance of any building

EXHIBIT “A” - DRAFT

permits. The Annexation Agreement Ordinance and the Zoning Approvals Ordinance will be recorded after the ordinance annexing the property.

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

EXHIBIT “A” - DRAFT

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 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

EXHIBIT “A” - DRAFT

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 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.

5. 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 will submit his/her recommendation on the Dedicated

EXHIBIT "A" - DRAFT

Improvements to the Village Board, and the Village Board will take action on that recommendation. Upon the approval of, and prior to the acceptance of, the Dedicated Improvements to be accepted by the Village pursuant to this 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

EXHIBIT “A” - DRAFT

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 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.

EXHIBIT “A” - DRAFT

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 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

EXHIBIT "A" - DRAFT

Commission or Village elected or appointed officials, officers, employees, agents, representatives, engineers, attorney or any of them.

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:

EXHIBIT “A” - DRAFT

Rathje & Woodward, LLC
Attn: Tracy D. Kasson
300 E. Roosevelt Road, Suite 300
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

EXHIBIT “A” - DRAFT

provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

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.

EXHIBIT “A” - DRAFT

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.

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

EXHIBIT “A” - DRAFT

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 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.

Notary Public

SUBSCRIBED AND SWORN to
before me this _____ day of
_____, 2017.

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 Approvals 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 APPROVALS 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.

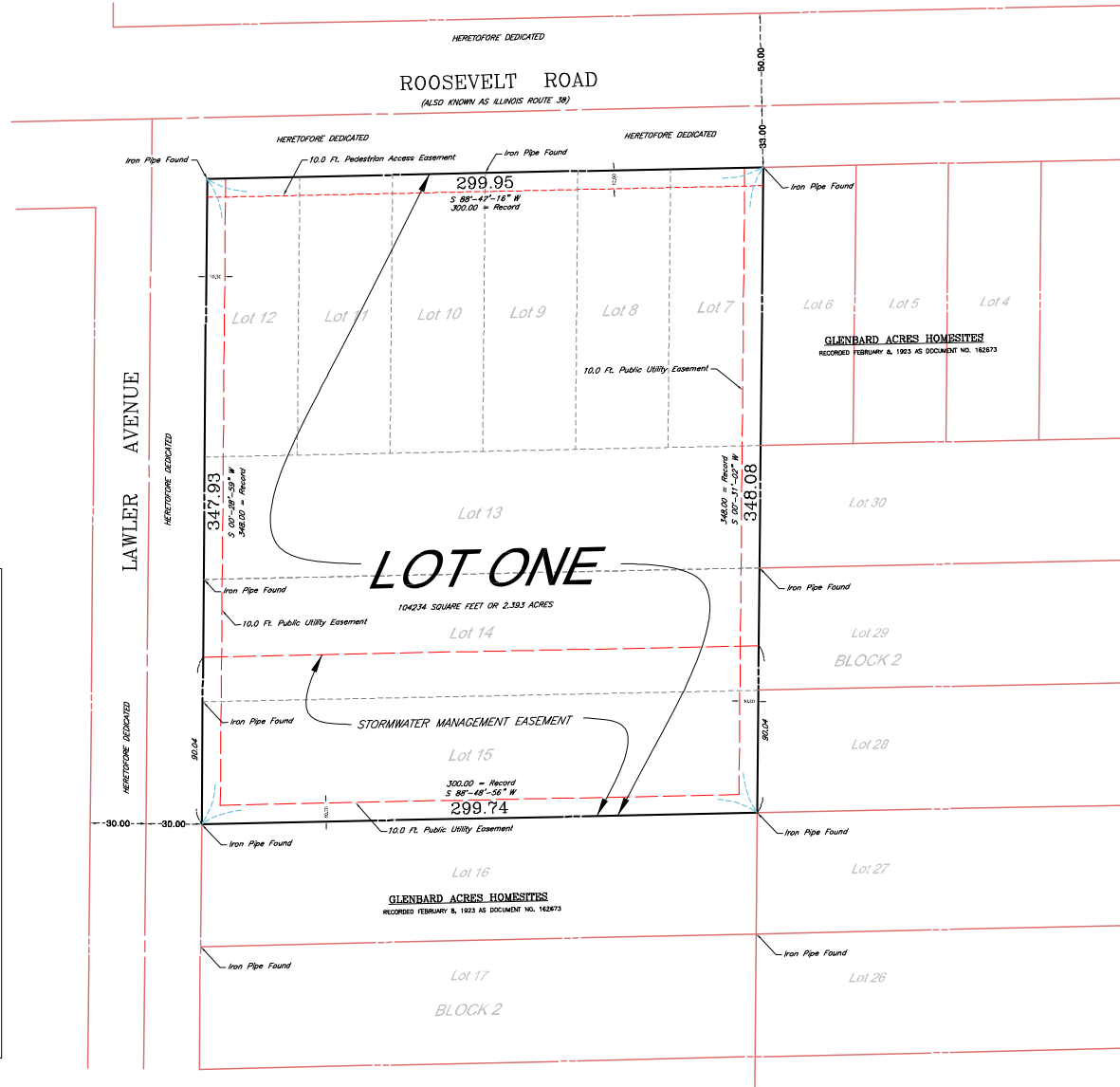
It is a condition of this Irrevocable Letter of Credit that it shall be automatically extended, without amendment, for additional periods of one year from the present and each future expiration date, unless we notify you in writing via Certified Mail, Return Receipt Requested, at least sixty (60) days 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

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



STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GLEN ELLYN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER THOSE AREAS DESIGNATED AS DRAINAGE EASEMENT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, 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 EASEMENT AREAS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE 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 INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES, THE LOCATION OF ALL SUCH FACILITIES IS SUBJECT TO THE APPROVAL OF THE OWNERS OF THE PROPERTY OR THE RESPECTIVE OWNERS REPRESENTATIVE ASSOCIATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

NO OBSTRUCTIONS OF ANY TYPE SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND OR ON THE SURFACE AND 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, PERTAINING TO THOSE EASEMENT AREAS AS UTILIZED FOR STORM WATER AND OVERLAND DRAINAGE PURPOSES. NO BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREEFLOW OF STORM WATER. EACH OWNER OF SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRASSES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF GLEN ELLYN, OR ANY OTHER LOCAL UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS, THE COUNTY OF DUPAGE, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR OF WRITTEN NOTICE, RESERVE THE RIGHT, BUT NOT THE DUTY, TO REPAIR, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE AREAS REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORM WATER AND OVERLAND DRAINAGE AREAS. IN THE EVENT THE VILLAGE OF GLEN ELLYN, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO REPAIR OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS.

SHEET: 1 OF 2

ADDRESS: 21W35 ROOSEVELT ROAD, LOMBARD, ILLINOIS
21W37 ROOSEVELT ROAD, LOMBARD, ILLINOIS
751 ROOSEVELT ROAD, LOMBARD, ILLINOIS

SCALE: ONE INCH = THIRTY FEET

ORDER NO: 16-16077

ORDERED BY: RECHMAN 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. 184-002762
land - marine - construction surveys
10 Monono Drive
Roselle, Illinois 60172
Phone : (630) 884-5880
FAX : (630) 884-5869

www.marchose-son.com © ALL RIGHTS RESERVED 1 MARCHESE AND SONS, INC. 2015

Attachment: Exhibit B of the Draft Annexation Agreement - W'S PLAT OF CONSOLIDATION

PIN NO.:

I.3.c

05 - 24 - 203 - 029 - 0000
05 - 24 - 203 - 030 - 0000

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 in, 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 designations), the property designated in the Codelation 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 or 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. Relocation 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

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 1704305058, 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 MONACO 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, LOWBARD, ILLINOIS
21W37 ROOSEVELT ROAD, LOWBARD, ILLINOIS
751 ROOSEVELT ROAD, LOWBARD, 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 Monaco Drive
Roselle, Illinois 60172

Phone : (630) 884-5680
FAX : (630) 884-5669

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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 _____, 2017; and

Whereas, the Property has been annexed by the Village Board by Ordinance No. _____ on _____, 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

EXHIBIT “D”

DRAFT

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

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.

EXHIBIT “D”

DRAFT

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 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, 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.

Section Three: 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 Special Use Permits for a service station, automobile car wash, and outdoor merchandise to allow the construction of a gas station, convenience store with outdoor merchandise, and automotive Carwash at the property commonly known as _____ Roosevelt Road..

Section Four: 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

EXHIBIT “D”

DRAFT

above, the Village President and Board of Trustees hereby grant approval of the Variations from the Zoning Code.

Section Five: 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 Variations from the Subdivision Regulations Code.

Section Six: 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 Variations from the Sign Code.

Section Seven: Based upon the staff recommendation for Exterior Appearance approval, 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 Exterior Appearance.

Section Eight: 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 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:
 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

EXHIBIT “D”

DRAFT

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.
- D. Any additional conditions approved by the Village Board.

Section Nine: 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 “Approvals”) 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 Approvals 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

EXHIBIT "D"

DRAFT

shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

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

Section Eleven: 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 Twelve: This Ordinance shall be binding upon and inure to the benefit of Buck's Inc. and its successors and assigns.

Section Thirteen: 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.

EXHIBIT “D”
DRAFT

Village President

Attest:

Village Clerk

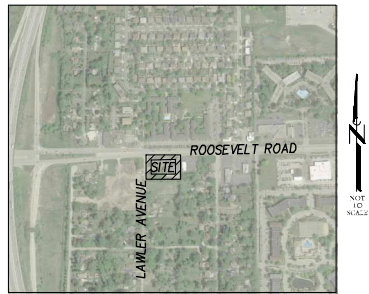
(Published in pamphlet form and posted on the ____ day of _____.)

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.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & IDOT COMMENTS			
4	5/11/17	PER IDOT COMMENTS			
2	4/25/17	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

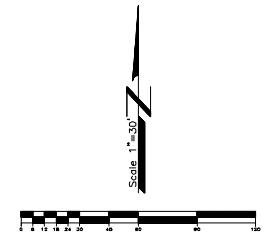


Craig R. Knoche & Associates
Civil Engineers, P.C.

24 N. Semmler 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

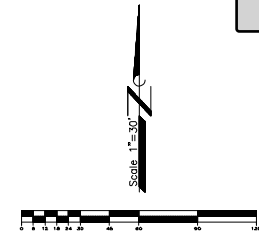
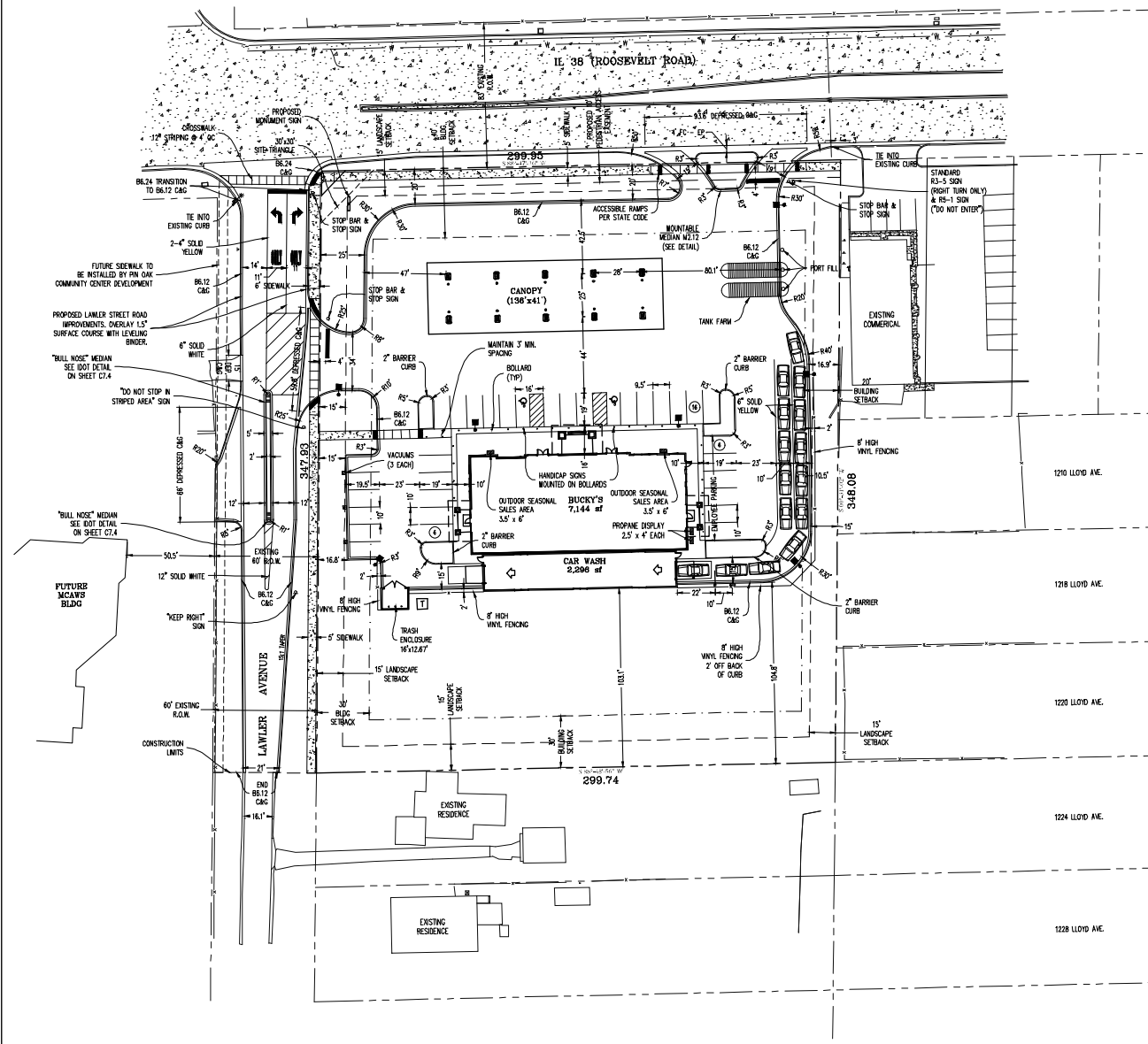


	TO REMAIN	TO BE REMOVED
WATERMAIN		
STORM SEWER:		
SANITARY SEWER:		
OVERHEAD ELECTRIC:		
STORM MANHOLE:		
SANITARY MANHOLE:		
VALVE VAULT/B-BOX:		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
CURB AND GUTTER		
CONTOUR		
CONCRETE		
PAVEMENT		
TREES/ BRUSH		

1. Contractor shall find and fully abate existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed designs.
2. Demolition contractor shall call LULULE and 100's Traffic Equipment, Maintenance Contractor, Meade Electric, for underground traffic signal equipment locations at 773-281-7600 prior to any demolition work.
3. Demolition contractor is responsible for demolition permits and associated fees.
4. Demolition contractor is responsible for following all O.S.H.A. regulations.
5. All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
6. Traffic control for work is the 9th-10th way that meet LULULE standards per Section 900, Standard Specifications for Road and Bridge Construction (current version).
7. Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.
8. All excavations to be filled if less than exceeding 6" with approved engineered backfill and compacted to 95% modified proctor.
9. Excavation contractor shall grade site in order to provide full pavement section per pavement detail.
10. A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.
11. All material shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadways shall be immediately removed from said adjacent roadways.
12. 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.
13. Excavate all existing landscape areas, including pathways, to full pavement design depth for new construction.
14. Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

C Craig R. Knoche & Associates * Civil Engineers
Civil Engineers, P.C. * Surveyors
 * Land Planners
 24 1/2 Bennett Street • Geneva, IL 60134 • phone: (815) 249-1270 • fax: (815) 249-1275

DATE:	1/25/17	C0.2
FILE:	15-008 C10	
JOB NO.	940.0R	
	SHEET NO.	



SITE ANALYSIS

SITE

Site: Corner of Routes 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 sq ft = 2.39 Acres

Building Area: 7,144 sq ft Service Station
2,296 sq ft Automobile Car Wash

SETBACKS

	Front Yard (Roosevelt Rd)	Rear Yard (R+R+R)	Corner Side Yard (Lawler Ave)	Side Yard (R+R+R)
Building Setback	40'	30'	30'	20'
Inspection Surface Setback	15'	15'	15'	15'
Pump Island Setback	40'	15'	30'	15'
Canopy Overhang Setback	40'	15'	30'	15'
Canopy Pole Setback	40'	15'	30'	15'
Car Wash Setback	40'	30'	30'	20'

PARKING

Quantity Required	25 = 4 x 6,750/1000 15 10 Required (65 = 20 Standard = 20 Gas Pumps = 2 ADA = 15)	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	9'6" x 19' Standard 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

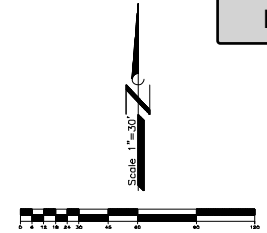
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4	3/17/17	PER DOT COMMENTS
3	3/17/17	PER VILLAGE COMMENTS
2	3/17/17	PER VILLAGE COMMENTS
1	3/17/17	PER VILLAGE COMMENTS

SITE PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1414 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)

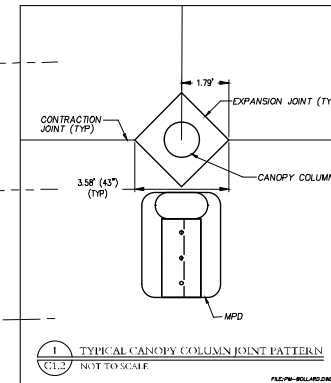
 8" P.C.C. (TANK FARM)

 8" P.C.C. (DRIVES & SW WITHIN R.O.W.)

 5" P.C.C. (PUBLIC SW)

 7" P.C.C. (UNLESS OTHERWISE NOTED)

3. THE CONTRACTOR SHALL PREPARE A DRAINAGE PLAN TO BE SUBMITTED TO THE DISTRICT ENGINEER FOR APPROVAL, PRIOR TO FILING THE CONTRACT. THIS PRELIMINARY DRAINAGE PLAN AND CONSTRUCTION DETAILS HERETOFORE IN THIS CONTRACT, SHALL BE KEPT AS RECORD DRAWINGS AND CONTRACTOR THEREAFTER SHALL BE RESPONSIBLE TO MAINTAINING, REVISIONS, AND CORRECTIONS. CONTRACTOR SHALL BE OBLIGED TO MAINTAIN THE DRAINAGE PLAN AND RECORD DRAWINGS FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINAGE PLAN AND RECORD DRAWINGS FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINAGE PLAN AND RECORD DRAWINGS FOR THE DURATION OF THE PROJECT.

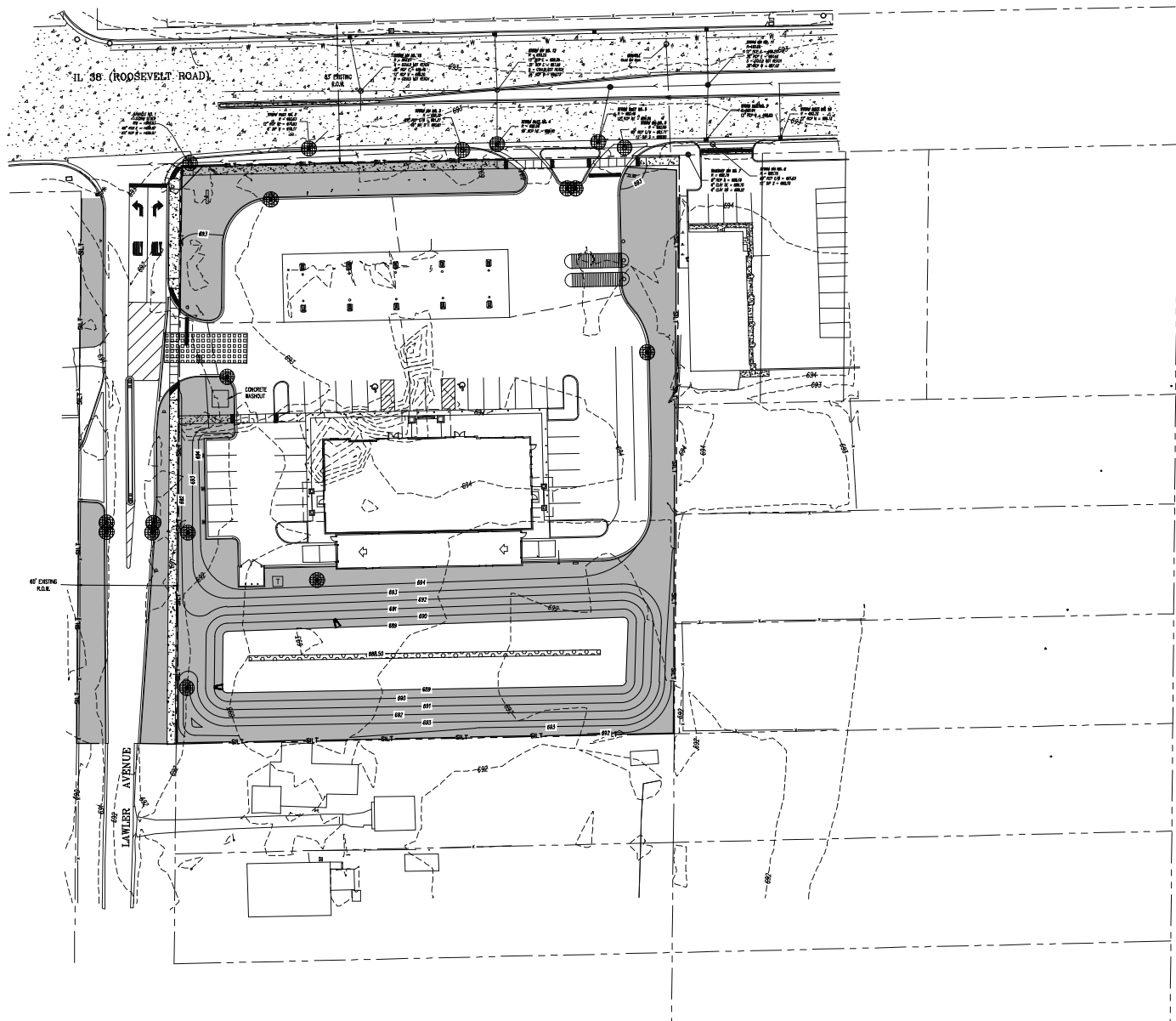
PAVING
PLAN

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	

 Craig R. Knoche & Associates Civil Engineers, P.C. 24 N. Bennett Street • Geneva, IL 60134 • phone (815) 849-1170 • fax (815) 849-1175	• Civil Engineers • Surveyors • Land Planners	DATE: 1/25/17 FILE: 16-008 C20 JOB NO: 940.08



Scale 1"=30'

LEGEND

- 34" WIDE CONSTRUCTION ENTRANCE AND ALL-WEATHER ROAD. ILLUSTRATION OF CONSTRUCTION ENTRANCE TO MATCH PROPOSED PAVEMENT SUBGRADE ELEVATION. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE THROUGHOUT THE PROJECT.
- TERRAZO FRONT CURB EROSION CONTROL BLANKET. (SLIGHT AS SEEN MAY BE USED IN ALL AREAS WHERE THE EXISTING SLOPE IS GREATER THAN OR EQUAL TO 4%+1%)
- WET BASKET
- SILT FENCE

STORMWATER POLLUTION PREVENTION PLAN
CONTRACTOR CERTIFICATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, CERTIFY THAT I AM THE CONTRACTOR FOR THE PROJECT SHOWN ON THIS PLAN AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN.

CONTRACTOR'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN
OWNER CERTIFICATION

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, AS THE OWNER, HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN.

OWNER'S SIGNATURE _____ COMPANY NAME _____
TITLE _____ ADDRESS _____
DATE _____ PHONE NUMBER _____

REVISIONS					
NO.	DATE	DESCRIPTION	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

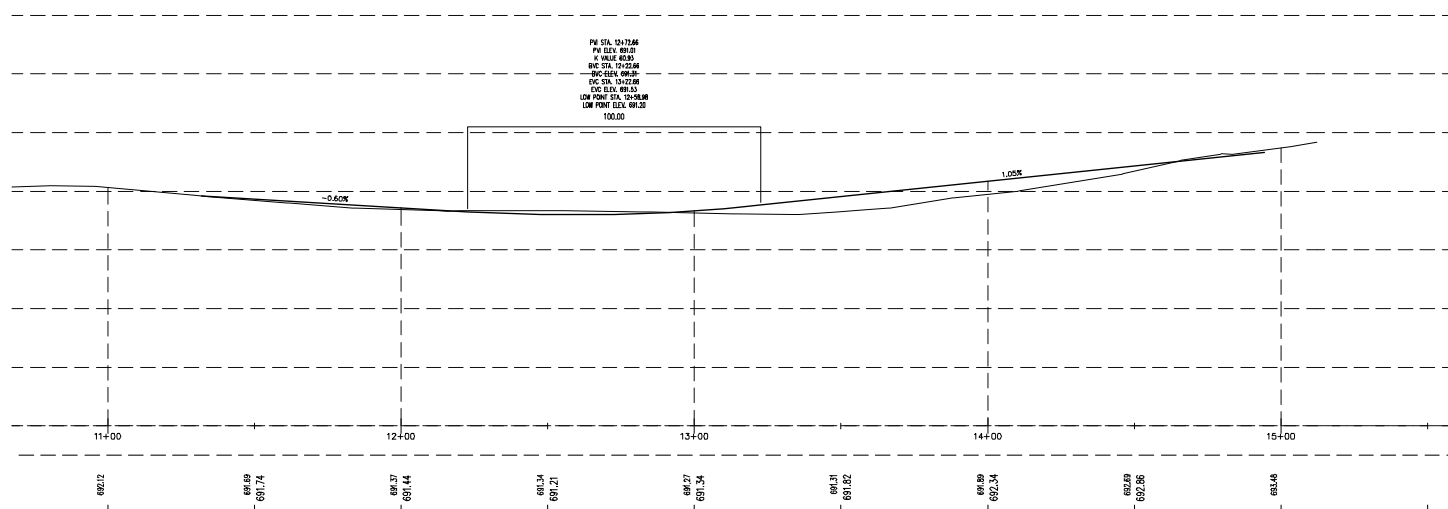
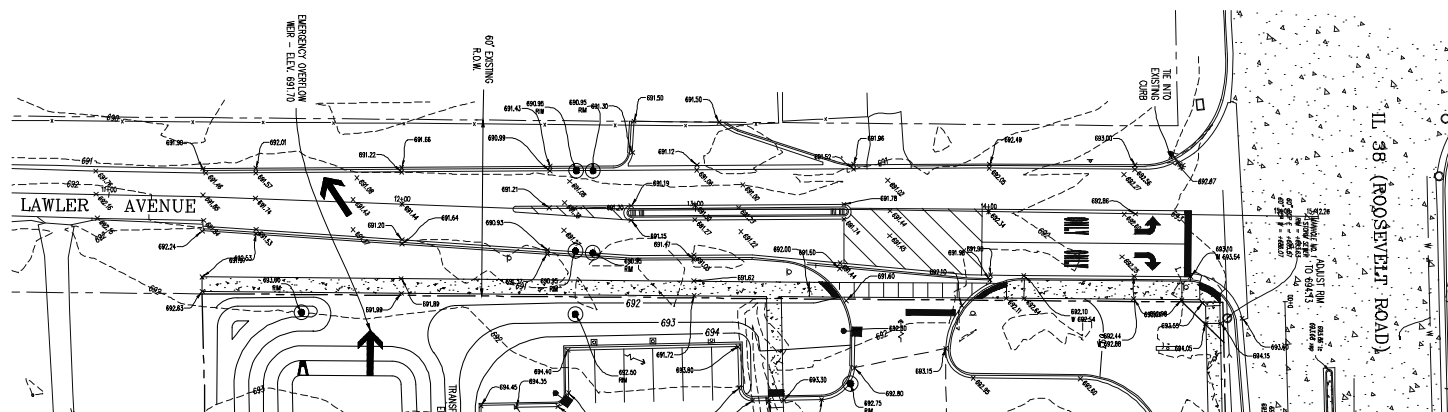
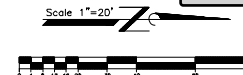
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmler Street • Glenview, IL 60045 • phone (847) 849-9979 • fax (847) 849-9979

DATE	1/25/17
FILE	16-008 C20
JOB NO.	940.08
SHEET NO.	C2.2

BUCKY'S
GLEN ELLYN, ILLINOIS

1.3.e



REVISIONS

NO.	DATE	DESCRIPTION
7	8/17/17	PER VILLAGE & HOV COMMENTS
5	5/9/17	PER VILLAGE COMMENTS

LAWLER AVENUE
PLAN & PROFILE

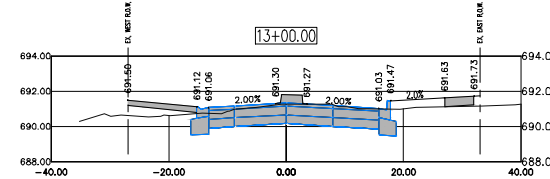
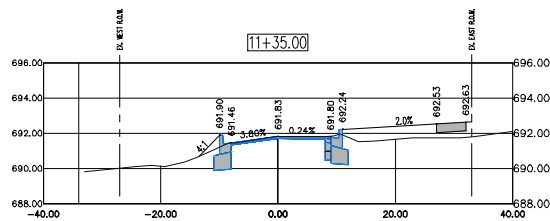
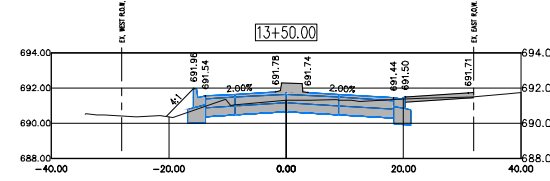
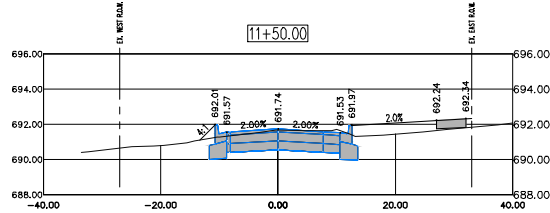
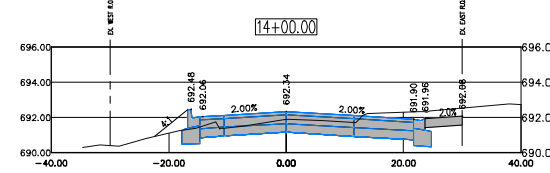
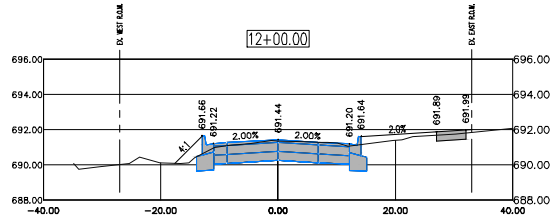
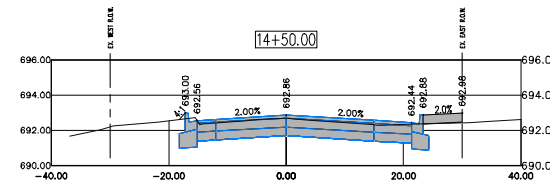
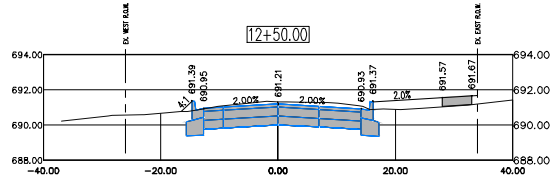
BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett 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	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

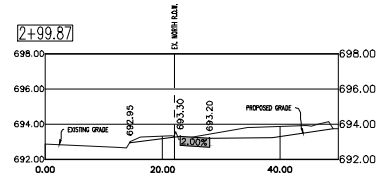
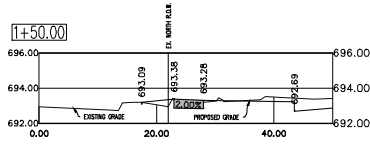
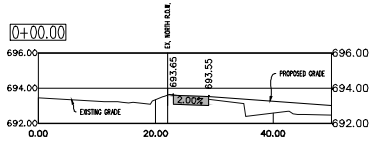
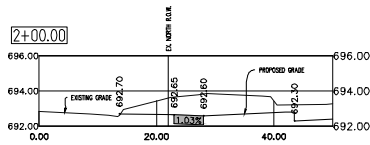
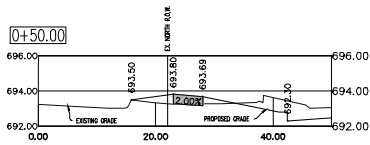
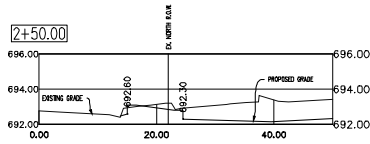
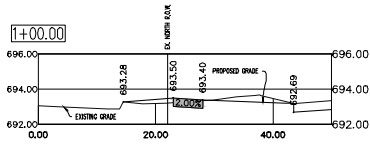
VERTICAL SCALE - 1" = 3'
HORIZONTAL SCALE - 1" = 10'

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmet Street • Glenview, IL 60045 • phone (847) 849-9999 • fax (847) 849-9999

DATE: 1/25/17
FILE: 16-008 C20
JOB NO: 940.08

C2.5
SHEET NO.

BUCKY'S
GLEN ELLYN, ILLINOIS



REVISIONS			
NO.	DATE	DESCRIPTION	

ROOSEVELT ROAD
CROSS SECTIONS

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

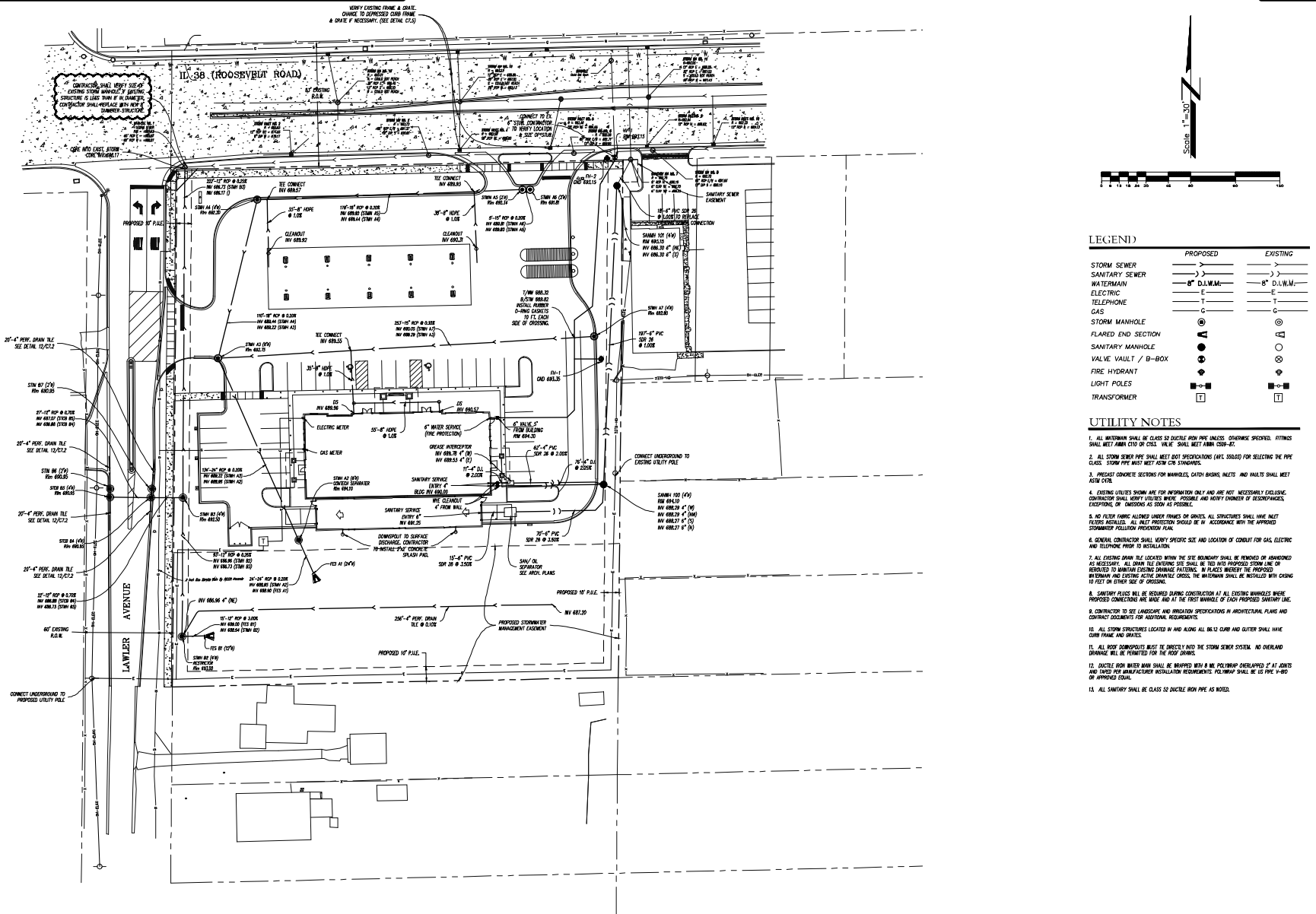
VERTICAL SCALE - 1" = 3'
HORIZONTAL SCALE - 1" = 10'

Craig R. Knoche & Associates
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24 N. Semmet Street • Glenview, IL 60045 • Phone (847) 849-9999 • Fax (847) 849-9999

DATE: 8/17/17
FILE: 16-008 C20
JOB NO: 940.08

C2.6
SHEET NO.

BUCKY'S
GLEN ELLYN, ILLINOIS



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/17/17	PER VILLAGE & NOT COMMENTS
2	10/26/17	PER COMMENT
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 60045 • phone (847) 849-0070 • fax (847) 849-0070

DATE: 1/25/17
FILE: 16-008 C30
JOB NO: 940.08

C3.1
SHEET NO.

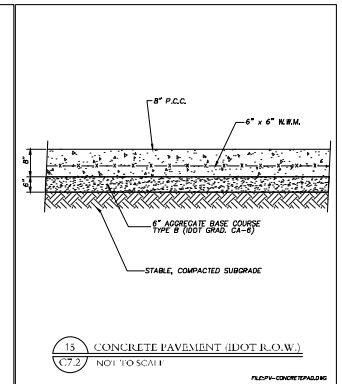
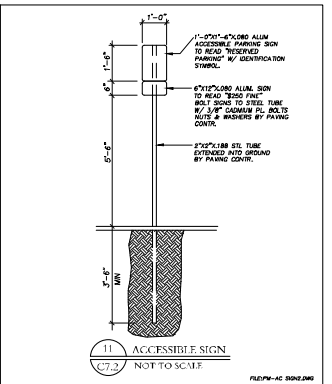
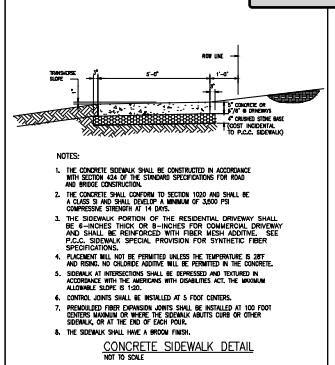
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2. Water and sewer all conduits taken from drawings by others and must be located in the field by contractor prior to construction, including all elevations, size and depth.
2. All sewer and water manholes trenches under, crossing under or within five (5) feet of existing or proposed curb, gutter, sidewalk, or pavement shall be backfilled with concrete.
3. Valve Valves and manhole frames and rings shall be set in workmanlike manner in easy-to-spot, (or equival) base.
4. As-built as-built drawings and 5 ft. from the building. All stubs shall be right angles to the foundation.
5. Contractor shall mark the end of all stubs with a 4" x 4" wood marker with the word "Stub" filled and connected to the directly specified elevation to eliminate all air pockets. Conduits from building to fuel pumps may be closed with a 2" metal cap.
6. Install conduit free from crimps and dents. Plug ends to prevent entry of dirt or moisture after installation.
7. Conduits out conduit before installation of conduits.
8. Conduits outside the building shall be buried minimum 36 inches below grade unless noted otherwise.
9. Underground conduits shall have a minimum of 2 inch spacing between conduits. All stubs filled and connected to the directly specified elevation to eliminate all air pockets. Conduits from building to fuel pumps may be closed with a 2" metal cap.
10. All underground conduits shall be protected against future excavation the building. Conduits shall be protected in trench during backfill.
11. Install pipe install pipe full length of the trench.
12. Contractor shall verify with local municipality or building jurisdiction as to the codes and requirements relating to the inspection by an approved on-site engineer.

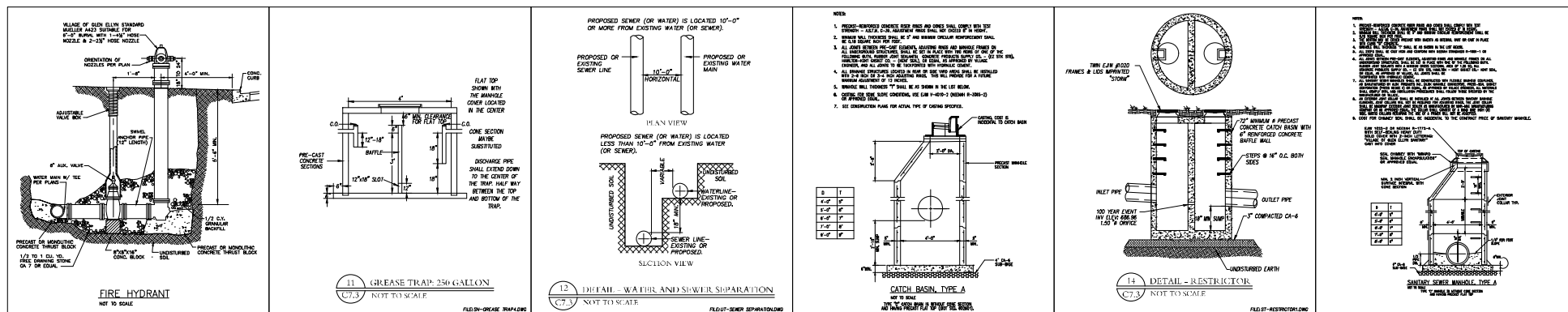
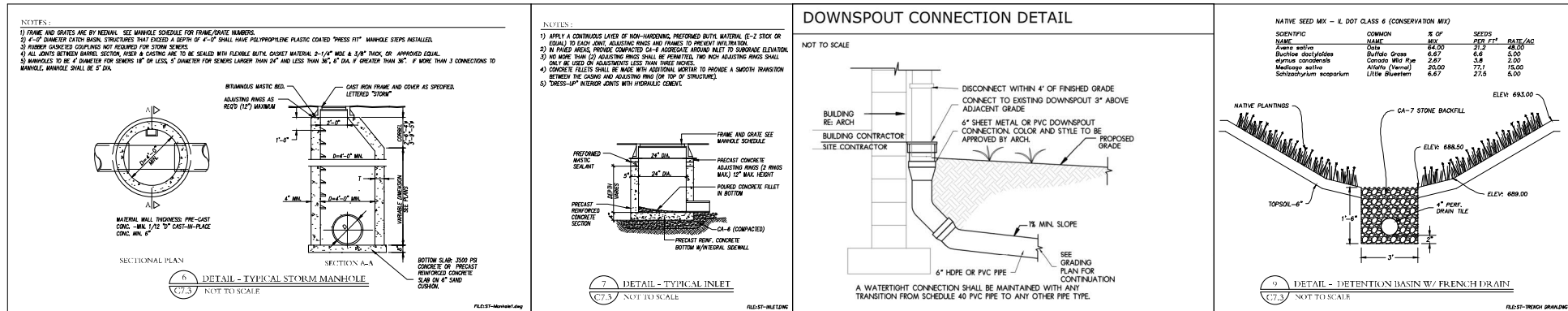
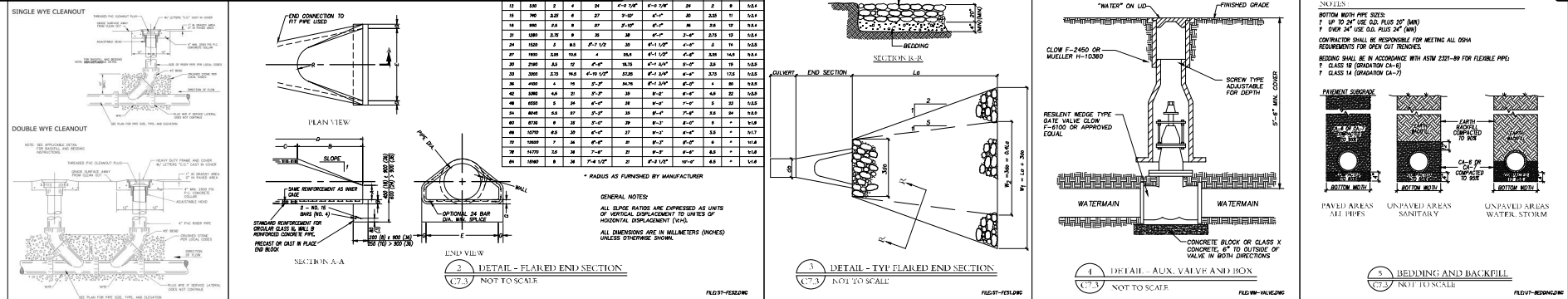
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10. All underground conduits shall be protected against future excavation the same as above. All conduits shall be installed in trench during backfill. Install pipe full length of the trench.
11. Contractor shall verify full local municipality or county jurisdiction as to the codes and requirements relating to the inspection by an approved on-site engineer.

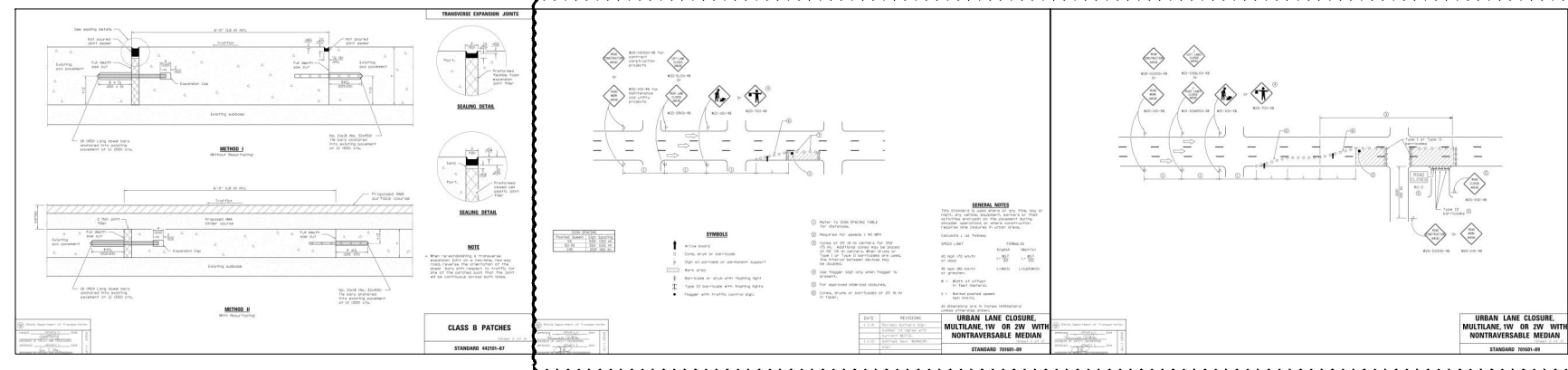
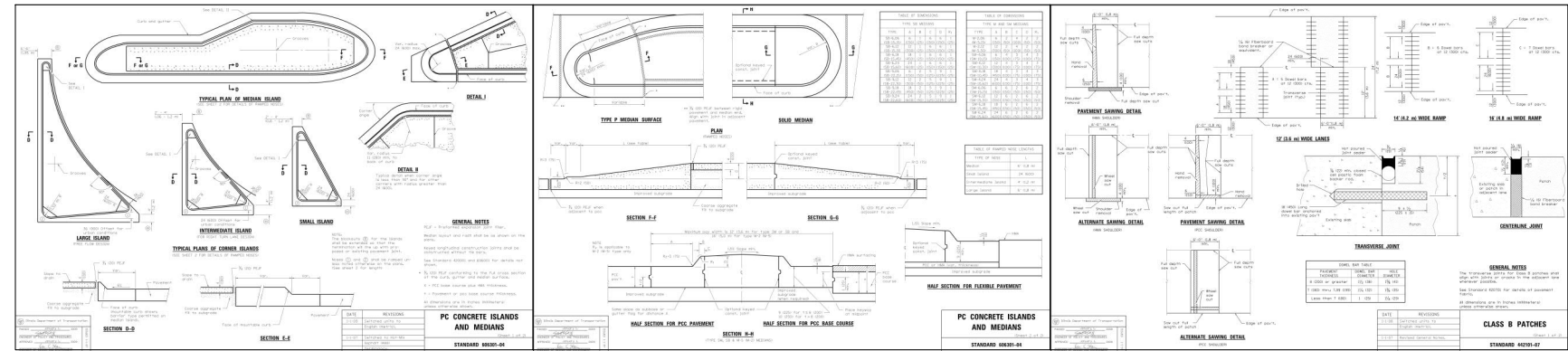
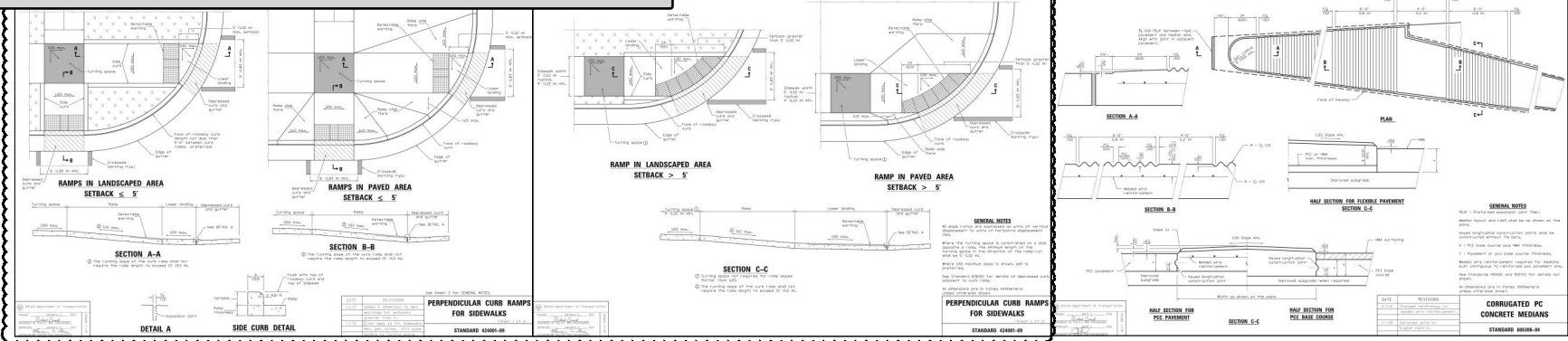
12. Construction joints between pouring pours to follow #4 16 bars 602" or center of the use of a keyed joint Type C metal joint or approved equal.
13. Concrete floor at c-closure to be 4000 psi concrete mix design with 6" x 6" W10 x10 welded wire fabric centered in the pour by use of mesh chairs. 4" thick concrete slab. See Architectural plans for additional details.
14. Concrete slab at crown to be reinforced with #4 bar @ 15" on center w/ mesh chairs. Crown floor slab to be 5" thick 4000 PSI concrete. Refer to Architectural plans for additional details.

 Craig R. Knoche & Associates Civil Engineers, P.C. 94 N Belmont Street • Geneva, IL 60134 • phone (815) 243-1270 • fax (815) 243-1275	• Civil Engineers • Surveyors • Land Planners	DATE: 1/25/17 FILE: 16-008 C70 JOB NO: 94.08	C7.1 SHEET NO.

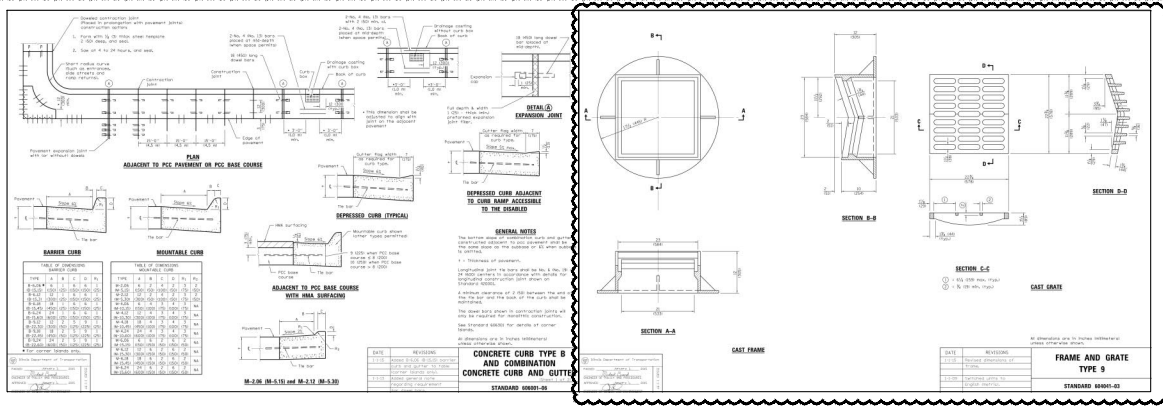
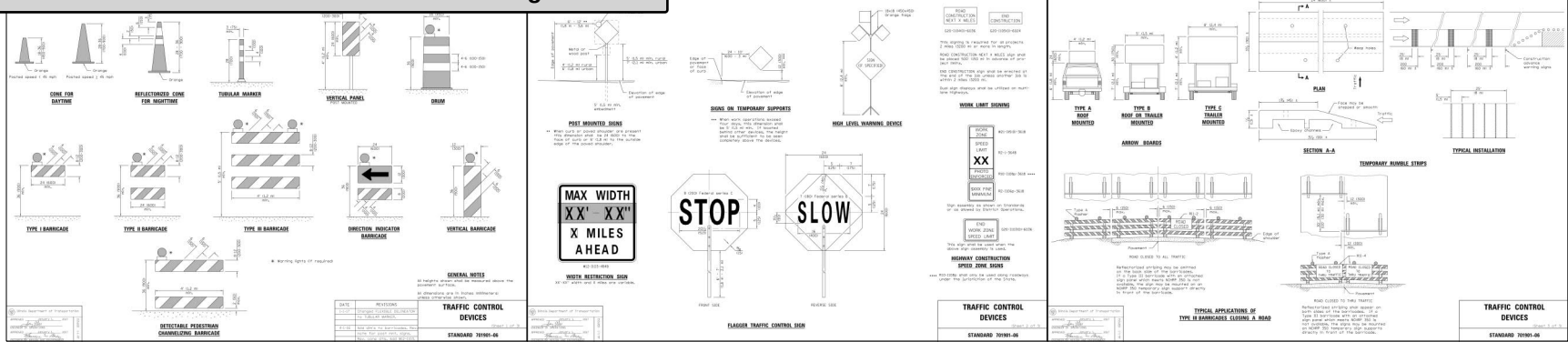


Craig R. Knoche & Associates • Civil Engineers • Surveyors • Land Planners
Civil Engineers, P.C.
 34 N. Summit Street • Gurnee, IL 60043 • phone (848) 443-2320 • fax (848) 443-1232





REVISIONS			IDOT DETAILS			BUCKY'S			Craig R. Knoche & Associates			DATE			C7.4		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	SEC ROOSEVELT ROAD & LAWLER AVENUE	FILE	4/03/17	16-008 C70	940.08	SHEET NO.	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
7	8/17/17	PER IDOT COMMENTS															
5	5/9/17	PER IDOT COMMENTS															



REVISIONS		
NO.	DATE	DESCRIPTION
1	8/17/17	PPK IDOT COMMENTS

IDOT
DETAILS

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

DATE: 5/11/17
FILE: 16-008 C70
JOB NO: 940.08

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Summit Street • Glenview, IL 60045 • Phone (847) 849-2929 • Fax (847) 849-2929

C7.5
SHEET NO.



Our business is people and their love for trees

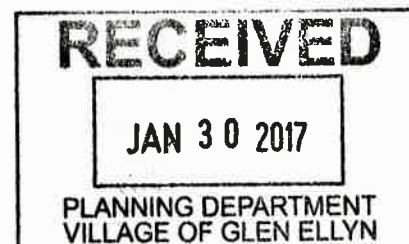
The Care of Trees
700 Taft Ave
Glen Ellyn, IL 60137

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





NOTE: UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT A.U.L.L.E. BY CALLING 811 OR 1-800-962-0123.

EXHIBIT "G"

Site Area	2.39 acres
Landscape Area	1.04 acres
Trees Required (24 trees per acre of landscape area)	24

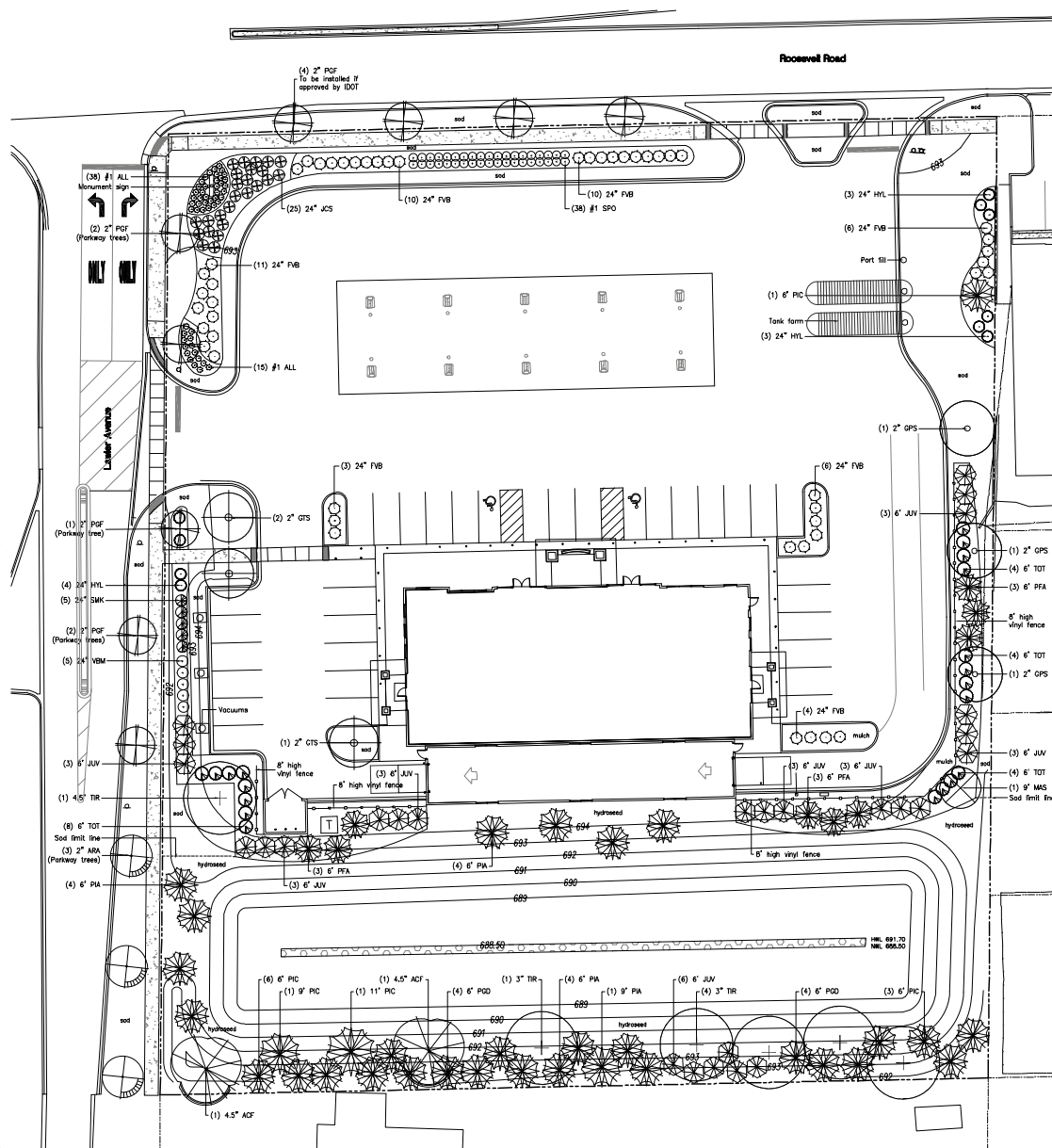
*Note: Ornamental trees have been substituted with evergreen trees.

[illegible]

Evergreen Trees	Botanical Name	Common Name	Remarks
1	<i>Pinus</i>	Pine	
2	<i>Juniperus</i>	Juniper	
3	<i>Podocarpus</i>	Podocarpus	
4	<i>Taxus</i>	Taxus	
5	<i>Ardisia</i>	Ardisia	
6	<i>Myrica</i>	Myrica	
7	<i>Podocarpus</i>	Podocarpus	
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93	<i>Podocarpus</i>	Podocarpus	

[illegible]Perennials and Ornamental Grasses

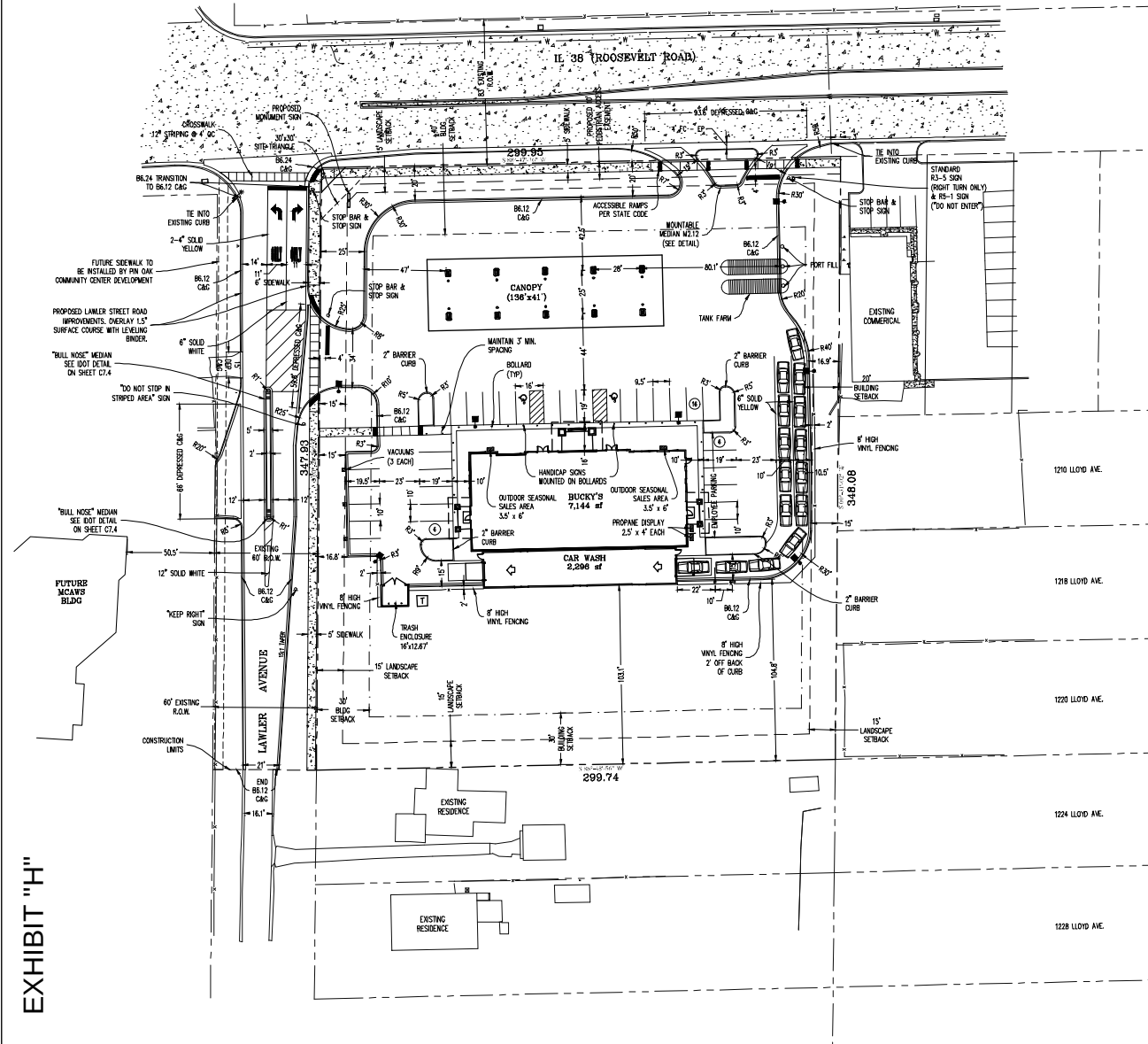
* (4) 2" PGF to be installed in Roosevelt Road R.O.W. if approved by IDOT.



Scale
1" = 20'

North 

EXHIBIT "H"



SITE ANALYSIS

SITE

Site: Corner of Routes 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-4 R-4)	Corner Side Yard (Lawler Ave)	Side Yard (R-4 R-4)
Building Setback	40'	30'	30'	20'
Inspection Surface Setback	15'	15'	15'	15'
Pump Island Setback	40'	15'	30'	15'
Canopy Overhang Setback	40'	15'	30'	15'
Canopy Pole Setback	40'	15'	30'	15'
Car Wash Setback	40'	30'	30'	20'

PARKING

Quantity Required	25 = 4 x 6,750/1000	Service Station (4 per 1000 of gross floor area)
	15	Automobile Car Wash (15 spaces)
	40 Required	
Provided	65 = 20 Standard + 20 Gas Pumps + 2 ADA = 15	
Still Size Required	9.5' x 19' Standard	
Provided	9.5' x 19' Standard, 10' x 19' Standard, 16' x 19' (ADA)	
Driveway Walkway Minimum	23'	
Provided	23'	

LEGEND

PROPOSED CURB & GUTTER	=====
EXISTING CURB & GUTTER	=====
PROPERTY LINE	-----
SETBACK LINE	-----

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SEPARATE AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.M. IN ACCORDANCE WITH ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVE OR ROADWAYS.
- CONTRACTOR SHALL COMPLY ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE BUILT UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

NO.	DATE	DESCRIPTION
1	3/26/17	PER OWNER
2	3/27/17	PER CITY COMMENTS
3	4/27/17	PER VILLAGE COMMENTS
4	4/28/17	PER VILLAGE COMMENTS
5	7/28/17	PER VILLAGE COMMENTS
6	8/17/17	PER VILLAGE & HOV COMMENTS
7	8/23/17	PER VILLAGE COMMENTS

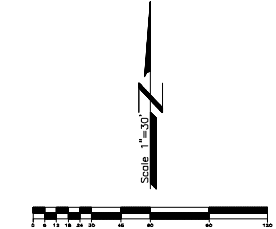
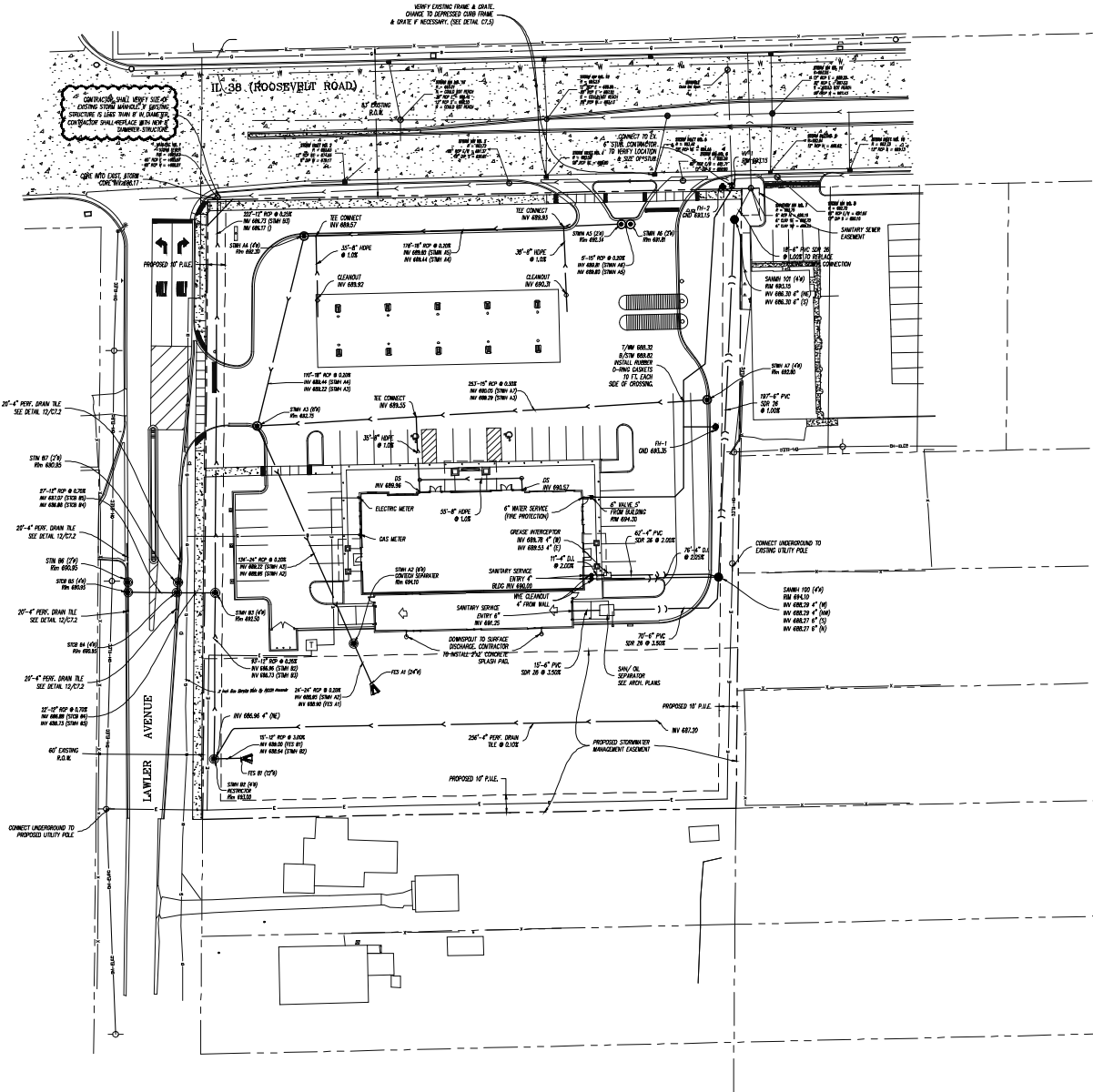
SITE PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1414 N. Seminary 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

Exhibit "I"



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		

- UTILITY NOTES**
1. ALL WATERMAIN SHALL BE CLASS 50 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET AWWA C110 OR C111. VALVE SHALL MEET AWWA C504-02.
 2. ALL STORM SEWER PIPE SHALL MEET DOT SPECIFICATIONS (AFC 3040) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C137 STANDARDS.
 3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS, AND VAULTS SHALL MEET ASTM C137.
 4. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, OMISSIONS, OR OMISSIONS AS SOON AS POSSIBLE.
 5. NO FILLER FACING ALLOWED UNDER FRAMES OR GRATES. ALL STRUCTURES SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE PROPOSED STANDARD FOLLOWING PREVENTION PLAN.
 6. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
 7. ALL EXISTING DRAIN ALL LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE EXISTING SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REDUCED TO MAINTAIN EXISTING DRAINAGE PATTERN. IN PLACES WHERE THE PROPOSED DRAINAGE AND EXISTING ACTIVE DRAINAGE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CARE TO FEET ON OTHER SIDE OF CROSSING.
 8. SANITARY PLACES WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTION AND BARGE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
 9. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
 10. ALL STORM STRUCTURES LOCATED IN AND ALONG ALL 18" DRAIN CURB AND GUTTER SHALL HAVE CURB FRAME AND GRATES.
 11. ALL HOOD DOWNPOUTS MUST BE DIRECTLY INTO THE STORM SEWER SYSTEM. NO OVERLAND DRAINAGE WILL BE PERMITTED FOR THE ROOF DRAINS.
 12. DUCTILE IRON RIGID MANHOLE SHALL BE SHIPPED WITH A 10% OVERLAP OVERLAPPED AT JOINTS AND TAPPED PER MANUFACTURER INSTALLATION REQUIREMENTS. POLYMER SHALL BE 10" PIPE 1-10" OR APPROVED EQUAL.
 13. ALL SANITARY SHALL BE CLASS 50 DUCTILE IRON PIPE AS NOTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	8/17/17	PER VILLAGE & NOT COMMENTS
2	10/20/17	PER COMMENT
3	10/20/17	PER VILLAGE COMMENTS
4	10/20/17	PER VILLAGE COMMENTS
5	10/20/17	PER VILLAGE COMMENTS

UTILITY PLAN

BUCKY'S
SEC ROOSEVELT ROAD & LAWLER AVENUE
GLEN ELLYN, ILLINOIS

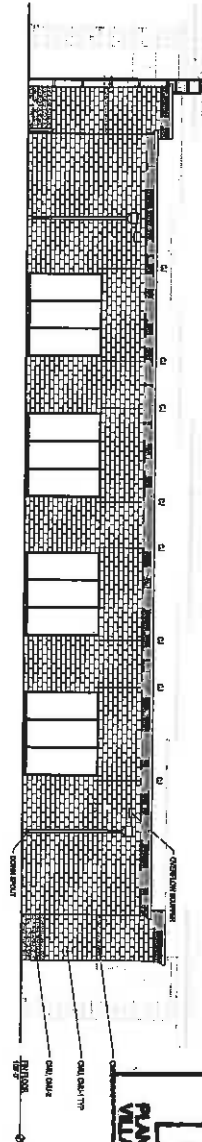
Craig R. Knoche & Associates
Civil Engineers, P.C.
210 Commerce Drive • Glenview, IL 60024 • phone (847) 849-0070 • fax (847) 849-0070

DATE: 1/25/17
FILE: 16-008 C30
JOB NO: 940.08

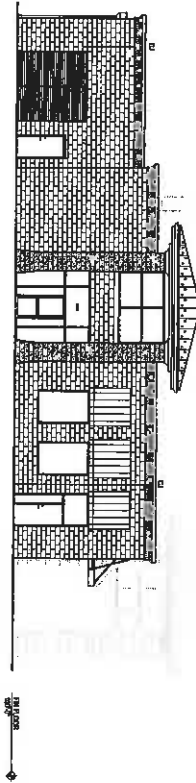
C3.1
SHEET NO.

A2.1.dwg | 5/11/2017 | 3:08 PM

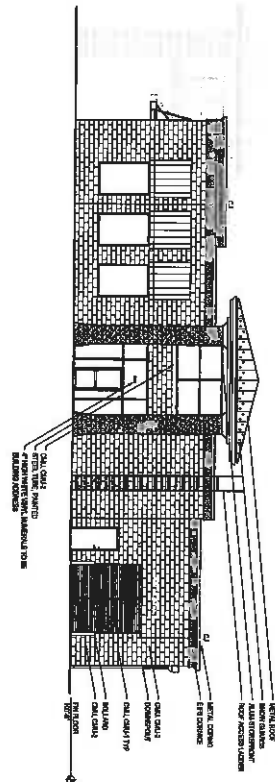
10 REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



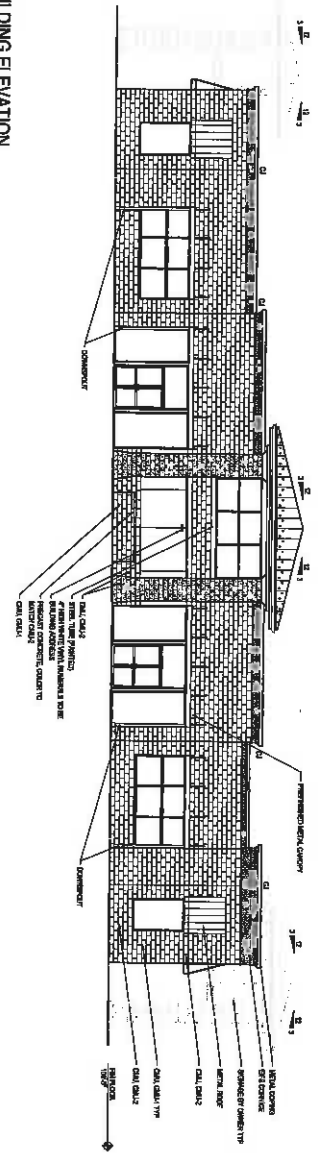
11 LEFT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



12 RIGHT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



13 FRONT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



Project Number: 1008	Issue Date: May 11, 2017
Drawn by: OS	Revisions to the Set
Checked by: RWE	No Date No Date
Sheet Name: BUILDING ELEVATIONS	

A2.1

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

SIF WALL SIGN DISPLAY (w/ CHANNEL LETTERS)
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



DRAWING # : 102915
PROJECT ID: 15990

SALES PERSON: Troy Paragiotis

DRAWN BY: Sean Cornett

DATE: 07 22 16
INSPECTED BY:

Revised: 03.22.17



Store #940.08
Roosevelt & Lawler
Glen Ellyn, IL 60181



Omaha Neon
Sign Co., Inc.

1120 N 18th Street • Omaha 68102
402.341.8077 • 402.341.7854 fax

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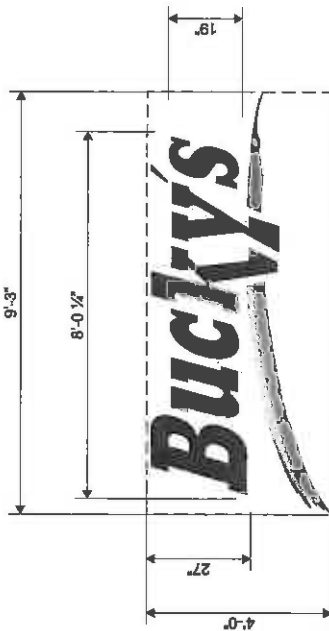
Infants

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TOMAHAWK MEON SIGN COMPANY, INC. HOLDS ALL
RIGHTS TO THE DESIGN AND TO ANY PRE-APPROVAL
AGREEMENTS FINAL AND TO ANY PRE-APPROVAL

Signed _____ 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.



SIGN 1 37 Sq. Ft.

FLASH MOUNTED CANVASE LETTERS

WE TURN: 100 BLACK PRE-FINISHED ALUMINUM BACKS; AND WHITE PRE-FINISHED ALUMINUM FACES; 1/8" X 7/8" WHITE MEXIGLOS TRIM-CAP; 1" BLACK SPERITE ELLING; GEM-TH WHITE LED'S

INSTALLATION:
LETTERS ARE TO BE FLASH MOUNTED TO BUSCLIKING PROPER HARDWARE AND PLASTICS (NON-CONDUCTIVE)

3M Series 230

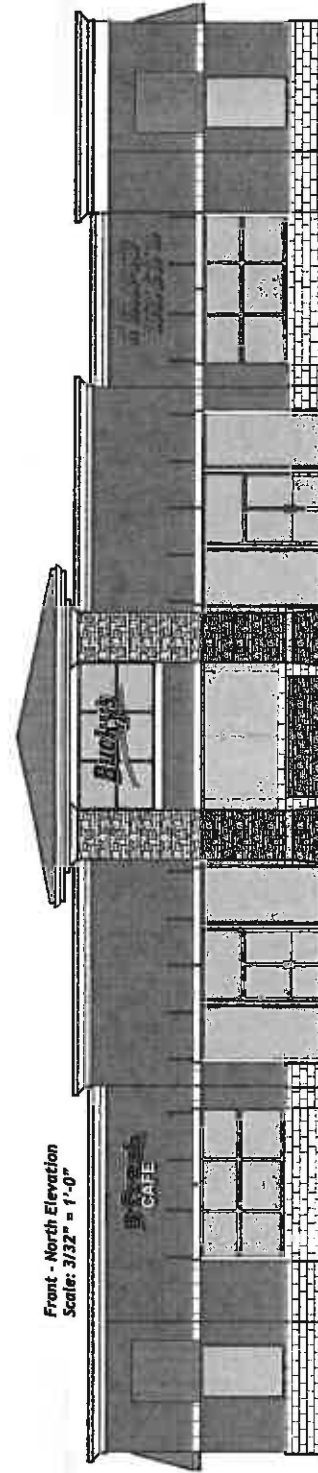
DELFT BLUE
S&P

3M Series 230

WHITE
S&P

INSTANT GRAPHICS
MINTE FORMAT

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"

RACEWAY MOUNTED CHANNEL LETTER DISPLAY
SCALE: 1/2" = 1'-0"



DRAWING #: 102916
PROJECT ID: 15990

SALES PERSON: Troy Pangloss

DRAWN BY: Sam Corbett

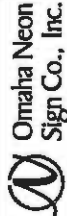
DATE: 07.22.16

INSPECTED BY:

Revised: 03.22.17



Store #940.08
Roosevelt & Lawler
Glen Ellyn, IL 60181



1120 N 18th Street • Omaha 68102
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Signed: _____ Date: _____
Sales Rep: _____ Date: _____

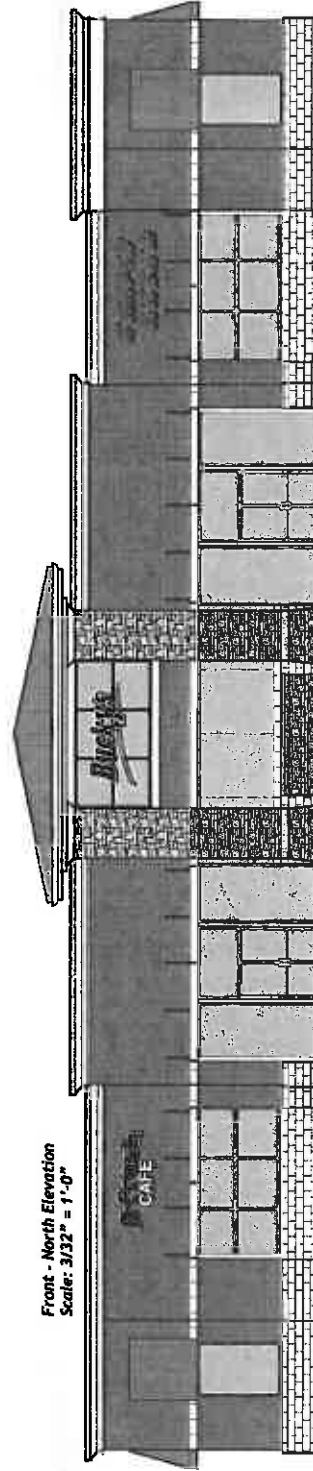
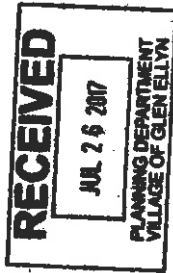
This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTER
RETURNS: .050 BLACK PRE-FINISHED ALUMINUM
BACKS: .063 WHITE PRE-FINISHED ALUMINUM
FACES: 3/16" #2793 RED PLEXIGLAS
TRIM-CAP: 1" BLACK JEWELITE
ILLUM: AGILITE RED LED's
INSTALLATION:
LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA)
SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

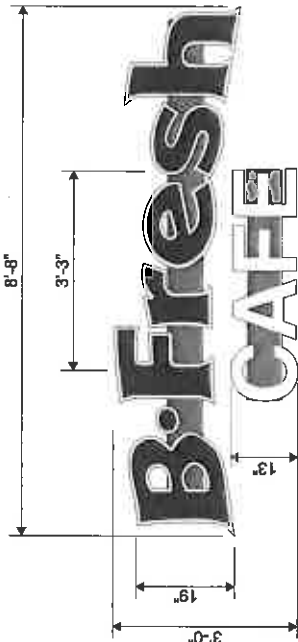


SIGN 2 35 Sq. Ft.



Front - North Elevation
Scale: 3/32" = 1'-0"

CHANNEL LETTERS MOUNTED ON WIREWAY
SCALE: 1/2" = 1'-0"



SIGN 3 26 Sq. Ft.

RACEWAY MOUNTED CHANNEL LETTERS
RETURNS: .050 BLACK PRE-FINISHED ALUMINUM
BACKS: .063 WHITE PRE-FINISHED ALUMINUM
FACES: 3/16" #7328 WHITE PLEXIGLAS
TRIM-CAP: 1" BLACK JEWELITE
ILLUM: WHITE LED's
INSTALLATION:
LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
LIMITATIONS:

3M Series 230

DELFT BLUE

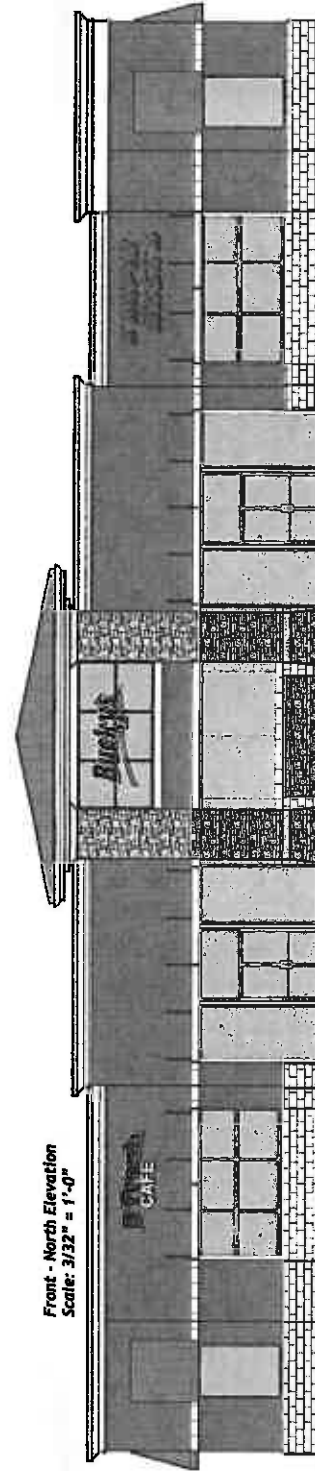
2007

RECEIVED

JUL 26 2007

PLANNING DEPARTMENT
VILLAGE OF GLEN ELYN

Front - North Elevation
Scale: 3/32" = 1'-0"



DRAWING #: 102917
PROJECT ID: 15990

SALES PERSON: Troy Farnigola

DRAWN BY: Sara Corbett

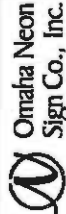
DATE: 07.22.16

INSPECTED BY:

Revised: 03.22.17



Store #940.08
Roosevelt & Lawler
Glen Elyn, IL 60181



1120 N 18th Street - Omaha NE 68102
402.341.6077 - 402.341.7654 Fax

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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.



S/F WALL SIGN DISPLAY (w/ CHANNEL LETTERS)
SCALE: 1/2" = 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 60181



1120 N 18th Street - Omaha NE 68102
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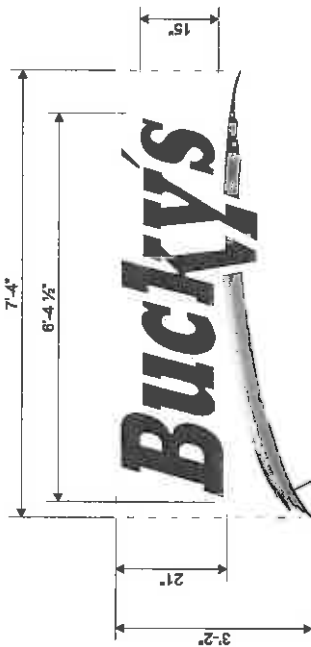
NOTES:

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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.



NOTE:
WIDE FORMAT PRINTED
GRAPHICS.

SIGN 4 23.2 Sq. Ft.



FLUSH MOUNTED CHANNEL LETTERS

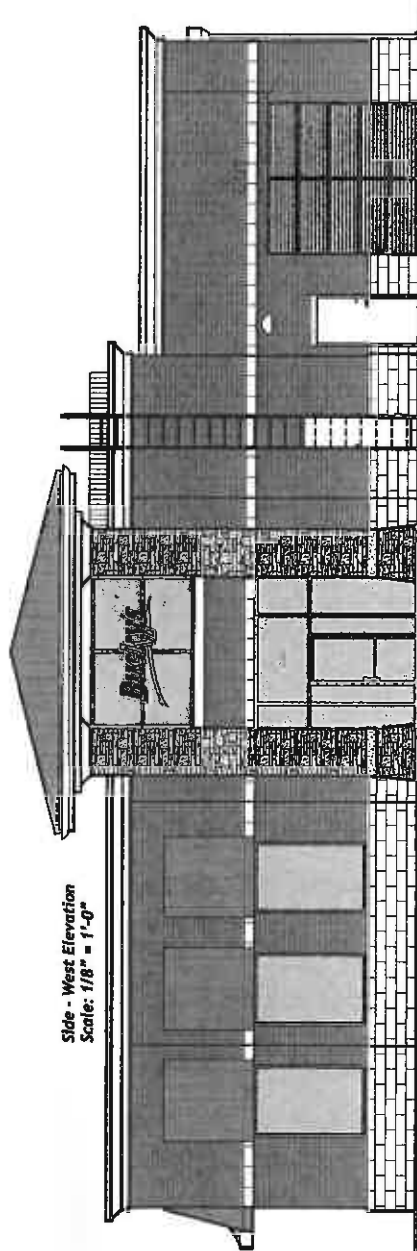
RETURNS: .050 BLACK PRE-FINISHED ALUMINUM
BACKS: .003 WHITE PRE-FINISHED ALUMINUM
FACES: 3/16" #7238 WHITE NEUGLAS
TRIM-CAP: 1" BLACK #R04010
ILLUM: GRAC71-W1 WHITE LED's

3M Series 230
PERFORMANCE
LEFT BLUE
947

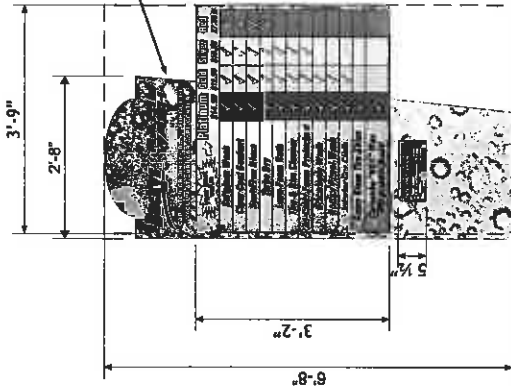
3M Series 230
PERFORMANCE
WIDE FORMAT
PRINTED GRAPHICS

INSTALLATION:
LETTERS ARE TO BE FLUSH MOUNTED TO FASCIA USING PROPER
HARDWARE AND FASTENERS (NON-CORROSIVE).

NOTE:
LETTERS ARE TO BE MOUNTED TO FACE OF CABINET,
SUPPORT AND FASTENING METHOD TO BE DETERMINED.



S/F NON-ILLUMINATED CAR WASH MENU DISPLAY
SCALE: 1/2" = 1'-0"

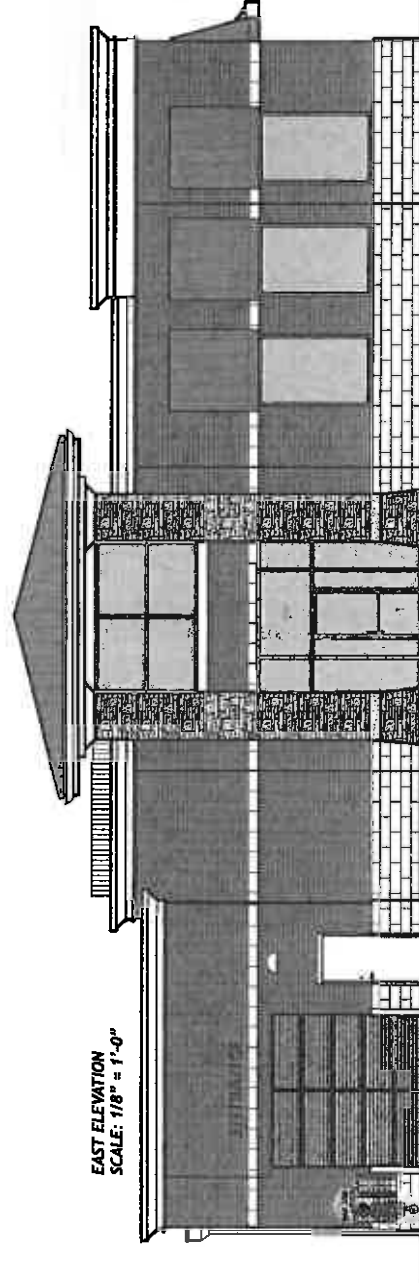


SCOPE OF WORK:

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.



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1120 N 18th Street • Omaha 68102 • 402.341.9077 • 402.341.7854 fax
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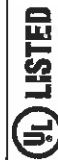
Buckley's
Score #940.08 - Roosevelt & Lawler
Glen Ellyn, IL 60181

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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"



DRAWING #: 102921
PROJECT ID: 15890

SALES PERSON: Tony Paragolite

DRAWN BY: Sean Corbett

INSPECTED BY:

DATE: 07.22.16

Revised: 03.08.17

Omaha Neon Sign Co., Inc.
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Glen Ellyn, IL 60181

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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.



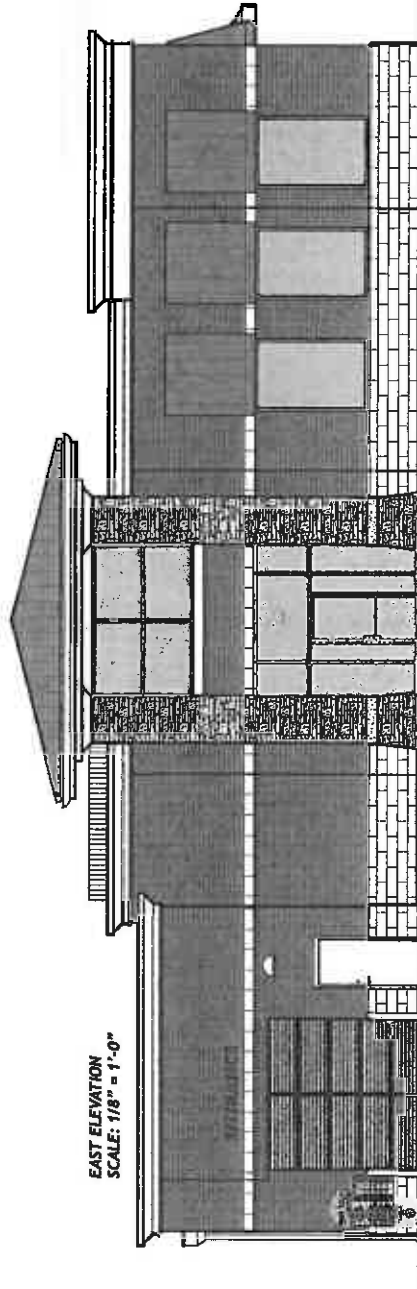
NOTE:
THE PLATE LETTERS ARE TO BE MOUNTED TO AN ALUMINUM RAIL SYSTEM PAINTED TO MATCH THE CUSTOMER FASCIA.

SPECIFICATIONS:

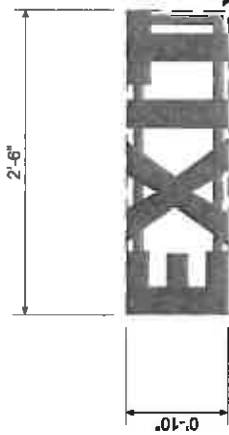
FABRICATED FROM 1/4" ALUMINUM AND PAINTED RED.

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.



RAIL MOUNTED FCO LETTERS:
SCALE: 1" = 1'-0"



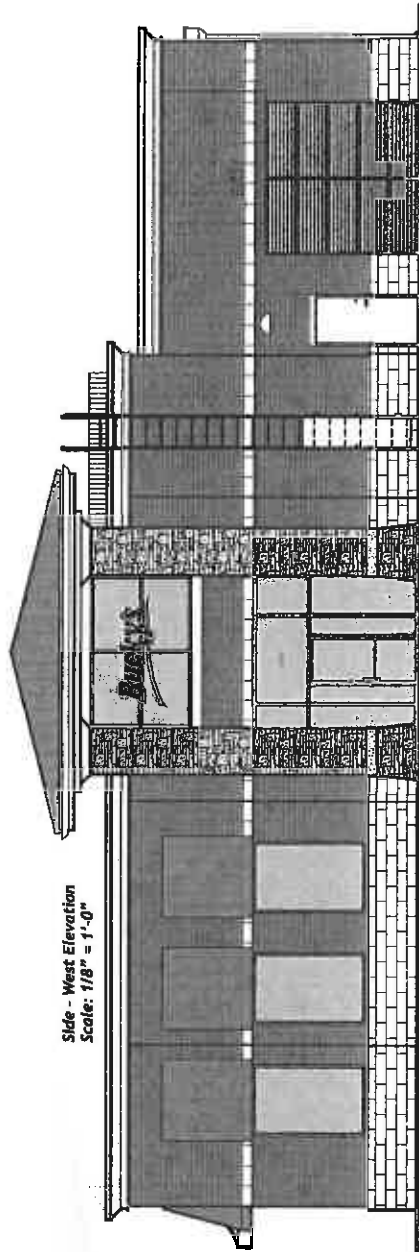
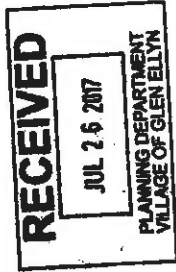
NOTE:
THE PLATE LETTERS ARE TO BE MOUNTED
TO AN ALUMINUM RAIL SYSTEM PAINTED TO
MATCH THE CUSTOMER FASCIA.

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 8 2 Sq. Ft.



DRAWING # : 102922
PROJECT ID: 15990

SALES PERSON: Troy Paragole

DRAWN BY: Sean Carrett

INSPECTED BY:

DATE: 07.22.16

Revised: 01.25.17

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PRIOR TO ANY FABRICATION OF PRODUCT.
OMAHA NEON SIGN COMPANY, INC. HOLDS ALL
RIGHTS TO THE SIGNAGE AND TO OBTAIN 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

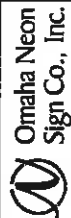
DATE: 12.01.16

INSPECTED BY:

Revised: 04.18.17



Store #940, 08 - Roosevelt & Levee
Glen Ellyn, IL 60131



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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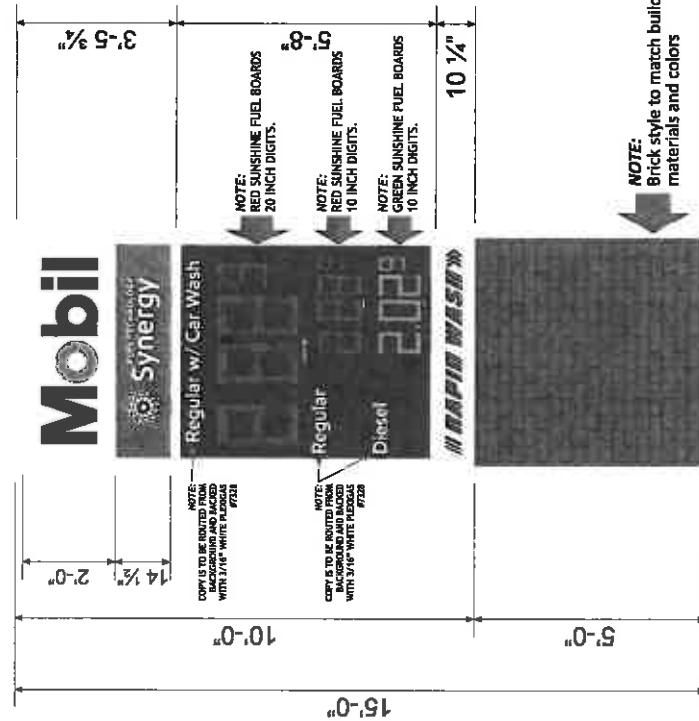
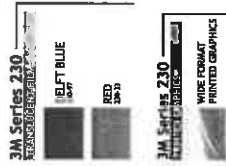
Signed: _____ Date: _____

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.



5'-0"

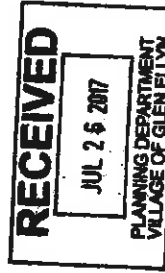
DIF POL SIGN DISPLAY
INTERIOR FRAME: ANGLE IRON FRAME.
CABINET SKIN/COLOR: ALUMINUM PAINTED WHITE.
RETAINERS: ALUMINUM PAINTED WHITE.
FACE MATERIAL: 3/16" #7328 WHITE LEXAN.
FACE GRAPHICS: APPLIED VINYL GRAPHICS AS NOTED
ILLUMINATION: SYLVANIA OSRAM D/S LED LIGHTING.
INSTALLATION:
CABINET IS TO BE MOUNTED TO POLE STRUCTURE (AS NOTED).



FOOTING DETAIL	
DEPTH:	96"
WIDTH:	36"
TYPE:	CIRCULAR
STEEL SIZE:	6 INCH STD.

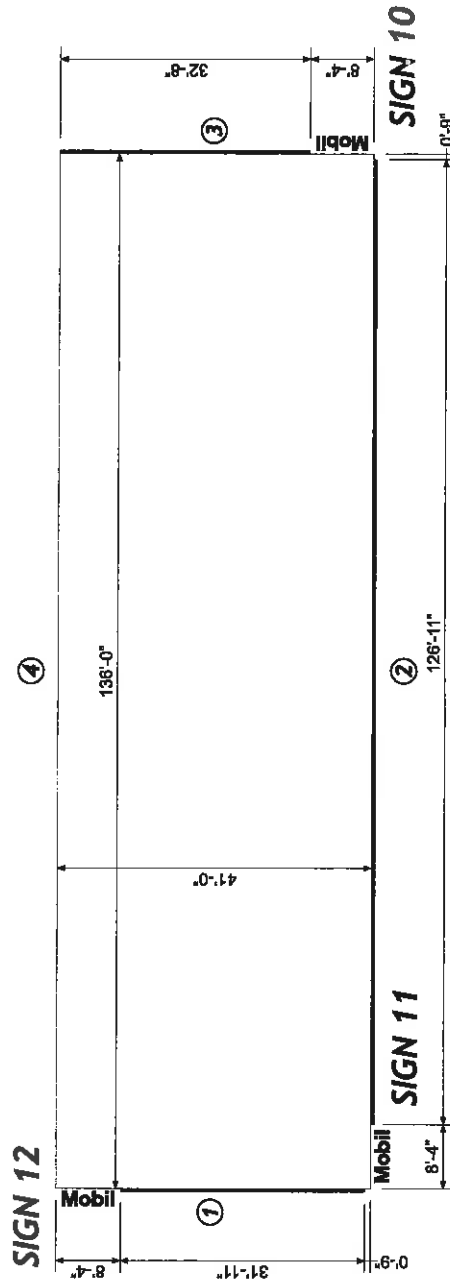
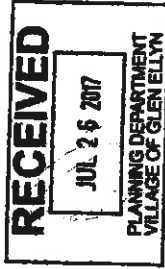
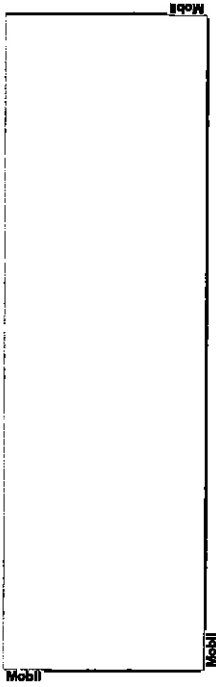
NOTE: TO BE VERIFIED.

SIGN 9 50 Sq. Ft.



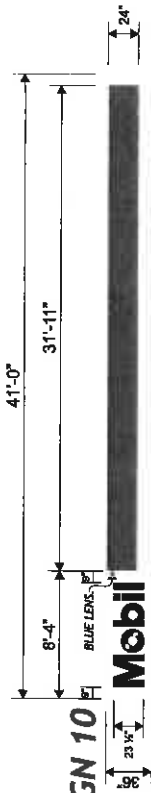
GAS CANOPY OVERVIEW
SCALE: 1/16" = 1'-0"

	
DRAWING # : 105420 PROJECT ID: 15990	
SALES PERSON: Troy Panagolis	
DRAWN BY: Sean Carrelli	
DATE: 12.01.16	INSPECTED BY:
Revised: 01.05.17	
	
Store #940, 98 - Roosevelt & Lemier Glen Ellyn, IL 60137	
	
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Signature _____	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.	
	



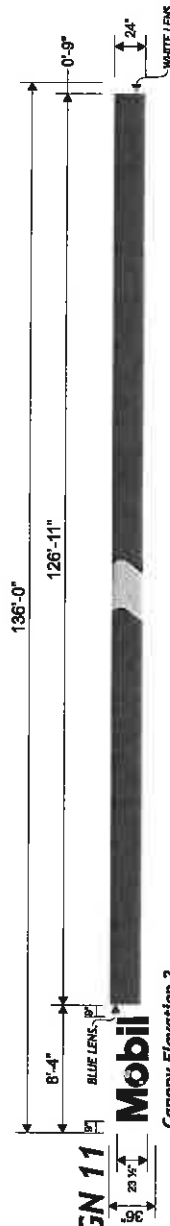
GAS CANOPY FRONT VIEW:
SCALE: 1/8" = 1'-0"

SIGN 10



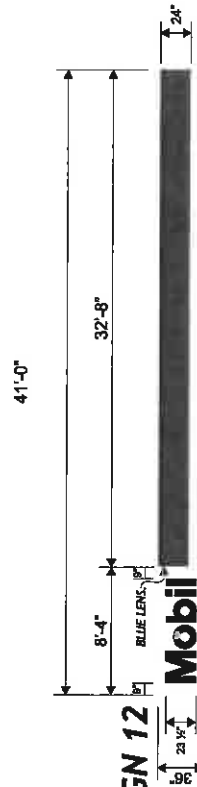
Canopy Elevation 1.
Illuminated

SIGN 11



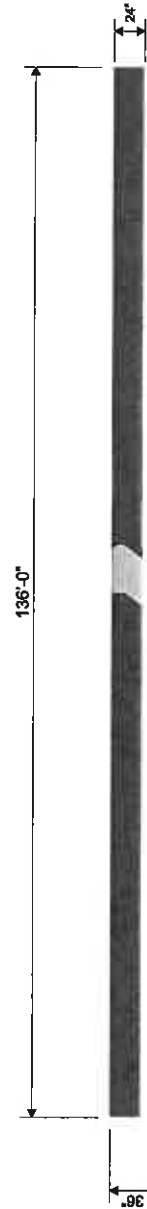
Canopy Elevation 2.
Illuminated

SIGN 12



Canopy Elevation 3.
Illuminated

SIGN 13



Canopy Elevation 4.
2D A/C - Non-Illuminated



DRAWING #: 105421
PROJECT ID: 15990

SALES PERSON: Troy Paragallo

DRAWN BY: Sara Corbett

DATE: 12.01.16

INSPECTED BY:

Revised: 01.05.17



Store #940-08 - Roseville & Lenier
Glen Ellyn, IL 60111



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Notes:

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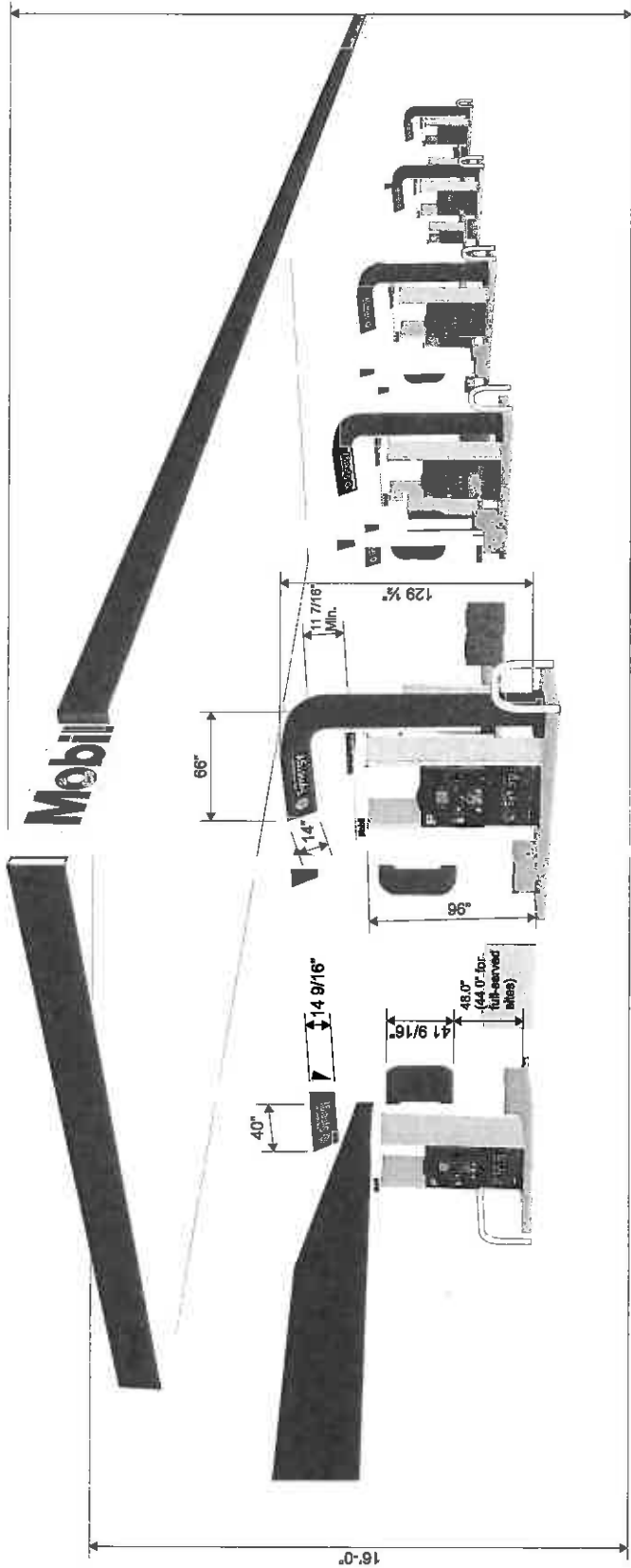
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Signed: _____ Date: _____
Sales Rep: _____ Date: _____

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.



RECEIVED
JUL 2 6 2817
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



DRAWING # : 106751
PROJECT ID: 15990

SALES PERSON: Troy Persepolis

DRAWN BY: Sara Carrett

DATE: 03.03.17

Revised: 07.26.17



Store #940.08
Roosevelt & Lawler
Dupage County, IL 60181



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NOTES:

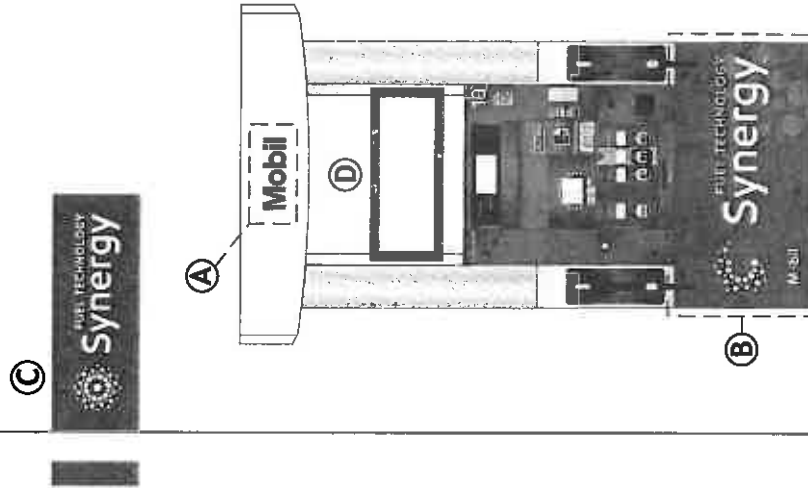
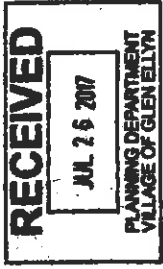
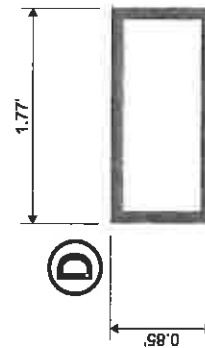
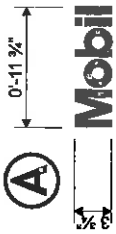
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Signature: _____ Date: _____

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.



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



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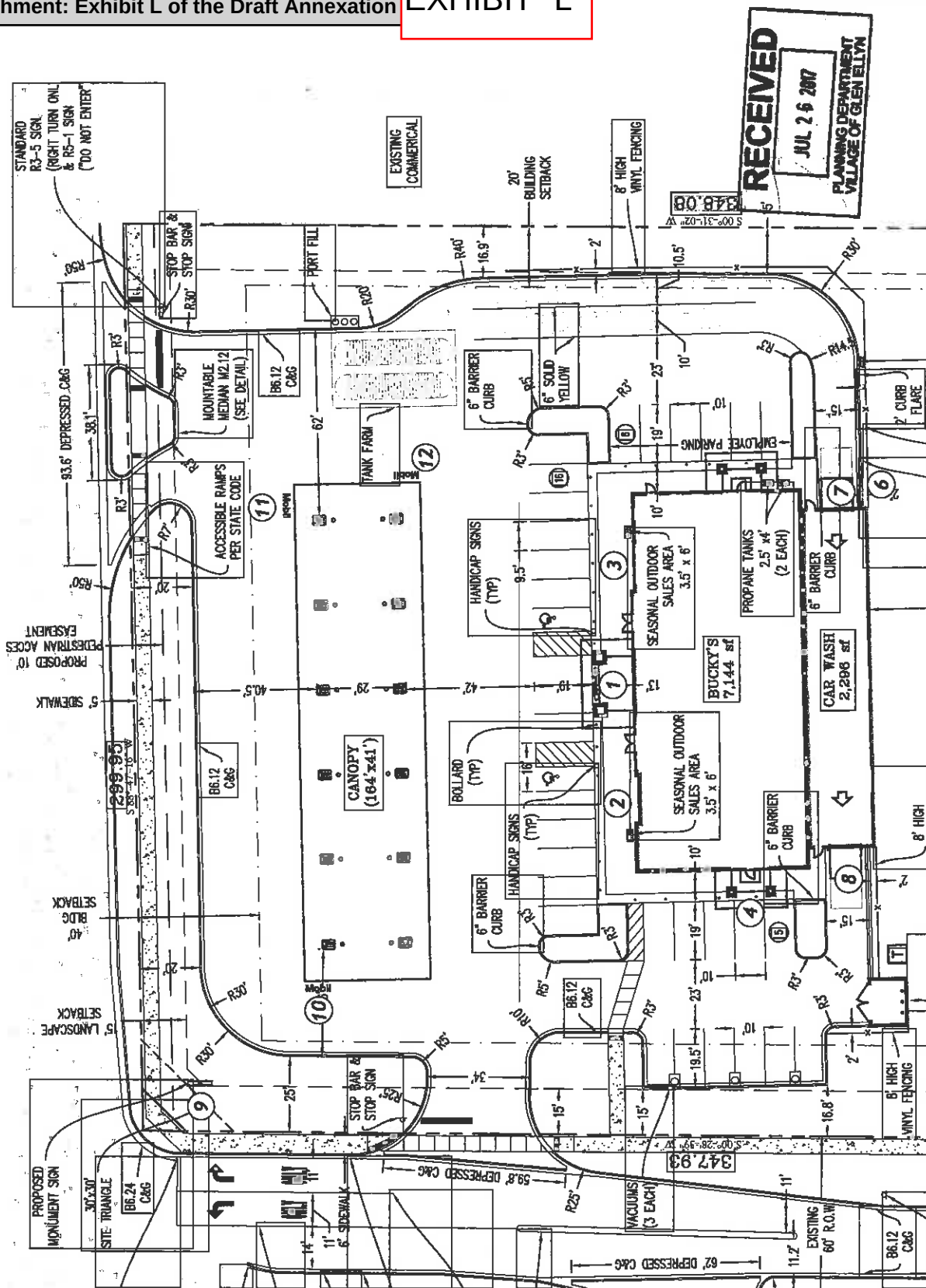
Signature: _____ Date: _____

Scale: 1/8" = 1' 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.



Site Pla



DRAWING #: 105819
PROJECT ID: 15990

SALES PERSON: Troy Panagiotis

DRAWN BY: Sean Cornett

DATE: 01-17-17	INSPECTED BY:
----------------	---------------

Revised: 05.10.17



Store #940.08 - Roosevelt & Lawler
Glen Ellyn, IL 60181



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consent.

Notes:

Notes:

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Signed _____ Date _____

Spelling Flap _____ Date _____

This sign is intended to be installed in accordance with the

insisted in accordance with the requirements of Article 600 of the National Electric Code, and

NATIONAL ELECTRIC CODES and/or other applicable local codes. This

includes proper grounding and bonding of the sign.

©





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

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

PUBLIC HEARING – 21W135 ROOSEVELT ROAD, 751 WEST ROOSEVELT ROAD AND 1209 SOUTH LAWLER AVENUE – BUCKS, INC. – ZONING MAP AMENDMENT, SPECIAL USE PERMITS, ZONING VARIATIONS AND SUBDIVISION VARIATIONS

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT TO THE C3 ZONING CLASSIFICATION, SPECIAL USE PERMITS, ZONING VARIATIONS AND A SUBDIVISION VARIATION FOR THE PROPERTY AT 21W135 ROOSEVELT ROAD, 751 WEST ROOSEVELT ROAD AND 1209 SOUTH LAWLER AVENUE TO ALLOW THE CONSTRUCTION OF A GAS STATION AND CONVENIENCE STORE WITH A CAR WASH AND OUTDOOR MERCHANDISE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ROOSEVELT ROAD AND LAWLER AVENUE IN UNINCORPORATED DUPAGE COUNTY IN THE B-2 (GENERAL BUSINESS DISTRICT) AND R-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT). (Richard McMahon, Bucks, Inc.)

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

Staff Presentation

Village Planner John Sterrett, 535 Duane Street, Glen Ellyn, Illinois stated that Richard McMahon, representing Buck's Incorporated, is requesting a zoning map amendment, three (3) special use permits, zoning variations and subdivision variations for the property located at the southeast corner of Roosevelt Road and Lawler Avenue and commonly known as 21W135 Roosevelt Road, 751 W. Roosevelt Road and 1209 S. Lawler Avenue. Mr. Sterrett displayed an aerial photograph and a close-up shot of the subject property which consists of five (5) parcels with two (2) parcels located along Roosevelt Road and three (3) parcels south of Lawler Avenue. He added that the subject property is currently located in unincorporated DuPage County. He also stated that the subject site of five (5) acres is 2.39 acres in size and there are 300 feet of frontage along Roosevelt Road and 348 feet of frontage along Lawler Avenue. He stated that the two (2) parcels along Roosevelt Road are zoned B2 which is a general business district in DuPage County used for an auto dealership and the three (3) parcels along Lawler Avenue are zoned R4 which is a residential district in the County. Mr. Sterrett stated that the lots are vacant and there is some car storage that is taking place on one of the lots.

Mr. Sterrett stated that as part of the zoning request the petitioner is seeking annexation into the Village of Glen Ellyn as the subject property is currently unincorporated. He displayed a zoning map of the area with the subject property outlined and indicated the zoning designations of several properties in that area, including property in Lombard.

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Mr. Sterrett stated that the proposal being presented by Bucks, Inc., is to construct a 7,144-square foot convenience store with outdoor merchandise, construct a 12-pump 24-vehicle gas station that would be open 24 hours, construct a 2,296-square foot car wash that would be connected to the convenience store building that would have hours of operation from 6:00 a.m. to 10:00 p.m. He displayed the proposed site plan and stated the petitioner is proposing full access onto Lawler Avenue and proposing a right-in/right-out onto Roosevelt Road. He also stated that they are currently working with the Illinois Department of Transportation because Roosevelt Road is a state highway and is under the jurisdiction of IDOT. He added that currently there is a proposed right and left turn lane onto Lawler Avenue off of Roosevelt Road as part of the Lawler Avenue improvements to the roadway.

Mr. Sterrett stated that the landscape plan includes 88 proposed trees on the property—14 of which are shade trees, 5 are ornamental trees and 69 are evergreen trees. He stated that 5 evergreen trees are proposed along Lawler Avenue, 4 parkway trees are proposed along Roosevelt Road and there is evergreen species and fencing along the south and west property lines. He indicated where 8-foot fences are proposed along with a variety of species, including evergreen. He also stated that the existing trees on the property will be removed as part of the development of the site. He then displayed an inset of the proposed site plan within the surrounding area.

Mr. Sterrett stated that the required approvals include a zoning map amendment to C3 which is a service commercial zoning district (currently B2 general business district and R4 residential district). He stated that three (3) special use permits are being requested for a gas station, a car wash and outdoor merchandise, and zoning variations and subdivision variations are also being requested. Mr. Sterrett added that the exterior appearance of the project and sign variations will be reviewed by the Architectural Review Commission. He also stated that an annexation agreement and annexation are also being sought for this property as well as a lot consolidation for the five (5) parcels described above. Mr. Sterrett stated that there are requests for variations from the zoning code, one of which is 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 feet and 10-1/2 feet in lieu of the minimum requirement of 12 feet. He also stated that another variation being requested is to allow an 8-foot high vinyl fence to be located on the site where maximum 4-foot and 6-foot heights would be allowed. Mr. Sterrett stated that light poles are required to have a distance of four (4) times the mounting height of the lights and two (2) of the proposed light poles have a distance of 35 feet between one another located right outside the proposed car wash. Mr. Sterrett stated that the requested variations from the subdivision regulations code includes not burying all of the existing overhead wires which is required as part of the subdivision regulations code. He indicated the location of an existing overhead electric line on the far side above the Lawler Avenue right-of-way that is to remain above ground. He also stated there is an existing overhead electric line that is running down the middle of the property which the petitioner is proposing to relocate and bury south of the property. He stated there will be an overhead electric line on the east side of the property that will remain

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above ground. Mr. Sterrett stated that another variation from the subdivision regulations code is to provide sidewalk only adjacent to the subject property—not on both sides of the Lawler Avenue right-of-way—so a sidewalk is proposed on the west side of Lawler Avenue. Mr. Sterrett stated that two streetlights would normally be required to be installed on Lawler Avenue but are not part of the proposal. He added there is an existing streetlight at the southwest corner of the intersection of Lawler Avenue and Roosevelt Road. Mr. Sterrett stated that staff has recommended conditions if this project is approved by the Plan Commission.

Questions to Staff from the Plan Commission

Plan Commissioner Heming-Littwin stated that one of the existing lots along Roosevelt Road is currently a car dealership and she asked what the lot used to be that currently has a building on it. Mr. Sterrett responded that lot was a gas station at one time. Plan Commissioner Heming-Littwin also asked what is allowed in the B-2 zoning district. Mr. Sterrett responded that is a County zoning district and uses similar to the Village's C3 zoning district would be allowed. Mr. Sterrett agreed with Plan Commissioner Heming-Littwin that it appears that the road will be widened toward Roosevelt Road to have two turn lanes that will allow right and left turns. Mr. Sterrett responded to Plan Commissioner Howard that this request will not appear before any Lombard commission because the property is proposed to be annexed into Glen Ellyn. He also responded to Plan Commissioner Howard it is his understanding that due to the boundary line agreement between the Village of Glen Ellyn and the Village of Lombard, because this property was originally within Lombard's planning boundary, some type of tax sharing would be provided to Lombard. Director Hulseberg added that Glen Ellyn has boundary line agreements with Lombard dating back approximately 30 years with various amendments over time. She stated that the original boundary line agreement between Glen Ellyn and Lombard defined a joint jurisdictional territory which is basically those lots that are fronting on Roosevelt Road east of I-355 up to the Lombard boundary line. She added that Lombard probably would not have been able to provide utilities to that area any time in the near future, however, Glen Ellyn has utilities across the street so the way the original agreement was worded was within that joint jurisdictional territory which is just the lots that front on Roosevelt Road—not those further south—and even though Lombard is on the side of the Lombard boundary line agreement, if they requested that Glen Ellyn serve utilities to those properties, Glen Ellyn could serve utilities, however, tax revenue would be shared 50/50. Director Hulseberg added that when this project came up, the boundary line agreement needed to be amended because the boundary line agreement states that anything south of Roosevelt Road would only be annexed to Lombard and Glen Ellyn would only provide utilities if requested to do so by Lombard. She stated that Lombard is unable to annex this property at this time because they are not contiguous so if Glen Ellyn was able to provide utilities and not have this property annexed into Lombard, there would be no revenue to any municipality. She added that by changing the boundary line agreement, Glen Ellyn can provide utilities, annexation and services, therefore, the sharing arrangement was changed to a 55%/45% (Glen Ellyn 55%/Lombard 45%). Mr. Sterrett responded to Plan Commissioner Hartweg that if the subject property is annexed into Glen

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Ellyn, Glen Ellyn would annex to the far side of Lawler Avenue so the entire right-of-way starting from Roosevelt Road down to the boundary of the subject property would fall within the jurisdiction of Glen Ellyn. Chairperson Loch asked if the nearby religious institution did not want the west side sidewalk and Mr. Sterrett responded that as part of their approved project, they are required to have a sidewalk on the west side of Lawler Avenue. Mr. Sterrett responded to Plan Commissioner Fanella that originally the petitioner was proposing to relocate the electrical lines to the south but have them remain above ground. He stated they worked with the petitioner to have the lines buried because they are new lines. He stated that two areas still remain above ground—one is within the right-of-way on Lawler Avenue so it is not on the subject property and then there is a small above ground utility line on the subject property that is remaining above ground. He added that this line comes across to serve the property to the east of the subject property. Mr. Sterrett responded to Chairperson Loch that he is not aware if the Village has the same requirements as the County regarding burying lines.

Petitioner's Presentation

Richard James McMahon, Buck's Inc., 2500 Brickvale Road, Elk Grove Village, Illinois was present to speak on behalf of the subject project. Mr. McMahon displayed a 3-D rendition that shows the property as proposed as well as the property they have under contract. He stated that the sign currently on the property meets the Village code. Mr. McMahon stated that IDOT has approved in written form the right-in/right-out on Roosevelt Road which is as far away from the intersection of Lawler Avenue as is physically possible. He then displayed and described a brief tour of the subject property and surrounding area and displayed a site plan of the subject property.

Mr. McMahon stated that they are asking to annex into the Village of Glen Ellyn because they discovered that the premiere pre-owned car dealership already has sanitary sewer and water service from Glen Ellyn. He stated he had originally filed to zone this property in DuPage County with a pre-annexation with Lombard in October when they discovered the car dealership and Jonathan's Char House already have service with Glen Ellyn. He added that the subject property will be used more compactly than if it was in unincorporated DuPage County. He also stated that because they are asking to annex into Glen Ellyn and if granted to do so, by state ordinance the Village will have to annex all the way to the other side of Lawler Road. He stated they have worked with Pin Oak Mosque who was required to re-build Lawler Road when they went through zoning in the County and Township according to County and Township standards. He stated they intend to build the subject project according to Glen Ellyn standards which means removing bedrock underneath the pavement out and putting it to a higher standard on a design. He stated they would prefer not to put the sidewalk on the west side of Lawler because they will be building their sidewalk before the mosque will be installing their sidewalk.

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Mr. McMahon stated that there is a left turn and a right turn on Lawler and a retention of the barrier median that had been negotiated between the neighborhood and the Pin Oak organization to prevent people from Pin Oak overburdening the street when exiting services. He also stated that signage will be installed regarding not blocking the driveway.

Regarding environmental issues, Mr. McMahon indicated the location of two 20,000-gallon underground tanks and the wells in the neighborhoods. He pointed out that this site was once a gas station on a corner and in 1988 the underground tanks were removed at a time when the State Fire Marshall did not have to be on site when they were removed. He stated that they know from drilling that there is contaminated soil in that area as well as a tank, adding that if they do not go in there, no one will buy the property. He stated they will get the area cleaned up and will put the new tanks next to where the car dealership is located. Mr. McMahon stated that tanks no longer leak and/or poison wells and he showed the Plan Commission a sample of material from which the tanks are made and described how it works. He also stated that the tanks are designed to continuously monitor any liquid detected inside a tank and added that water or fuel will automatically close down the system. Mr. McMahon stated that if a system closes down, the State Fire Marshall is notified and the issue must be repaired. He also stated that the U.S. EPA and the Illinois EPA no longer regulate gas stations as sources of air pollution because it no longer occurs and he provided studies to staff.

Regarding water, Mr. McMahon stated that water management is under the strict control of DuPage County Stormwater Management. He stated that any water that comes off their canopy or roofs will go through a system into the detention pond that is built to the south. He stated that any of the water that comes off the pavement will go through a downstream defender before it discharges into the detention pond at the south end. He stated there is a system set up where the downstream defender is maintained. Mr. McMahon displayed a photo of a detention pond which does not contain the water as a little pond. He stated it holds the water during storms and releases it at a rate that does not exceed what it would be released from prior to anything being constructed on the property. He added that the water is released into a system that takes it back up to Roosevelt Road into the storm system there so there is no discharge from this property onto any of the residents or to Pin Oak Mosque so there is no additional stormwater coming down.

Mr. McMahon stated that they have worked with Village staff to landscape the property. He stated they have a combination of evergreens and shade trees on the south side, a fence is being asked for on the east side, they are also landscaping on the other side of the fence with a combination of evergreens and shade trees and an 8-foot high vinyl fence that will not fade is located there.

Mr. McMahon displayed a drawing showing from the detention pond how the pipes run up to Roosevelt Road from their site. He also displayed the grading plan with the detention pond on the south side.

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Regarding lighting, Mr. McMahon stated that the community requires no more than three (3) footcandles of light leave the property line and this project was designed to meet that requirement. He added that shields were also added so that no light from underneath is seen from a distance and LED lighting is under the canopy which is away from the residences.

Mr. McMahon responded to Chairperson Loch that state requirements do not allow any more sound to leave a property line than the ambient sound level, clarifying that the state says they cannot make any more sound at the property line than is there right now. Mr. McMahon stated they had sound engineers take recordings at the site that have been submitted to the Village and they designed the property so that the sound will not exceed that. Mr. McMahon also stated that they are asking to run the car wash between 6:00 a.m. and 10:00 p.m. because after 10:00 p.m., the sound of traffic on Roosevelt Road is reduced and would not be above the ambient sound.

Questions to the Petitioner from the Plan Commission

Mr. McMahon verified for Plan Commissioner Ozog that the entire gas pumping operation will automatically shut down if a detection of a leak in the line or gasoline storage tanks occurs and he responded to Plan Commissioner Ozog that has not happened at any of their other gas stations. He also stated that the tanks are installed and tested for hours by experts. Mr. McMahon responded to Plan Commissioner Ozog that he plans to run a propane cylinder exchange and the name of that company is Blue Rhino. Mr. McMahon responded to Plan Commissioner Howard that outdoor merchandise includes two propane cages on the side and washer fluid and bottled water in front of the store. Regarding the soil remediation plan, Mr. McMahon responded to Plan Commissioner Fanella that the tanks are gone except for one heating oil tank behind the store that will be removed. He stated that the contaminated soil is all on the corner lot and they will dig out the soil with the State Fire Marshall's representative and their environmental expert and remove it to a special waste haul dump. He stated they will then fill the area with proper soil. Plan Commissioner Fanella asked when the EPA declared that gas stations are not a source of air pollution. Mr. McMahon distributed a packet of information that contained that information as it was not easily accessible and estimated it was most likely five (5) to seven (7) years ago. He also added that the fuel in the Chicago area is more environmentally friendly than many other places in the United States.

Persons in Favor of or in Opposition to the Proposed Request

Karen Tlusty Rissman, 1285 S. Lawler Avenue, Lombard, IL stated she has lived on Lawler Avenue for over four decades, having lived in her home as a child and then buying it as an adult and raising her children there. She stated the area is unique in that it is unincorporated and the community is very tight. She stated that having a development the size of the proposal on their corner would severely impact their ability to travel out of their neighborhood. She also stated that the traffic study indicates that the existing intersection level of service has the northbound

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and southbound traffic on Lawler at level of service F and the proposed service station will contribute more traffic to this area. She added that she cannot understand how the petitioner can say the gas station will cause no adverse impact to the area and added that the traffic concerns in the area are huge. Ms. Rissman stated that there are 126 pumps within 2-1/2 miles in either direction of Lawler, three (3) car wash businesses and nine (9) gas stations—four (4) of which have car washes. She also stated that the new Bucky's gas station in Wheaton is only 2.7 miles away and added it made no sense why the area is being inundated with gas stations as we need to be thinking about charging stations as fossil fuels are dying. Ms. Rissman stated that no additional gas stations are needed in this area. She added that this station will not add value to the community and will negatively impact the environment.

Raymond Mick, 1230 S. Lawler Avenue, Lombard, IL stated he has lived at his home since 1956, adding that the neighborhood has changed a lot over the years. He stated that his neighborhood was chartered in 1927. He added they are on wells and septic tanks which will eventually give out and that they will be serviced by Glen Ellyn in the future. He also stated that 60-70 families may become part of Glen Ellyn through annexation. Mr. Sterrett responded to Mr. Mick that IDOT is reviewing a right-in/right-out only from Lawler Avenue onto Roosevelt Road. Mr. Mick stated if traffic is so minimal, there should not be an exit onto Lawler Avenue.

Matt Johnson, 1273 S. Lloyd Avenue, Lombard, IL, stated he lives in the Glenbard Acres Subdivision and is the President of the Homeowners Association. He stated he had appeared at a Plan Commission meeting last year when a gas station was being proposed across the street in the Village of Glen Ellyn. Mr. Johnson stated he does not feel it is necessary to have their area become annexed as it has been unincorporated since 1929 and he feels it should remain as it is—very peaceful and tranquil. Mr. Johnson stated he and his neighbors feel the proposed gas station is too large and should not be in the middle of a neighborhood. He stated he would like to know that there is no chance of a leak in the subject tanks.

Rashad Mujeebuddin, 1S065 Lawler, Lombard, IL stated he bought his current home two years ago because he loved the neighborhood and the country feel. He stated he has five (5) children who enjoy their big back yard and he loves the area. He stated he understands the area needs to be developed, however, he does not feel the subject site is an area for a gas station. Mr. Mujeebuddin stated he did not believe that the petitioner fixed the lining at the Bucky's on Finley before they sold it. Mr. Mujeebuddin requested the petitioner to have many assessments performed regarding clean-up of the site. He also wanted a document signed stating that the property would be remediated when the current owner leaves. He also requested that the Village of Glen Ellyn provide those residents city sewer and water at no cost without annexation. Mr. Mujeebuddin also requested a 24-hour traffic study for seven (7) days within a 150-foot radius of that area as well as a gap analysis and accident studies from the various police departments in the area for one year. He also requested providing traffic lights, reducing the speed limit and not allowing 24-hour service as there is no other service with those hours near that location. He also stated that the Village would be responsible to install

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the west sidewalk for safety reasons. He also recommended eliminating the car wash and moving the line of trees on the lot.

Alex Westa, 1310 S. Lloyd Avenue, Lombard, IL stated he was in agreement with Karen Tlusty, Matt Johnson and Rashad Mujeebuddin. He stated he has lived in the community since 1970 and purchased his grandfather's home, adding that his grandfather was one of the original homeowners in the community. He stated he decided to stay in the community because of the rural feel and the cost of the land. He stated that this area will become Glen Ellyn which has certain standards and added that he felt Glen Ellyn was lowering its standards by allowing the gas station at the corner of Briar and Roosevelt. He stated he is asking Glen Ellyn to uphold its standards by burying the lines, providing the sidewalks and providing standards as in the upper part of Glen Ellyn. He added that Lombard is not benefiting much from these improvements. He also stated that they would not like a 24-hour gas station in their neighborhood.

Dwan Johnson, 1273 S. Lloyd Avenue, Lombard, IL stated she agreed with much of what has been said. She stated that she has a very young son and there are no sidewalks in the area. She stated that she was scared to take a left turn, especially with a baby in the back seat, and feels that people will go around to Lloyd. She inquired if sidewalks could be put all the way around. She also expressed concern regarding chemicals coming from the car wash up to Roosevelt Road and getting into their soil, ground water and wells. She also stated she was opposed to the gas station being open 24 hours and stated their area had many very dark streets.

Jamie Geiger, 1285 S. Lloyd Avenue, Lombard, IL read a letter on behalf of Anthony Rudinski of 1289 S. Lloyd, Lombard, IL. Ms. Geiger stated that they are worried about intrusive traffic which is a huge problem, the streets are narrow and unlit without sidewalks and there are hills that have blind spots which have caused her to almost be hit numerous times. She added that the gas station plan does nothing to discourage traffic from the gas station to enter the whole community and, in fact, Mr. Rudinski stated in the plan they removed the restrictions put in place by the county to keep the traffic from the mosque going south on Lombard so this plan is different from what they required the mosque to do. She stated that Bucky's is requesting numerous variances, some of which are five (5) times the Plan Commission's stated limitations. She also stated that one side of the lot will be zero percentage of space provided between construction and the neighboring border which they are very concerned about. She also stated that the petitioner is requesting to eliminate the signage and lighting requirements. Ms. Geiger stated they were also concerned that their community was never contacted by the Village regarding this annexation. She stated that Mr. Rudinski wondered if this monstrosity of a gas station with gawdy signage, numerous lights with no shielding and a convenience store serving liquor next to a house of worship and intruding into a quiet oasis of a community would be allowed in the Village if it were proposed as such across from St. Pet's, adding that she agreed with him. She added that Mr. Rudinski can only plead with the Plan Commissioners and Village

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Board to be fair as the residents do not have the resources that Bucky's has regarding this aggressive intrusion into their unique green area.

Kathy McNamara, 1284 S. Lawler, Lombard, IL stated that she has lived in Glenbard Acres almost 20 years and she loves that her family lives in this small tight-knit community. She asked that the Plan Commission oppose this project as Bucky's does not belong in their community and she described several items that already impact traffic there. She also stated that the residents are the experts regarding this area.

Sylvia Olson, 1249 Lloyd Avenue, Lombard, IL stated she has lived in Glenbard Acres since 1980 and has been a nurse for 40 years. She added that her 90-year old mother also lives in the area. She expressed concern regarding water safety and stated that Glen Ellyn children also hang out in their neighborhoods and drink their water. She recommended that the petitioners test the neighbors' well water on a monthly basis and correct any faults immediately.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to continue this meeting to Thursday, July 13, 2017 at 7:00 p.m. The motion carried unanimously by voice vote.

Trustee's Report

Trustee Liaison Craig Pryde stated that a new garbage collection contract with Republic was approved for Mondays at the last Village Board meeting. He also stated that clean sweep will be added every other year, 12-month composting has been added and a sticker pick-up program will be provided for electronics. Trustee Liaison Pryde also stated that a contract was approved for electrical and those who wanted to go out on their own could have their service provided by a company other than ComEd. He added that the Village is supporting the use of sustainable energy. Trustee Liaison Pryde also stated that the Police Department has moved to their new building on Park Boulevard and some Village offices on the second floor will be moved to the first floor with the College of DuPage perhaps using some of the floor space.

Chairperson's Report

Chairperson Loch stated that the number of Plan Commission members has been changed from 11 members to 9 members as Jeff Girling and Lyn Whiston are no longer on the Commission. Ms. Hulseberg stated that a discussion regarding the number of Plan Commissioners will be held at the July 17, 2017 Village Board workshop.

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Staff Report

Mr. Sterrett stated that Enterprise Rent a Car will soon be signing a lease for 404 Roosevelt Road as they are downsizing their operations and moving to the north side of the street. He added that the larger space at 395 Roosevelt Road will soon be leased.

Director Hulseberg stated that it has been reported on the Baker Hill Shopping Center's website that Pete's Fresh Market will be moving to that location. Director Hulseberg added that the Village Board has entered into a contract to hire Benes and Associates to prepare plans to submit to IDOT to consider adding a left turn lane if one is heading eastbound on Roosevelt Road to be able to turn into Baker Hill Shopping Center in anticipation of a tenant moving into that location.

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Heming-Littwin, to adjourn the meeting at 10:42 p.m. The motion carried unanimously by voice vote.

Prepared by:

Barbara Utterback

Recording Secretary

Reviewed by:

John Sterrett

Village Planner

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The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Tracy Heming-Littwin, Terra Costa Howard, Jim Ozog, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioners Angela Fanella and Phillip Hartweg were excused. Also present were Trustee Liaison Craig Pryde, Attorney Julie Tappendorf, Village Planner John Sterrett, Stormwater Engineer Ray Uhlreich, Traffic Engineer Dan Schoenberg with James J. Benes and Associates and Recording Secretary Barbara Utterback.

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

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Rodemann, to approve the minutes of the April 27, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

On the agenda were a continued public hearing regarding 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue—Bucks, Inc. and a pre-application meeting regarding a Planned Unit Development for 375 Roosevelt Road, 395 Roosevelt Road and 681 Taft.

CONTINUED PUBLIC HEARING – 21W135 ROOSEVELT ROAD, 751 WEST ROOSEVELT ROAD AND 1209 SOUTH LAWLER AVENUE – BUCKS, INC. – ZONING MAP AMENDMENT, SPECIAL USE PERMITS, ZONING VARIATIONS AND SUBDIVISION VARIATIONS.

CONTINUED PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT TO THE C3 ZONING CLASSIFICATION, SPECIAL USE PERMITS, ZONING VARIATIONS AND SUBDIVISION VARIATIONS FOR THE PROPERTY AT 21W135 ROOSEVELT ROAD, 751 WEST ROOSEVELT ROAD AND 1209 SOUTH LAWLER AVENUE TO ALLOW THE CONSTRUCTION OF A GAS STATION AND CONVENIENCE STORE WITH A CAR WASH AND OUTDOOR MERCHANDISE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ROOSEVELT ROAD AND LAWLER AVENUE IN UNINCORPORATED DUPAGE COUNTY IN THE B-2 (GENERAL BUSINESS DISTRICT AND R-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT).

(Richard McMahon, Bucks, Inc.)

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

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Carson Christel, 1225 S. Lawler Avenue, Lombard, IL stated that one of the biggest issues he has been having is that the current traffic study does not reflect the increased traffic from the mosque that will be opening relatively soon. He stated the other issue is the gas station that has already been approved and will be built across the street as the traffic study does not show the traffic from that gas station. He added there will be two huge gas station establishments built that will have a lot of traffic every day. Mr. Christel stated it is his understanding that one cannot put a fuel tank in the ground within 300 feet of a public water source as accidents happen from fuel being spilled and leaking. He also stated that the location where they plan to have the gas station is not in downtown Glen Ellyn, however, the amendments to the zoning laws and regulations they are asking for will open up a huge door as liquor cannot be sold within 300 feet of a religious institution. He added the petitioner is asking for a change to the code that liquor cannot be sold within 150 feet of a religious institution. He also stated that there is a long list of amendments to the zoning code that the petitioner would like to make and others will also request changes regarding their projects based on this project. He added that crime could increase in the area based on the new gas station.

Elizabeth Patterson, 1S114 Lloyd Avenue, Lombard, IL stated that John Hopkins has done a study stating that a gas station should not be closer than 500 feet to a well and the residences in the area are mostly within 350 feet of a well. She also stated nothing has been said regarding regular testing of their regular water supplies and regular water. She added that if Bucky's does go in, they should be required to do monthly mandatory testing of wells within 500 feet of the subject site. Ms. Patterson also asked if Glen Ellyn or Bucky's will pay for the water to be fixed if there is a problem. She stated she has not yet seen a water table or permeability testing done in the subject area and expressed concern regarding poured concrete creating flooding into the area as well as drainage runoff on the vegetation and the health of people in the area. She also asked who will pay for the increase of nuisance bugs such as mosquitoes in the area. She also expressed concern regarding the view in the area and stated that she has learned that if a residence is within 350 feet of a gas station, it cannot qualify for an FHA loan so the residents would not be able to sell their homes. She also stated that while Bucky's promises that they will have a limit on footcandles in the area, there will be spillage and glare will occur even with shielding. She also stated that health issues can occur if lighting is on constantly.

Dan Frega, 1264 S. Lawler Avenue, Lombard, IL stated that he and his wife moved into the subject neighborhood seven (7) years ago. He stated that he has many concerns, however, one of his biggest concerns is getting representation as his neighborhood is not supportive of the proposed project. He stated that there are no 24-hour gas stations on small residential streets in the surrounding area. He also stated that with four new establishments on the corner of their street and Roosevelt Road, they will be unable to exit onto Roosevelt Road. Mr. Frega stated that they are concerned regarding the safety of the children in the area and that turning onto Roosevelt Road to get their children to school will be a problem.

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Charles Weber, 1S039 Valley Road, Lombard, IL stated he has lived on Valley Road for approximately 58 years and stated that his dad's first rule of driving was not to turn left onto Roosevelt Road. He added that traffic in that area gets worse as years go by. He also stated that there is no stoplight access onto Roosevelt Road in their neighborhood and that IDOT and the Tollway Authority have told them they will never see a stoplight in their neighborhood as it is too close to the tollway. He stated one can get into their neighborhood but there is no way out. Mr. Weber stated that adding another gas station in that area is too much. He also stated that he believes the Muslim community has stated that at high usage levels they will provide police at Roosevelt Road to assist with entering and exiting the site.

Phil Lapi, 1S047 Valley Road, Lombard, IL was opposed to the proposed gas station. He stated he has lived in the subject neighborhood for 19 years and the subject intersection has always been very dangerous and is getting worse. He stated he does not understand how anyone can say the gas station will not adversely affect traffic in the neighborhood or general area. Mr. Lapi stated that the speed limit on Roosevelt Road is 45 miles per hour 20 feet from Lawler Avenue and cars exiting the tollway are driving just as fast past Lawler as they were driving on the tollway. He stated that the new gas station open 24 hours per day 7 days a week with 24 pumps is insane and he believes someone will be seriously injured or will die at that corner. He added that the subject gas station belongs on a tollway oasis—not at this location—and that a different type of business should be located here.

Jennifer Brzeznski, 1224 S. Lloyd Avenue, Lombard, IL stated she has lived in the subject neighborhood for 18 years and they bought their home because of the trees and yard. She stated that the property that Bucky's wants to purchase at one time had a horse on it. She stated they have a large yard which they spend a lot of time in and the proposed gas station will back up kitty-corner to their yard which is frightening because all of the trees between her house and the tollway will be cut down. She stated that her yard currently floods and she expressed concern regarding more water in her yard. She asked for some serious landscaping, evergreens and/or shrubs to block between the noise and the view.

Rich Krajowski, 1284 S. Lawler Avenue, Lombard, IL stated he is deeply concerned regarding health issues related to a gas station being located at this site. He stated that if Bucky's is allowed to build this gas station, he would like the following conditions: There should be no exit onto Lawler Avenue, a No U-turn sign for westbound traffic should be placed there, the number of gas pumps should be decreased, the car wash should be eliminated, the hours of operation should be decreased, police patrol should be increased, no construction should block access to Lawler and landscaping should be added to hide the detention pond. Mr. Krajowski also stated he would like research to be done regarding the current accident rates.

Sarah M. Lawler, 1276 S. Lloyd Avenue, Lombard, IL stated that gas stations can pose a significant health hazard in neighborhoods, especially those with young children. She stated that residents near gas stations have complained about traffic, noise, smells and the possibility

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of crime. She added that some health concerns include ground level ozone, ground water hazards and exposure hazards. She stated that leaking underground storage tanks can also be a problem.

Al Lipper, 1S114 Lloyd Avenue, Lombard, IL stated that the car wash will create chemical/oil run-off and car washes create absurd back-ups on streets. Mr. Lipper stated he likes the view from his deck at night and lights from the gas station will destroy his view. He added that the billboard lights on Roosevelt Road are turned off at night in his area. He stated the neighbors unfortunately do not have much of a say regarding the proposed gas station.

Cross Examination

Rashad Mujeebuddin, 1S065 Lawler Avenue, Lombard, IL stated he is 115 feet from the subject property. He asked the petitioner if they have done a 24-hour 7-day per week traffic study of a 150-foot radius around the property during school days. Steve Corcoran, Traffic Engineer with Eriksson Engineering, Grayslake, IL responded that they have not done a traffic study 24-7 within 150 feet of that intersection. He stated that the standard that traffic engineers use is to look at the peak times and if traffic works and can operate at the peak times, they do not have to worry about the other times of the day when traffic is lower. Mr. Eriksson responded to Mr. Mujeebuddin that the Illinois Department of Transportation determines when traffic studies are done on their roads and if they want traffic counts done on a Tuesday, Wednesday or Thursday. Mr. Eriksson also responded to Mr. Mujeebuddin that regarding whether or not a gap analysis was done, they did a capacity analysis as well as observations to confirm the results. Mr. Eriksson responded to Mr. Mujeebuddin that the gap analysis is in the back of the report. Mr. Eriksson also responded to Mr. Mujeebuddin that they did not do an accident analysis report, however, the mosque did a traffic study and data ordered from the Illinois Department of Transportation indicates three (3) crashes at the intersection of Lawler and Roosevelt over a 5-year period. He added that only one involved a left-turn car coming out of Lawler getting hit by a car on Roosevelt Road. Mr. Eriksson responded to Mr. Mujeebuddin that not enough traffic is being generated on Lawler to warrant a traffic light there. Mr. Mujeebuddin asked if the sound study could be re-done with no trees in the area. Richard McMahon of Buchanan Energy stated no, adding that the study was done in March when the trees without leaves would not have buffered the sound. He also stated that there are no evergreens in the area. Mr. McMahon responded to Mr. Mujeebuddin that the 24-hour 7-day open gas station is their business model. Mr. McMahon also responded that trash pick-up and fuel delivery will be done when it does not interfere with traffic on the site which will be figured out at a later date. Mr. Mujeebuddin asked if the EPA has been contacted because of the contamination of the soil and the existing tank. Mr. McMahon responded that the tanks were removed under the auspices of the state and they have gone in and done a Phase 2 study on the old gas station. He stated they know what is underground and plan to remove the soil that is contaminated and if they buy the property, they will develop it. Mr. McMahon responded to

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Mr. Mujeebuddin that they believe there is still a small heating oil tank that is mostly empty there.

Matt Johnson, 1273 S. Lloyd Avenue, Lombard, IL asked what the typical delivery times are for gas at the Bucky's up the street and asked if those times would be similar to the subject Bucky's. Mr. McMahon stated that trash removal occurs during the day at a time when trash haulers are scheduled. He added that fuel deliveries and store deliveries can occur at any time during the 24-hour day. Mr. McMahon responded to Mr. Johnson that they own a gas station at 917 Ogden, Lisle, IL which they have owned since December of 2010. Mr. McMahon also responded they had a fairly large leak at that gas station. Mr. McMahon responded that the tanks are not similar to those that will be installed at the subject gas station. He added that the tanks at the Lisle gas station were in place since the 1980's and are the old kind of technology. He added that they are in the process of getting the entitlements to raze and rebuild that gas station. Mr. McMahon stated that the new tanks are 100% leakproof, adding that they are continually tested 24 hours per day and will stop working if they fail.

Kathy McNamara, 1284 S. Lawler Avenue, Lombard, IL asked Mr. Corcoran if Bucky's hired him to do the traffic study and he responded yes. She asked if he would consider additional traffic studies to include the non-suggested days in order to address some of the community's concerns and he answered that he could if directed to do so. Ms. McNamara requested that the accident data from the three (3) other nearby communities be reviewed. Mr. Corcoran responded that the IDOT data is obtained by all police in communities in the State of Illinois and they are required to report that information to the State. He added that any very minor fender-benders (under \$1,500 damage) would not be on the list. Ms. McNamara asked Mr. McMahon if Bucky's owned the Mobil at Roosevelt and Finley. He responded that they never owned it but leased it and the lease was sold years ago. He added that they supply fuel to that station. Ms. McNamara asked how long the new tank technology has been available and Mr. McMahon responded approximately ten (10) years and also responded that none of these tanks has leaked during this 10-year period of time.

Carson Christel, 1225 S. Lawler Avenue, Lombard, IL asked if the petitioner had accounted for the PACE bus stop that is on the adjacent southwest corner directly across from the proposed gas station that is in the lane that merges. Mr. Corcoran responded that buses were included in the traffic counts. Mr. Christel also asked why the property is being annexed to Glen Ellyn instead of to Lombard, and Mr. McMahon responded that the property cannot be annexed into Lombard because it is not contiguous to Lombard. He added the property is contiguous to Glen Ellyn and there is also sanitary and water service to the property from Glen Ellyn. Mr. McMahon responded to Mr. Christel that if there is a power outage, the whole system goes down and added that there is a battery back-up for the monitors but not enough for it to run without electricity in the system. Mr. Christel stated that Glen Ellyn supports their community and with such a strong feeling against the proposed gas station from the Glen Ellyn community and unincorporated Lombard, how does the push for the gas station fit in to the Village of Glen

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Ellyn's strong backing of its residents. Mr. McMahon stated he feels the proposed project fits into the Village's Comprehensive Plan and their vision statement for Roosevelt Road.

Elizabeth Patterson, 1S114 Lloyd Avenue, Lombard, IL stated that the petitioner had said that the EPA ruled that the gas stations are not considered air pollution anymore. Ms. Patterson stated she contacted the EPA but was unable to get information regarding such a study and asked where it was located. Mr. McMahon responded that the study was submitted at the last hearing and gave her the information to locate it. Ms. Patterson also asked why the pumps need to be lit, why TV's will be put into the pumps, what the lumen output is and how long they will be lit. Mr. McMahon responded that per Glen Ellyn regulations, no lights go off on the site in excess of their requirements which is 3 footcandles. Mr. McMahon responded to Ms. Patterson that the lightpoles are closer together near the exit of the car wash and near the trash dumpster and do not exceed the light limits off of the property. He added that they bring a somewhat underlit site up to more of a safety standard in that area and responded there is no limit to footcandles at the perimeter of the site. Mr. McMahon responded to Ms. Patterson that trash will be picked up once per week and Matt Atkins of Buchanan Energy responded that trash will be picked up more often if necessary. Mr. Buchanan responded to Ms. Patterson that every 24 hours, a test is run to make sure no pressure is lost.

Al Lipper (address unintelligible) asked if wood deadens sound and Mr. McMahon responded it does at times and at other times can amplify sound. Mr. Lipper then asked how often a technician comes to assess the stability of the computerized dead-man's switch mentioned earlier. Mr. Atkins responded that they run the test once per month and Fire Marshalls check the systems quarterly. He also responded to Mr. Lipper that that involves a manufacturer's certified technician. Mr. McMahon responded to Mr. Lipper that the tank at the gas station was approximately 40 years old.

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

Questions from the Plan Commission

Plan Commissioner Ozog asked Mr. Corcoran, traffic engineer, based on all of the standards that he conducted his studies on and based upon his knowledge of the area and what he has heard this evening, if there is any reason to deviate from those standards and perform testing on a Friday or Monday? Plan Commissioner Ozog also asked about circumstances where it may be necessary to study beyond the standards. Mr. Corcoran responded that the intersection has been analyzed several times in the past few years and the mosque looked at it on a Friday, adding that his traffic counts were higher than that for the mosque. He stated he does not know the counts for the Shell and Dunkin Donuts traffic studies. Mr. Corcoran added that three traffic consultants did the studies and the projects were reviewed by several different agencies.

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Mr. Corcoran stated they also did a Saturday count for the subject project that is not in the study which is 20-23 percent less traffic than during the commuter peaks on a weekday.

Plan Commissioner Heming-Littwin asked what happens to the dirty water/waste from the car wash. Mr. Atkins responded that system is self-contained and tanks are contained within that building. He added that all of the water goes through a recycle process and any discharge goes into the sanitary sewer system so there is no surface discharge of any of the pollutants from inside of the car wash as they are all self-contained. Commissioner Vondruska stated that assuming the tanks don't leak and assuming the car wash collects everything it is supposed to, the bigger issue is the droppings from people who spill gas or gas spills from a tank as a car is leaving the site—where does that water drain to? Steve Kudra from Knoche Engineering responded that the DuPage County Stormwater Ordinance requires that they provide post-construction best management practices. He stated that gas stations have dry bottom basins and do not have the infiltration component that other developments would have. He stated this is a gas/oil/debris separator which is a mechanical unit with no moving pieces and the swirling water inside the tank eliminates large particles and saltation and there are also units that will absorb gas and oil within that system. Mr. Kudra stated that all stormwater that falls on the parking lot or around the pumps is collected and routed through the separator so anything that falls there will go inside. Plan Commissioner Howard asked if there has been any consideration regarding paring down the size of the development. Mr. McMahon responded yes, adding that two of the pumps will be removed which will leave ten (10). Mr. McMahon also responded to Plan Commissioner Howard that the car wash is part of the business plan.

Mr. Sterrett responded to Plan Commissioner Heming-Littwin that the mosque was required to install a sidewalk as part of their condition for that use. Mr. Sterrett also responded that a sidewalk is required per the Village's subdivision code, however, a variation is being sought to eliminate the requirement for Bucky's to construct that sidewalk, verifying that a sidewalk will be built. Plan Commissioner Ozog asked Mr. McMahon to explain what testing will be done before the system becomes operational. Mr. McMahon stated that installing the tanks needs to be done under the supervision of the State Fire Marshall who issues a permit before the tanks can be purchased. He stated that the State Fire Marshall must then inspect the tanks. Mr. McMahon responded to Plan Commissioner Ozog that there is a 30-year warranty with respect to the tanks if installed by their trained technicians that would cover manufacturing defects and wear and tear defects. Mr. McMahon also responded to Plan Commissioner Ozog that the tanks are manufactured and designed pursuant to some type of engineering standard, either Underwriters Laboratories or ASTM. Mr. McMahon also responded that the pipes and tanks are built to conform to NFPA standards. Plan Commissioner Saeed asked if there are requirements to test for leakage of the well water and Mr. McMahon stated they must post financial responsibility and insurance in order to operate the tanks. He added that if there was a problem and fuel contaminated wells, there are requirements under the law that they must fix the problem. Mr. McMahon added that they do not test other people's wells unless there is

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a reported leak. Plan Commissioner Rodemann asked that based on 10 pumps and 20 stations, how often do the petitioners anticipate fuel trucks will be on site, and Mr. McMahon responded once per day. Plan Commissioner Rodemann also asked what the anticipated load for the car wash would be on a sunny day, and Mr. Atkins responded 100 cars on a busy day and guessed that approximately 25 percent of those cars would also use the vacuum cleaner. Plan Commissioner Rodemann felt there are probably more vacuuming spaces and accommodations than are needed, and Mr. Atkins stated they like to have enough spaces so that no one has to wait in line for service.

Comments from the Plan Commission

Plan Commissioner Ozog stated he is in favor of the project and the requested variations. He also stated that the questions asked by the community and the responses by the petitioner were exceptional. He also stated that he read some articles about living near a gas station and that one article stated that living near modern gas stations is not necessarily dangerous. He added that every concern presented was responded to by the petitioner and backed up by facts and studies. Although Plan Commissioner Ozog stated that he had comments from Plan Commissioner Hartweg that he did not read, he stated that Plan Commissioner Hartweg was in favor of the proposed project. Plan Commissioner Ozog felt there were good reasons for all of the requested variations and also that they were supported by facts.

Plan Commissioner Heming-Littwin echoed Plan Commissioner Ozog's comments regarding the petitioner being well prepared for this presentation. She stated that she appreciated the petitioner was willing to decrease the number of pumps from 12 to 10. She also appreciated that the residents in the area voiced their opinions at this meeting. She clarified that Roosevelt Road is controlled by the Illinois Department of Transportation and explained that she was in their neighborhood on several occasions and was able to enter Roosevelt Road. She also stated it is commonplace to have a major thoroughfare that has a gas station right off a major highway. Plan Commissioner Heming-Littwin stated that the petitioner provided a landscape plan and added that there will be landscaping around the fence and pond. She added that the petitioner stated that there will be no light outside the property. Plan Commissioner Heming-Littwin stated she was in favor of this proposed project.

Plan Commissioner Rodemann appreciated the petitioner's thorough presentation. He added that the subject site will be cleaner when the gas station is there than currently and added he feels this is a good project in a proper location. He also stated that having meetings and addressing the concerns of the community is extremely important. He added that he believes the way the traffic access and egress off the site is set up is for the safest operation one could ask for at this location. Plan Commissioner Rodemann stated he is in favor of the proposed project.

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Plan Commissioner Howard stated she was struggling with this project although the presentation was excellent. She stated that from a business model, a gas station should be located next to a highway or major thoroughfare which this gas station is. She added that she is struggling, however, with the Village sharing money with Lombard for property that will be annexed into Glen Ellyn. Mr. Sterrett responded that because this land is on Lombard's side of the planning boundary but is not contiguous to this property and cannot serve this property with utilities, they have requested that the Village of Glen Ellyn annex the property. She felt that this agreement is one-sided and does not benefit Glen Ellyn because Glen Ellyn holds the liability. Plan Commissioner Howard addressed the audience members by stating that the Plan Commission is listening to their concerns.

Plan Commissioner Vondruska stated that the Plan Commission is an advisory board to the Village Board who makes the final decision regarding projects. He stated that if a gas station is going to be built next to a residential area, there needs to be a set of guidelines in place and added that he was not in favor of a gas station near residential homes. He also stated that the petitioner had to comply with County rules. Plan Commissioner Vondruska stated he is not in favor of this project although the petitioner has addressed all of the issues and answered all questions asked.

Plan Commissioner Saeed felt that the petitioner did a good job providing all necessary information as well as answering all questions asked. He added that some employment opportunities will be created and stated that the project is good.

Chairperson Loch thanked the community for attending the meetings and speaking regarding this project. She felt that the proposed gas station plan is probably the best plan that would be presented for the subject property. She added that she supports this project. Chairperson Loch invited those present to visit the Bucky's in Wheaton which is immediately adjacent to residential homes and is similar to the proposed project.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Ozog, that having considered the application of Bucks, Inc. for approval of a Zoning Map Amendment to C3 Service Commercial District, a Special Use Permit to operate a service station, a Special Use Permit to operate an automotive carwash, a Special Use Permit to allow outdoor merchandise, variations to the Subdivision Regulations Code and Variations to the Zoning Code for 21W135 Roosevelt Road, 751 Roosevelt Road and 1209 Lawler Avenue, 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 findings included in the deliberations of the Plan Commission and recommends 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

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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. 4. Any other conditions that the Plan Commission feels is necessary for the requested zoning variations to be properly implemented. Plan Commissioner Heming-Littwin stated there were none, however, the site will have ten (10) pump dispensers instead of twelve (12) pump dispensers.

The motion carried with five (5) yes votes and two (2) no votes as follows: Plan Commissioners Heming-Littwin, Ozog, Rodemann, Saeed and Chairperson Loch voted yes; Plan Commissioners Howard and Vondruska voted no.

PRE-APPLICATION MEETING – 375 ROOSEVELT ROAD, 395 ROOSEVELT ROAD AND 681 TAFT AVENUE - LM COMMERCIAL REAL ESTATE – PLANNED UNIT DEVELOPMENT

PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PLANNED UNIT DEVELOPMENT FOR THE PROPERTY AT 375 ROOSEVELT ROAD, 395 ROOSEVELT ROAD AND 681 TAFT AVENUE TO CONSTRUCT FOUR (4) NEW COMMERCIAL BUILDINGS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF ROOSEVELT ROAD BETWEEN HILLCREST AVENUE AND GREENWOOD STREET IN THE C3 SERVICE COMMERCIAL DISTRICT AND THE C4 OFFICE DISTRICT.

(LM Commercial Real Estate)

Staff Report

Village Planner John Sterrett stated this is a pre-application meeting for a Planned Unit Development regarding 375-395 Roosevelt Road and 681 Taft Avenue which is being brought forward by LM Commercial Real Estate. He stated that this pre-application meeting is for a Planned Unit Development and a redevelopment of the property that is currently being used for Enterprise Rent-a-Car which will be relocating across the street to 404 Roosevelt Road. He added that 404 Roosevelt Road is currently a vacant building that was formerly the Beijing restaurant. He also stated that once Enterprise Rent-a-Car leaves their current property, that property will be opened up for this redevelopment opportunity.

Mr. Sterrett displayed a photograph of the subject property and described the surrounding area. He stated that Leslie Car Wash is part of the subject property and will be part of the development, however, will remain as its current use. He also stated that south on Taft Avenue is a parking area that has been used as part of Enterprise for their fleet management and will be included within this development. Mr. Sterrett displayed a close-up of the properties and described the zoning districts in the area. He added that no rezoning is currently being requested as part of this project. He stated that the uses being proposed conceptually for this project would not require rezoning for the property south of Taft Avenue because what is shown is office which is a permitted use there. Mr. Sterrett stated that the subject property would be developed by demolishing the Enterprise building and constructing three (3) restaurant uses with drive-thru's. He added that the drive-thru's would require special uses for the restaurants.

Commissioner Hartweg said that good improvements have been made to the plan. He said that small houses tend to “grow.” And that will require more variations. He said the retaining wall change is better. He supports a tree preservation but acknowledges that many existing trees may be scrub trees. He thinks the plan is overall improved.

Commissioner Saeed stated that this type of development is good for Glen Ellyn, but he prefers a 50-foot lots as opposed to 40-foot. He supports tree preservation. With the 30 foot drop west to east, he is concerned about stormwater. That is his biggest concern.

Chairperson Loch thanked the neighbors for their comments. The elimination of a retaining wall on the west side is appreciated. She also prefers the 50-foot lots. Otherwise she looks forward to the formalized plans.

IV. PUBLIC HEARING – 21W135 ROOSEVELT ROAD, 751 ROOSEVELT ROAD, AND 1209 SOUTH LAWLER AVENUE – BUCK’S INC. – SIGN VARIATIONS

Commissioner Heming-Littwin made a motion to open the public hearing, seconded by Commissioner Fanella. All ayes, motion carried.

John Sterrett, Village Planner, 535 Duane Street in Glen Ellyn, was sworn in. The Plan Commission previously reviewed this project for its use as a gas station. (The previous recommended approval of special use permits, zoning variations and subdivision variations) It is currently located in unincorporated DuPage County, zoned B-2 and R-4. They are requesting annexation into the Glen Ellyn. Tonight, they are seeking approval of sign variations.

Planner Sterrett reviewed the proposed signage:

Freestanding monument sign – 15 feet in height, surface area 50 square feet, EMB component for fuel pricing is 16 square feet. It meets Code, no variations are needed.

Front elevation – 3 proposed wall signs. “Bucky’s” sign – 37 square feet, “B-Fresh” sign – 26 square feet, and “Rapid Wash” sign – 35 square feet.

Lawler Avenue elevation – “Bucky’s” sign – 23.2 square feet.

A variation is requested to allow 112 square feet of wall signage instead of the maximum allowed 100 square feet.

A second variation is requested to allow 466.8 square feet of signage in lieu of the maximum permitted 156 square feet for a corner property.

A third variation is requested to allow a total of 87 wall signs in lieu of the maximum number of 2 wall signs. There are no provisions specific for gas station signage in the Code, hence the large amount of variance requested. The proposal includes 4 wall signs, 3 canopy signs, multiple small signs/decals on each of the gas pumps.

A fourth variations is requested to allow a blue illuminated band on the fascia of the gas pump canopy which would otherwise be prohibited.

Commissioner Heming-Littwin asked a clarifying question about how wall signage max is calculated. It is regulated by establishment frontage/tenant space, not necessarily overall building length.

Commissioner Costa Howard stated that the Code should specifically address gas stations, since the amount of variations required appears excessive. Planner Sterrett stated that this is the third gas station proposal in 18 months, and the signage variations required is consistent for all 3 proposals. Staff is going to look into how other communities regulate gas station signage. What is being proposed is not uncommon when compared to other gas stations on Roosevelt Road.

Commission Saeed asked for clarification on one of the variations. Planner Sterrett stated that every logo/advertisement on the gas pumps is being considered a sign, which adds up to a large number. The 3 wall signs on the building is lumped in with the gas pump signs and canopy signs.

The Petitioner, Richard McMann, 2500 Brickvale Road in Elk Grove Village, was sworn in. He explained that the 3 major wall signs on the Roosevelt frontage add up to 98 square feet. They do comply with wall signage, as they are under 100 square feet. The additional 13 square foot sign is on the canopy. For total surface area of signs, they are including all “decals” at the point of sale, the gas pumps. The fuel pump signage is 56% of the total sign area. He said that the convenience store, restaurant and car wash are all under the same ownership but run as separate businesses. He said in the future with electronic cars, they like the bigger convenience store in case people would sit inside while their car charges. The oil company requires three Mobil signs on the canopy. They looked at BP and Shell gas stations and the size of their monument signs and the number of signs on their gas pumps.

Commissioner Heming-Littwin asked if the signs on the pumps are illuminated. No, they are decals.

Matt Atkins, 2500 Brickvale Drive in Elk Grove Village, was sworn in. He stated that some of their gas stations have red LED on their canopy, but they are not proposing that here. The monument sign will be lit and the wall signs will be lit. The three Mobil signs will be internally illuminated, as well as the 3 sides of banding on the canopy. The entrance and exit signs for the car wash will not be lit; they are considered directional signage.

There was no public comment.

Commissioner Heming-Littwin made a motion to close the public hearing, seconded by Commissioner Vondruska. All ayes.

Commissioner Vondruska stated that the sign size compared to overall building size looks fine. The overall look is upscale. He stated that the Village needs to do something with the Code to accommodate for gas station signage. Overall he doesn't have a problem with the proposal.

Commissioner Hartweg agreed.

Commissioner Saeed asked about the variation regarding the illuminated band. Planner Sterrett stated that they have a legal opinion that variations can be granted for prohibited aspects of the sign code. Commissioner Saeed supports the request.

Commissioner Fanella agreed with previous comments.

Commissioner Heming-Littwin is fine with the proposal. Every Bucky's gas station she has driven by has appropriate-looking signage.

Commissioner Costa Howard has no objection to the signs proposed.

Chairperson Loch appreciates their future vision/explanation of people charging electronic cars. She said she likes how the Wheaton Bucky's station looks. She wishes the canopy didn't cover up the building since it is an attractive building.

Commissioner Heming-Littwin made a motion having considered the application of BUCKS, INC. for approval of variations to the Sign Code for 21W135 Roosevelt Road, 751 Roosevelt Road, and 1209 South Lawler Avenue, the PC 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. Commissioner Hartweg seconded the motion. Roll call vote: 7-0. Motion carries.

**V. PUBLIC HEARING – 700 ROOSEVELT ROAD – ALDI, INC. –
AMENDMENT TO PUD – SIGN VARIATIONS**

Commissioner Hartweg made a motion to open the public hearing, seconded by Commissioner Heming-Littwin. All ayes.

Planner Sterrett was sworn in. Aldi is located in the Danby Crossing development at the NWC of Roosevelt Road and Nicoll Way. They were approved earlier this year for two 74.5 square foot signs that read "food market." Instead of the "food market" signs they are now proposing 3 graphics on each of the two sides. The three graphics are considered one sign per Code. Combined they are 187 square feet (including space between the 3 circles). This request is being held to the original PUD signage regulations. The Aldi sign is getting smaller. The graphics would be backlit.

Tom Straman, construction manager, and Chris Stair, both of 1200 N. Kirk Road in Batavia were sworn in. They are in the 10th week of construction. They are seeking to replace the "food market" sign on the plans with 3 decorative elements: a leaf, apple and wine glass. It is part of Aldi's new branding campaign. Glen Ellyn is home to one of their CEO's and they would like to get the new image implemented here.

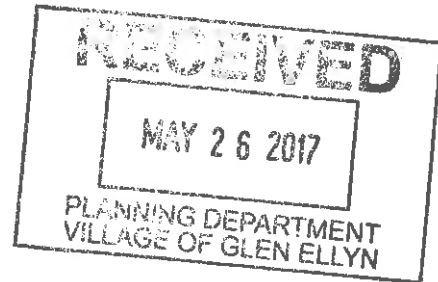
Commissioner Hartweg thinks the new design is an improvement. It's a dark area, the signs would help with visibility.

Buck's Inc.

2500 BRICKVALE ROAD, ELK GROVE VILLAGE, IL 60007
(402)718-6724
RMcMahon@BuchananEnergy.com

25 May 2017

Ms. Diane McGinley
Village President
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137



Buck's Inc. is under contract with 3 landowners to purchase a total of 9 lots combined into 4 P.I.N.'s located on the southeast corner of the intersection of Roosevelt Road and Lawler Avenue in unincorporated DuPage County. The properties include the U-Haul rental facility at 21 W 135 Roosevelt Road, the adjacent pre-owned automobile dealer at 751 West Roosevelt Road, and the 2 vacant lots at 1209 S. Lawler Avenue. The combined properties measure 299 feet along Roosevelt Road by 347 feet along Lawler Ave (hereinafter referred to in the aggregate as the "Property").

The U-Haul and the automobile dealership properties adjoining Roosevelt are currently zoned county B-2 in DuPage County. The one lot owned by the auto dealership which lies south and adjacent to both businesses is zoned R-4 in the County as are the two vacant lots adjoining it on the south at 1209 S. Lawler.

The automobile dealership is currently served by Glen Ellyn water and sanitary sewer. The U-Haul property is on well and septic. The U-Haul property is now vacant. It was operated as a gas station from at least 1962 until December 1, 1988 when four (4) underground storage tanks were removed.

Buck's Inc. is applying to annex the above described properties into Glen Ellyn under the C-3 Service Commercial District zoning classification.

Buck's Inc. is also requesting a Special Use for the 24 hour/day operation of an automobile service station with convenience store of approximately 7,100 square feet which will also provide retail sale of motor fuels at twelve (12) dispensers located under a single canopy, a Special Use for the operation of a conveyor pull-thru tunnel automobile car wash between 6 am and 10 p.m., and a Special Use to maintain outdoor merchandising for seasonal goods and propane. We are requesting two (2) locations in front of the store each having a footprint not to exceed 3.5' x 6' for seasonal displays; and two locations for propane on the east side of the store with two displays that will be 2.5' x 4' each. The seasonal displays will be used throughout the year. The products to be displayed in the outdoor merchandising areas may change over the years but would be similar to our current marketing concept where we plan to display washer fluid in the winter season and bottled water during the remaining months.

Buck's Inc is requesting the following variances:

1. Section 4-5-10; to allow 112 s.f. of signage on the front of the building facing Roosevelt Road. This is a 12 s.f. variation over the 100 s.f. of signage surface area allowed.
2. Section 4-5-10; to allow a total of 499 s.f. of signage on the entire development Property. This is a 349 s.f. variation over the 156 s.f. of signage surface area allowed.
3. Section 4-5-5(G); to allow for the illuminated blue banding around the fuel canopy.
4. Section 4-5-10(A)3; to allow for a variance of 125 wall signs of which 120 are for the decals and signage on the fuel dispensers.
5. Section 10-5-12; to require that only the overhead utilities that are proposed to be relocated to be placed underground.
6. Section 10-5-13(M)2(b)(1); to allow for three (3) light poles to be closer than four (4) times their height.
7. Section 10-5-8(1) to allow a variation from the 12' wide drive aisle to 10' and 10.5' for the two carwash stacking lanes.
8. Exception or variation to the various Glen Ellyn requirements concerning sidewalks to be constructed on the west side of Lawler, street lighting, crosswalk marking, and roadbed construction standards beyond those previously approved by the Milton Township Highway Department.

On 4 May 2016 IDOT gave preliminary approval to build a right-in, right-out direct access onto Roosevelt Road. We applied to Milton Township Highway Department for a full access onto Lawler Road when this was to be a DuPage County project. Our designs for Lawler coincided with those approved by the Township for the Pin Oak Community Center being built on the southwest corner of the intersection but Lawler Avenue. Our Lawler Road improvements which may occur prior to Pin Oak's will include curb and gutter and storm sewer infrastructure built in accordance with Village requirements from the intersection with Roosevelt to the south boundary line of our Property as well as sidewalk on the Glen Ellyn side of Lawler.

The requested Annexation, Map Amendment, Special Use, and Variations will be harmonious and in accordance with the objectives of the Glen Ellyn Comprehensive Plan because they shall be in accordance with the Glen Ellyn Vision Statement which calls for older, marginal properties along the Roosevelt Road Corridor to be redeveloped for new retail and business uses by:

- A. Meeting the following Community Appearance objectives:
 - a. Upgrading the image and appearance of existing commercial areas,
 - b. Improving the design and appearance along Roosevelt Road as it passes through Glen Ellyn, and
 - c. Providing high standards of design and construction,
- B. Meeting the following Commercial and Retail Development objectives:
 - a. Expanding the range of retail establishments within the Village,
 - b. Improving and upgrading Roosevelt Road as a retail and business area serving the Village and surrounding region, and
 - c. Redeveloping marginal, obsolete and vacant commercial properties, and
 - d. Providing high quality design and construction, and
 - e. Utilizing the local labor force, and
 - f. Minimizing any impact on neighboring land use.
- C. The project complies with the "Service Commercial Area Policy" of the Glen Ellyn Comprehensive Plan which states that the Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses and that the redevelopment and replacement

of older, obsolete and marginal commercial properties should be promoted.

- D. The Project is compatible with development trends in Glen Ellyn which recently approved the C-3 Commercial District Special Use for an automobile service station at 1100 Roosevelt Road. Our project will primarily service (and thereby capture the sales tax) of east bound traffic on Roosevelt Road leaving Glen Ellyn - much of it being motorists exiting I-355 headed east to Lombard and other communities.

For the Company,



Richard J. McMahon
Attorney-in-fact

Zoning Map Amendment Findings of Fact

Glen Ellyn, Illinois Application for Zoning Map Amendment

Buck's Inc. is applying to annex the below described properties into Glen Ellyn and is applying for a Map Amendment for the C-3 Service Commercial District zoning classification which is compatible with the Glen Ellyn zoning for the proposed Shell automobile service station on Briar and Roosevelt.

Buck's Inc. is under contract with 3 sellers to purchase a total of 9 lots combined into 4 P.I.N.'s located on the southeast corner of the intersection of Roosevelt Road and Lawler Avenue in unincorporated DuPage County. The properties include the U-Haul rental facility at 21 W 135 Roosevelt Road, the adjacent pre-owned automobile dealer at 751 West Roosevelt Road, and the 2 vacant lots at 1209 S. Lawler Avenue. The combined properties measure 299 feet along Roosevelt Road by 347 feet along Lawler Ave (hereinafter referred to in the aggregate as the "Property").

The U-Haul and the automobile dealership properties adjoining Roosevelt are currently zoned county B-2 in DuPage County. The one lot owned by the auto dealership which lies south and adjacent to both businesses is zoned R-4 in the County as are the two vacant lots adjoining it on the south at 1209 S. Lawler. Residential property to the south and east are R-4 in the County, and adjoining property to both the east and west along the south of Roosevelt are zoned B-2 in the County.

The property directly across Roosevelt Road from the Property is zoned R-4 in Glen Ellyn, and the property across Roosevelt Road on the northwest corner of Roosevelt and Briar Street is zoned C-3 in Glen Ellyn with a SU for an automobile service station.

The automobile dealership is currently served by Glen Ellyn water and sanitary sewer. The U-Haul property is on well and septic. The U-Haul property is now vacant. It was operated as a gas station from at least 1962 until December 1, 1988 when four (4) underground storage tanks were removed. The 2 County residential zoned properties are now vacant, the residence on it having been removed between 2010 and 2013 by the current Contract Seller.

The requested Map Amendment would be in accordance with the objectives of the Glen Ellyn Comprehensive Plan because it is in accordance with the Glen Ellyn Vision Statement which calls for older, marginal properties along the Roosevelt Road Corridor to be redeveloped for new retail and business uses by:

- A. Meeting the following Community Appearance objectives:
 - a. Upgrading the image and appearance of existing commercial areas,
 - b. Improving the design and appearance along Roosevelt Road as it passes through Glen Ellyn, and
 - c. Providing high standards of design and construction,
- B. Meeting the following Commercial and Retail Development objectives:
 - a. Expanding the range of retail establishments within the Village,
 - b. Improving and upgrading Roosevelt Road as a retail and business area serving the Village and surrounding region, and
 - c. Redeveloping marginal, obsolete and vacant commercial properties, and
 - d. Providing high quality design and construction, and
 - e. Utilizing the local labor force, and
 - f. Minimizing any impact on neighboring land use.

- C. The project complies with the "Service Commercial Area Policy" of the Glen Ellyn Comprehensive Plan which states that the Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses and that the redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted.
- D. The Project is compatible with development trends in Glen Ellyn which recently approved the C-3 Commercial District Special Use for an automobile service station at 1100 Roosevelt Road. Our project will primarily service (and thereby capture the sales tax) of east bound traffic on Roosevelt Road leaving Glen Ellyn - much of it being motorists exiting I-355 headed east to Lombard and other communities.

The proposed project requiring the Map Amendment will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the intended character of the general vicinity. The project will replace existing obsolete commercial properties along Roosevelt Road, and will be designed to include a landscaped open space on the south transition to residential zoned lots in the County. Therefore this project will kick-start redevelopment in the area and shall as a consequence immediately increase property values.

Special Use Permit Findings of Fact

On 4 May 2016 IDOT gave preliminary approval to build a right-in, right-out direct access onto Roosevelt Rd. We submitted an application into Milton Township Highway department for a full access onto Lawler Road which is designed to accommodate the mosque being built on the southwest corner of the intersection. Milton Township approved our plans. However, in light of our application to annex into Glen Ellyn, we submitted plans in January 2017 to Glen Ellyn reflecting Glen Ellyn's design requirements. We have further revised our plans after receiving comments from Glen Ellyn.

1. The requested Special Uses will be harmonious and in accordance with the objectives of the Glen Ellyn Comprehensive Plan because it is in accordance with the Glen Ellyn Vision Statement which calls for older, marginal properties along the Roosevelt Road Corridor to be redeveloped for new retail and business uses by:

A. Meeting the following Community Appearance objectives:

- a. Upgrading the image and appearance of existing commercial areas,
- b. Improving the design and appearance along Roosevelt Road as it passes through Glen Ellyn, and
- c. Providing high standards of design and construction,

B. Meeting the following Commercial and Retail Development objectives:

- a. Expanding the range of retail establishments within the Village,
- b. Improving and upgrading Roosevelt Road as a retail and business area serving the Village and surrounding region, and
- c. Redeveloping marginal, obsolete and vacant commercial properties, and
- d. Providing high quality design and construction, and
- e. Utilizing the local labor force, and
- f. Minimizing any impact on neighboring land use.

C. The project complies with the "Service Commercial Area Policy" of the Glen Ellyn

Comprehensive Plan which states that the Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses and that the redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted.

D. The Project is compatible with development trends in Glen Ellyn which recently approved the C-3 Commercial District Special Use for an automobile service station at 1100 Roosevelt Road. Our project will primarily service (and thereby capture the sales tax) of east bound traffic on Roosevelt Road leaving Glen Ellyn - much of it being motorists exiting I-355 headed east to Lombard and other communities.

2. The proposed Special Uses 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 it will not change the essential character of the area. The project will replace existing obsolete commercial properties along Roosevelt Road, and will be designed to include a landscaped open space on the south transition to residential zoned lots.

3. The proposed Special Uses will not be hazardous or disturbing to existing or future neighborhood uses because they shall NOT impair an adequate supply of light and air to the adjacent property as the project shall comply with all Glen Ellyn light level requirements and shall adequately screen operations and other aspects of the development from adjacent properties with new solid fencing and landscaping screening. The proposed Special Uses shall comply with all US EPA and Illinois EPA regulations concerning air and water quality. The project will not increase the hazard from fire or other dangers to said property as the redevelopment plan will comply with all State, County and local Fire Prevention Codes and State Fire

Marshall regulations including the implementation of the latest technologies requiring double wall underground tanks and lines, electronic monitoring and reporting, and operational procedures. Roosevelt Road is designated as a Strategic Regional Arterial by IDOT and carries approximately 34,000 vehicles per day at this location. The trend of development in this area in all directions along the Roosevelt Road Corridor is commercial. The more modern commercial uses in this Corridor extend north or south of Roosevelt Road a depth similar or greater than the proposed use. In order to meet all the required setback, landscape and stormwater requirements of DuPage County and the Glen Ellyn Zoning Ordinance, commercial properties require similar size and depth.

4. The proposed Special Uses will be served by Glen Ellyn water and sanitary service, will make no demands upon schools, is designed to comply with DuPage and Glen Ellyn stormwater management, and will place no special demands upon police and fire protection. Refuse disposal shall be provided by commercial contractor, and is designed to complement highway and street traffic.

5. The proposed Special Uses will not create excessive additional requirements at public cost for public facilities and will not be detrimental to the economic welfare of Glen Ellyn, as it will provide additional revenues for the Village and all public and private improvements will be constructed by the Petitioner.

6. The proposed Special Uses will not generate activities, processes, materials, equipment and/or conditions of operation that would be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. The Special Uses are designed to handle the customer traffic on the Property safely and efficiently, it complies with all USEPA and IEPA requirements for air and water quality, and will be designed in accordance with Glen Ellyn regulations regarding light and sound leaving the site.

7. A traffic study dated 26 January 2017, has been conducted by Eriksson Engineering Associates, Ltd. which concludes that the redevelopment shall not adversely impact the level-of-service of any of the roads and intersections as ninety percent (90%) of the users of the proposed Special Uses will be travelling east-bound on Roosevelt Road passing the Property. IDOT has given preliminary approval for a right-in, right-out access curb cut on Roosevelt Road and we are working with the Glen Ellyn to integrate the Lawler Avenue driveway into the design approved for the Pin Oak Community Center under construction on the opposite side of Lawler Avenue.

8. The proposed Special Uses will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the Property shall be designed to accommodate DuPage County and Glen Ellyn stormwater best practice methods.

9. The proposed Special Uses will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance to the community.

For the Company,



Richard McMahon
Attorney-in-fact

Zoning Variations Findings of Fact

Glen Ellyn, Illinois Application for Variations

Buck's Inc. is requesting three (3) variations to two sections of the Village Code.

1. Section 10-5-5(B)4: PERMITTED OBSTRUCTIONS AND ACCESSORY STRUCTURES IN REQUIRED SETBACKS

To allow a 5 feet variation from the requirement that no fencing be allowed in the 20 feet side yard setback.

To allow 8 feet tall fencing rather than 6 feet tall

2. Section 10-5-8(1): OFF-STREET PARKING:

To allow two adjoining aisles for carwash stacking to have widths of 10 feet and 10.5 feet rather than 12 feet wide.

3. Section 10-5-12: UTILITY LINES:

To allow above ground utility lines along the east property line to remain and to waive the payment of a fee to cover costs of future placement of wires underground.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR GRADING VARIATIONS:

A. 1. and 2.

The request to allow fencing 5 feet inside the 20 feet setback, providing a 15 feet setback, preserves the required parking stall and driveway requirements of the contemplated project. Not having this 5 feet variation would severely impact the internal circulation and design of the improvement and kill the project or require variations to parking and driveway requirements. This is the least of the possible alternatives required to allow the project to advance.

Allowing an 8 feet tall fence will better shield the neighboring residential uses from the proposed retail use and is part of the sound abatement design.

A 300' section of above ground utility lines which bisect the Property shall be relocated and placed underground. Allowing the existing overhead utility lines adjacent to county property on the east property line to remain will be the least disruptive to the community.

B.1.

We attempted to design the project adhering to the 20' fence setback but determined that we would have to ask for several other setbacks or drop the project. The 8' fence instead of a 6' fence allows us to meet or exceed the requirements of the Glen Ellyn and State of Illinois sound ordinance. Failure to allow the 2' fence height variation would cause us to drop the entire project.

B.2.

There are no other comparable properties in the zoning district.

B.3.

The variations are based upon a desire to protect and preserve the neighborhood. The proposed development complies with the demonstrated aims of the Roosevelt Road Corridor Study and represents a planned change to the area from its currently underdeveloped uses.

B.5.

The proposed variations to fence location, fence height, are designed to protect other property. The variance to allow a portion of the above-ground utilities to remain above ground is not detrimental to the public welfare or injurious to other property in the neighborhood.

6. These variations do not impair the supply of light and air to the adjacent property, do not increase any dangers to the property or adjacent property, and do not impair public health, safety, comfort, morals of general welfare of the Village inhabitants. They increase the Fair Market Value of the neighborhood, do not have any impact upon traffic, do not create a nuisance, and do not increase public expenditures.

7. These variations are sought so that other variations do not have to be requested.

Sign Variations Findings of Fact

Glen Ellyn, Illinois
Application for Sign Variations

II. Property Information

PIN	Full Address	Utilities	Owner Information				Current Zoning in DuPage	Requested Zoning in Glen Ellyn
05-24-203-010	751 W Roosevelt Road, Lombard, IL	Water Sewer	Chicago Title Land Trust UTA 8002360095	751 W Roosevelt Road	Lombard	IL	B-2	C-3
05-24-203-029	751 W Roosevelt Road, Lombard, IL	Water Sewer	Chicago Title Land Trust UTA 8002360095	751 W Roosevelt Road	Lombard	IL	R-4	C-3
05-24-203-011	1209 S Lawler Ave, Lombard, IL	Well Septic	Keysha Azeez	1209 S Lawler Ave	Lombard	IL	R-4	C-3
05-24-203-012	1209 S Lawler Ave, Lombard, IL	Well Septic	Keysha Azeez	1209 S Lawler Ave	Lombard	IL	R-4	C-3
05-24-203-030	21W135 Roosevelt Road, Glen Ellyn, IL	Well Septic	Mor Property Development, LLC	21W135 Roosevelt Road	Lombard	IL	B-2	C-3

III. Variations Requested:

1. Section 4-5-10; to allow 112 s.f. of signage on the front of the building facing Roosevelt Road. This is a 12 s.f. variation over the 100 s.f. of signage surface area allowed.
2. Section 4-5-10; to allow a total of 499 s.f. of signage on the entire development Property. This is a 349 s.f. variation over the 156 s.f. of signage surface area allowed.
3. Section 4-5-10; to allow a total of 106 signs on the entire development Property. This is an 103 sign variation over the 3 regulated signs allowed. (car wash menu board is exempt under Section 4-5-6(P))
4. Section 4-5-5(G); to allow for the illuminated banding around the fuel canopy.

IV. Standards Applicable to Sign Variations:A. Standards Applicable to All Variations Requested

1. There shall be 3 businesses conducted concurrently on the property; motor fuel sales for automobiles and small trucks, convenience store (mini-mart) sales, and an automobile car wash. Just as a strip retail center with 3 separate store fronts requires individual signage for each tenant, each of our 3 businesses requires signage which is designed with the primary purpose of assisting the motorists in finding what they need without difficulty or confusion. (Section 4-5-2)
2. Two of the signs being requested are directional signs, but since they are mounted above the car wash entrance and exit doors they do not qualify as exempt signs. The carwash is completely hidden behind the convenience store, which was a redesign from the site plan submitted to DuPage County where the car wash building was a stand-alone facility. The change was made to accommodate the more expansive setback regulations of Glen Ellyn.

3. The variations will have no negative impact on the neighborhood. No signage is visible from the DuPage County residences to the south. The signage is part of a redevelopment of property which is currently underutilized. The street sign is out of the vision triangle and none of the signage has any design which could be confusing to a motorist passing by. Since motor fuel is considered a commodity by the public it is extremely price sensitive. Therefore the pricing signage is designed to allow motorists to easily discern the price and make timely, safe turning movements and lane changes. (Section 4-5-2 Statement of Purpose)
4. The mass of the c-store which is two stories (27') tall with interesting articulated exterior design elements created to repudiate the simple box shape of typical c-stores, all combine to accommodate the requested signage far better than a flat front store. These variations requested are the minimum necessary to achieve aesthetic design while accommodating human factor engineering.
5. The variations shall not endanger the public health, safety, or welfare.

B. ARC Review

1. The variations requested for increase in sign surface area increase safety for motorists and pedestrians. Easy viewing of price signs and the blue banding around the canopy at night allow for motorists to make decisions easily before they reach the property. Transient motorists exiting I-355 will not have to change lanes quickly or stop abruptly to enter the property once they have viewed the signs. The signage on the car wash helps to direct motorists to the correct entrance of the car wash. The variation in the number of signs are to accommodate the unusual nature of the automobile service station where most of the customer interface is outside under the canopy at the dispensers rather than inside the building.
2. The three separate business functions to be conducted on the property need to have adequate signage to allow for motorists and customers outside the building at the dispensers to easily make decisions about their needs and our offerings.
3. The variations requested are the minimum variations necessary to adequately meet the needs of the motorists and pedestrians passing by the property. These motorists and pedestrians need to be able to view our offering and make a decision about entering the property before they reach the property.
4. The property cannot yield a reasonable return without these variations because the property will be at a disadvantage to other stations along Roosevelt Road in Glen Ellyn.

Kashad Wujeebuddin
1s065 Lawler Avenue
Lombard IL, 60148

July 13th, 2017

Glen Ellyn Plan Commission
c/o John Sterrett
535 Duane St.
Glen Ellyn IL. 60137

*Spoke last night
is submitting this*

*Submitted at
7/13/17 PC Public
Hearing*

RE: Bucks Inc, Proposed Gas Station on Lawler Avenue & Roosevelt Road. (Commonly known as 21w135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler)

Dear Members of the Glen Ellyn Plan Commission,

I am writing to you in shock and surprise arising from the letters and notices some of us received over Memorial Day weekend.

Residents who live south and southwest of the property noted above enjoy a peaceful, quiet, family friendly, and country-feel neighborhood.

We are not against commercial development, but against the proposal of the Bucky's Gas Station. It is a detriment to health and safety of all the Residents and to the thousands of people who travel the area on a daily basis.

We have noticed that Glen Ellyn has virtually ignored the zoning ordinance in relation to an approved gas station on the southeast corner of five-corners and crammed another approved gas station into a substandard lot directly northwest of the property at issue in this case. Glen Ellyn seems desperate and it should no longer proceed to entitle these uses while also throwing the code book out the window.

The following issues need to be addressed:

Issue: Gasoline Leaks Soil and Vapor

Current location (Corner of Roosevelt) has had major leaks, back in the Mid-1980's when the gas station (standard Oil).

How this site was not listed on the EPA Superfund Site by the EPA, Bring in the EPA.

Please conduct and provide a study with the EPA for the following:

1. Superfund Site Assessment
2. Air & Water Pollution
3. Environmental
4. Clean UP
5. Land reuse

Please provide details steps on how you will be fixing all the issues that arise from these reports.

Please provide your documentation and adherence to:

1. STP1161 - Leak Detection for Underground Storage Tanks per the EPA

2. State Source water Assessment and Protection Programs Guidance - Safe Drinking Water Act (SDWA) Amendments of 1996 for state Source Water Assessment Programs (SWAP) and for Source Water Petition (SWP) Programs.
3. State Ground Water Protection Program
4. CODE OF FEDERAL REGULATIONS: PART 280—TECHNICAL STANDARDS AND CORRECTIVE ACTION REQUIREMENTS FOR OWNERS AND OPERATORS OF UNDERGROUND STORAGE TANKS (UST)
5. Release Detection for Underground Storage Tanks (USTs)
6. EPA: Underground Storage Tanks (USTs) Laws and Regulations
7. United States Code: REGULATION OF UNDERGROUND STORAGE TANKS
8. EPA: Requirements For Field-Constructed Tanks And Airport Hydrant Systems
9. EPA: Cleaning Up Underground Storage Tank (UST) Releases
10. EPA: Leaking Underground Storage Tank (LUST) Trust Fund
11. United States Code: AIR POLLUTION PREVENTION AND CONTROL
12. United States Code: AIR POLLUTION CONTROL
13. United States Code: NOISE CONTROL
14. United States Code: SECURE WATER
15. United States Code: POLLUTION PREVENTION
16. Leak monitoring Devices
17. Documentation of tanks from Well water

Please provide details steps on how you will be fixing all the issues that arise from the Lack of Adherence.

Have Bucky's provide and sign a contract to plan and execute for Cleanup before and after they leave this site, before selling to any third party.

Glenn Ellyn Members, Please Provide Access and Connection City Water Main & Sewer Main without Annexation. AS the Glenn Ellyn Planning team has mentioned that they can provide utilities.

Richard, the representative of Bucky's Gas Station said he sold the gas station on Finley on Roosevelt, but he did not fix the Leaking single line Underground storage tank before he sold it. This proves they will not do what is needed to fix the problems and cause future problems that could affect Glen Ellyn Negatively. The EPA Superfund Site Assessment makes all parties liable including the village and the property owners.

Issue: Traffic

There are many traffic issues that need to be studied. There are:

- 6 Glenn Ellyn School buses that go to Park view elementary. It will add up to half hour for entering and exiting Lawyer.
- Pace Suburban Bus Route 301 Pickup and drop off on Lawler Avenue & Roosevelt Road
- Mosque has 166 cars going in through Lawler for 2hr on Friday. The county had Pin Oaks put in a right only and exit onto Lawler.

Bucky's Traffic Study is Inadequate. It does not address a whole week study, it does it in the middle of the week when there is the least amount of Traffic.

Please ask Bucky's to provide:

1. 24hr Traffic Study for the whole week (7days), from 150 ft radius of Lawler and Roosevelt during school days.
2. 24hr Gap Analysis Study for the whole week (7days). 150 ft radius of Lawler and Roosevelt during school days.
3. Accident Study from City of Glen Ellyn Police Department, Lombard Police Department, Dupage County Police Department & Illinois State Department from July 2016 to July 2017, 150 ft radius of Lawler and Roosevelt
4. Provide Traffic Lights.
5. Seal the exit and entry from Lawler Avenue as Richard the Buckys representative said 90% of the traffic will enter from Roosevelt into the Gas station.
6. Reduce Speed limit on Roosevelt from 45 Miles to 35Miles
7. Lawler Speed Limit to 15 miles per hour
8. Kids on road Sign
9. Slow down Sign

Please ask Bucky's to:

- Require NO Delivery Trucks, Trash trucks to enter from Lawler.
- Reduce the number of pumps to reduce the volume traffic.
- Increase the Median on Roosevelt trying to cross from the gas station to west bound Roosevelt.

I invite the commission members to come for a drive in our neighborhood during school days.

Issue: Noise

Sound from Carwash, Vacuum, Food & Gasoline Delivery, Number of Cars Entering and exiting.

Please have Bucky's Provide:

1. Sound Study 24hr for 7 days during school days
2. Time of Operation of Vacuum & Carwash – Limit to 8am to 8pm weekday, 10am to 8 pm weekends.
3. Times of Delivery for Food Delivery 5am to 10pm.
4. Times of Delivery for Gasoline delivery 5am to 10pm.
5. Times of Trash Pickup 5am to 10pm.

Issue: Hours of Operation

Story: If you drive within a half mile East or West of this location, there isn't a single store open past 10pm. Everything is closed, the Dunkin Donuts across the Street, the Liquors stores B & D Liquors, JT's Liquor Cabinet. Reduce operational hours from 5am to 10 pm as your neighbors have the same time. 24 HR operation is unacceptable.

Issue: Sidewalks and Lighting

Story: Bucky's has a convenience store as a business. This is meant to attract our Neighborhood, the Mothers pushing their Strollers, Young kids, teenage kids, seniors walking their dogs, the mosque members, then why do you want to make it dangerous for them, why do you not want to building the walk paths on the west side of Lawler, by not wanting to put in street lights potentially dangerous.

Please Provide: Sidewalks on both sides of Lawler Avenue and install streetlights.

Issue: Eliminate the Car wash

- This is not supposed to be a "destination" car wash.
- The exit out of the carwash is especially troublesome, vacuum station locations, walk way for residents.
- Windows on the outside looking into residential lot, remove windows.
- Remove number of parking spots.

Issue: Tree Screening

- Pull all trees next to the building, put trees all along so that we don't see the back of the building. Don't cover the detention area for security of the neighborhood.
- Put buffer trees against sound, light and visual appearance, evergreens that grow up to 30' high. We like the country feel in this neighborhood.

Warmest regards,

Rashad Mujeebuddin

John Sterrett

From: Staci Hulseberg
Sent: Monday, July 10, 2017 10:22 PM
To: 'Robert Blair'
Cc: John Sterrett
Subject: RE: Comments on the Bucky's development at Roosevelt and Lawler

Mr. Blair,

Thank you for your input. We will share your e-mail with the Plan Commission.

Staci

Staci Hulseberg, AICP | Director | Planning and Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
shulseberg@glenellyn.org | p 630.547.5240 | f 630.547.5370

From: Robert Blair [mailto:robert.blair@rooseveltnet.org]
Sent: Friday, July 07, 2017 9:03 PM
To: shulseberg@glenellyninfo.org
Subject: Comments on the Bucky's development at Roosevelt and Lawler

Dear Staci,

Please distribute this to the Plannig Committiee prior to the upcoming July 13 meeting. I attended the previous meeting on June 29 but am unable to attend the follow on meeting.

I want to thank the committee in advance for their help. My neighbors and I are clearly very much opposed to this proposal. I am travelling and unable to attend the July 13 meeting so please accept this note in lieu of an oral statement. Unfortunately, it is clear that the vast majority of those commenting on and impacted by this project are not village residents and thus you really have little incentive to consider our views.

Numerous concerns about the impact on traffic and the nearby wells have already been raised. I agree with them and will not repeat them here. I was struck by two items touched on by the presentation of the proponents of the development. I am a scientist and have spent my career building state of the art systems for measurements at both Fermilab and CERN. Brilliant engineers and expert technicians have worked for me and I have learned that the most carefully designed and built systems often do not work as expected in the field. Only if their performance is tested when deployed and monitored continuously can one be sure that they perform adequately. The leak detection system was mentioned but in situ testing was not. Testing of the tank integrity was mentioned but not the system to detect water or gasoline in the gap between vessels. Monitoring of the water table is another area that was not discussed and it seems given the fact that there are numerous wells in the area some monitoring must be done. This might be, as was suggested by neighbors, direct testing of residential wells. An alternative requirement would be to establish test wells on the property and monitor them frequently. This would detect problems before they have undesirable health consequences.

The nature of the Roosevelt coridder development is also a concern. It is hard enough for a single entity to consistently deal with these sorts of proposals. We now have three distinct jurisdictions dealing with adjacent

properties. Lombard, Glen Ellyn and DuPage county all have involvement in different parts of this three block area. The county plan, "Roosevelt Road Corridor Planning Study", indicates various options for this area but they are not all in agreement and each has one of the three entities engaged here as a proponent. It is striking that two of the commercial properties in this small area, not the ones considered in this proposal, are vacant and one has been vacant for more than a year. Under these circumstances taking an additional three residential lots for commercial use seems ill advised. This leaves three residences stuck in the middle of commercial property.

I trust that the committee has gotten a sense of how coherent and ornery our community is from the way we have organized to offer our opinions. I'm sure you recognize what a "pain" we would be if we were to be voting members of the village as a consequence of a need to get water service after our wells are contaminated. I implore you to do everything in your power to avoid such a horrible outcome!

Yours truly,
Robert Blair
1S235 Lloyd Ave.
Lombard, IL 60148

public key available at:

<http://http-keys.gnupg.net/pks/lookup?search=0x56CFC41A&op=vindex>

*Submitted by Elizabeth
Patterson at 6/29/17 P.C.M.
For the record*

Elizabeth Patterson
15114 Lloyd Ave
Lombard, IL 60148

Glen Ellyn Plan Commission
c/o John Sterrett
535 Duane St
Glen Ellyn, IL 60137

RE: Bucks, Inc Proposed Gas Station on Lawler Ave and Roosevelt Rd (Commonly known as 21w135 Roosevelt Rd, 751 W Roosevelt Rd, and 1209 S Lawler Ave)

To the members of the Glen Ellyn Plan Commission:

It has come to my community's attention that Bucks, Inc (hereafter to be referred to as Bucky's) is attempting to not only annex the land in question, but construct a what could be called a mega gas station in our neighborhood. While the I am not opposed to commercial development, it is of great concern that your commission would even consider placing a gas station so close to residences.

Zoning regulation ordinances have gone almost entirely ignored to approve Bucky's. At the southeast corner of five-corners another approved gas station has already been approved to be smashed in the property directly northeast of the one I am opposing on June 8th, 2017. Is Glen Ellyn so desperate for money that they are willing to destroy a community and the health of American citizens and taxpayers?

Did you know that within the city of Chicago, a proposed gas station has to have written consent of residences within 150ft of the lot in order to be built? Why should Glen Ellyn be any different? There are several health ramifications and aesthetic standards that are being completely ignored to place this Bucky's in our neighborhood.

While convenience stores, gas stations and vehicle repair facilities provide many benefits, they can have a severe quality of life impact when allowed too close to homes and other inappropriate locations. In fact, new stores and stations can even harm existing establishments, particularly when predatory pricing is employed to eliminate competition.

I, Elizabeth Patterson, a resident of unincorporated Lombard, Milton Township, firmly believe that City of Glen Ellyn has an obligation to regulate zoning in a capacity that avoids harm to property values, health (avoiding undue risk and harm to residences), and aesthetics. Living so close to a gas station is known to poison air and ground water.

Per Glen Ellyn Code 10-1-2:

- Establish adequate standards for the provision of light air and open spaces.
- To zone all properties with a view to conserve the value of buildings and land and encouraging the most appropriate use of land throughout the village

- To lessen congestion on the public streets, and to facilitate the provision of adequate transportation, and of other public requirements and several services such as water, sewage, schools, and parks.
- TO avoid hazards to persons and damage to property from inappropriate development of lands and provide for adequate drainage, curbing erosion and reduction of flood damage.
- TO avoid undue concentration of population and to prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums.
- To foster a more rational pattern of relationship between residential, business, commercial, and industrial uses for the mutual benefit of all.
- To provide and preserve open space.
- To protect residential, business, commercial and industrial areas alike from harmful encroachment by incompatible uses, and to ensure that the land allocated to a class of uses shall not be usurped by other inappropriate uses.
- To isolate or control the location of unavoidable nuisance producing uses.

I am opposed to the zoning map amendment to C3 Service Commercial:

- Unincorporated DuPage County zoned as B2 General Business to Glen Ellyn C3 Service Commercial.
- Unincorporated DuPage County zoned as R-4 Single Family Residential to Glen Ellyn C3 Service Commercial

I am opposed to three special use permits:

- A Special Use Permit with Section 10-4-15 (B) of the zoning code to allow an automobile car wash.
- A Special Use Permit with Section 10-4-15 (B) of the zoning code to allow a garage/ service station (i.e. Gas Station)
- A Special Use Permit with Section 10-4-15 (B) of the zoning code to allow outdoor merchandise and storage.

I am opposed to variations from the Glen Ellyn Zoning Code:

- A variation from Section 10-5-13(M)2(b)(1) of the zoning code to allow three (3) Light Poles that have a separation distance of 35'-0" in lieu of the minimum distance of 80'-0".
- A variation from Section 10-5-8(1) of the zoning code to allow (2) driveways serving the car wash have a width of 10'-0" and 10'-6" in lieu of the minimum required width of 12'-0"
- Any other relief necessary from the zoning code to construct the project as depicted on the plans presented or revised to at the public hearing or at a public meeting of the village board.

I am opposed to variations from the Subdivision Regulations Code:

- A variation from Section 11-4-7 to the Subdivision Regulations Code to only require a sidewalk on the east side of Lawler Avenue right-of-way.
- A variation from Section 11-4-4(M) of the Subdivision Regulations Code to not require streetlights in the Lawler Avenue right-of-way

- A variation from Section 11-4-8 of Zoning Code to allow all other overhead utilities on the property and adjacent right of way to remain above ground in lieu of burying all existing overhead utilities,
- Any other relief necessary from the Subdivision Regulations Code to construct the project as depicted on the plans presented or revised to at the public hearing or at a public meeting of the village board.

I am opposed to Variations from the Glen Ellyn Sign Code:

- A variation of Section 4-5-10 to allow 112 square feet of signage on the north elevation of the building in lieu of the maximum allowable 100 square feet of wall signage
- A variation of Section 4-5-10 to allow 499 square feet of signage on the entire property in lieu of the maximum allowable 156 square feet of wall signage for the entire property
- A variation from Section 4-5-9(A)4 to allow a total of 125 wall signs in lieu of the maximum number of two (2) wall signs permitted including five (5) wall signs on the building and five (5) signs on each pump.
- A Variation from Section 4-5-9(G) to allow a blue illuminated band on the fascia of the gas pump canopy that would otherwise be prohibited.
- Any other relief necessary from the Village of Glen Ellyn Sign Code to construct the signage as depicted on the plans presented or revised to at the public hearing or at a public meeting of the village board.

I am opposed to all of the above for the proposed:

Gas station

Convenience store

Car Wash and Vacuum area

Outdoor Merchandise – Propane tanks

for the property located at the southeast corner of Roosevelt Rd and Lawler Ave commonly known as 21w135 Roosevelt Rd, 751 W Roosevelt Rd, and 1209 S Lawler Ave for a mini mart with an automobile service station known as Buchanan Energy, Bucky's Service Station.

I am opposed to this development because:

Our water

(430 ILCS 15/1) (from Ch. 127 1/2, par. 153)

Sec. 1. It shall be unlawful for any person, firm, association or corporation to keep, store, transport, sell or use any crude petroleum, benzine, benzol, gasoline, naphtha, ether or other like volatile combustibles, or other compounds, in such manner or under such circumstances as will jeopardize life or property.

- By storing gasoline in any distance of a residence that uses groundwater as potable, it is considering a jeopardization of life and property.
- Have any studies been done to make sure our drinking water is kept with safe from the toxic chemicals a gas station and car wash run off will produce?
- The residences in the area are not opposed to filing a lawsuit with both Bucky's and the City of Glen Ellyn if our water becomes non-potable

Because of the high traffic volume and refueling, convenience stores-gas stations pose an unusually severe threat to ground and surface waters. Adding vehicle servicing facilities increases the threat. One study by Center for Watershed Protection, Ellicott City, MD found that contaminant levels in convenience store-gas station runoff were 5- to 30-times higher when compared to residential runoff. In another study by the Environmental Protection Agency (EPA) researchers detected several compounds in vehicle repair facility runoff which were probable cancer-causing agents. These findings have prompted a number of states and local governments to list vehicle repair facilities (garage proposed by Bucky's) as stormwater hotspots. USEPA guidance advises caution with regard to allowing hotspot runoff to infiltrate the soil, particularly in areas where drinking water is obtained through wells like the area in question. The use of highly-effective stormwater best management Practices to treat repair facility runoff before it is infiltrated into the soil.

- Based on this, Glen Ellyn should require that Bucky's be required to have an extreme protection and prevention put into place if this ridiculous, and seemingly unlawful, plan passes.
- A study should be required of Bucky's to test the ground water daily in every lot of the area in question to make sure the water is still potable. Bucky's will be required to pay for this and fix any contamination of our groundwater.

Fuel storage tanks and pipelines pose another source of contamination, though the design of both has improved dramatically over the past couple of decades. Spillage at the pump is a more likely source of fuel release into nearby waterways. In fact, Johns Hopkins University researchers found that an average of 40 gallons of gasoline is spilled at a typical gas station per year at the pumps. The JHU researchers also found that a significant portion of the spilled gasoline can migrate through the concrete pads at many fueling stations.

How far should a gas station be from a well or surface waters to reduce the likelihood of contamination to a reasonable level? Well, the key question is actually how far can one anticipate that a plume of spilled gasoline will travel underground. One review of scientific studies of plume travel indicated that the 90th percentile distance is 400 feet. Add another 100 feet for installing grout curtains or other containment measures and a gas station should be no closer than 500 feet to a well, wetland, spring, stream, river, pond, lake, reservoir or tidal waters.

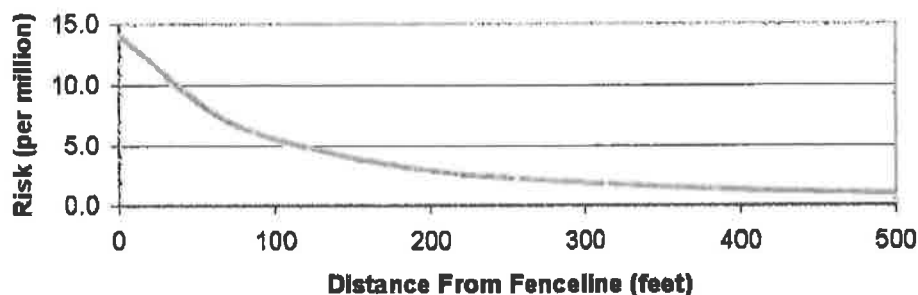
Our Air

Gas stations have been well documented to contaminate and poison the air.

- A 2003-2004 study conducted in France and published as a comment in *Retrospective exposure in assessment in environmental epidemiology* document a significant relationship between acute childhood leukemia and living near a gas station.
- In 2010, the Department of Chemical Engineering, School of Chemistry, University of Murcia, 30071 Murcia, Spain documented elevated air pollution within 328 feet of a gas station.
- In 2012, Brazilian researchers from the Turkish National Committee for Air Pollution Research and Control found that air quality was significantly degraded up to 492 feet from gas stations. Results indicated an average value of $29.7 \mu\text{g m}^{-3}$ for benzene, $47.7 \mu\text{g m}^{-3}$ for toluene, $23.3 \mu\text{g m}^{-3}$ for ethyl benzene, $46.9 \mu\text{g m}^{-3}$ for m+p-xylene and $14.3 \mu\text{g m}^{-3}$ for o-xylene.
- Benzene is arguably the gasoline constituent most harmful to human health. Adverse health effects of benzene include cancer, anemia, increased susceptibility to infections, and low birth weight. According to the *World Health Organization Guidelines for Indoor Air Quality* there is no safe level for benzene. The following studies document the extent of benzene releases from gas stations:
 - A study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion (ppb) at the gas station property boundary in summer and winter, respectively.
 - A South Korean study done by the Department of Environmental Engineering, Kyungpook National University examined outdoor and indoor benzene concentrations at numerous residences within 100 feet and between 196 to 328 feet of gas stations and found median outdoor benzene concentrations of 3.1 and 1.9 ppb, respectively. Median indoor concentrations at these locations were higher, reaching 4.1 and 5.2 ppb, respectively.
 - Another study done by the Department of Environmental Engineering, Kyungpook National University found median ambient benzene levels of 1.9 ppb in houses both <165 and >328 feet from a service station.
 - Yet, another study by Department of Chemical Engineering, School of Chemistry, University of Murcia, 30071 Murcia, Spain found that benzene and other gasoline vapor releases from service stations can be discerned from traffic emissions as far as 246 feet from service stations and that the contribution of service stations to ambient benzene is less important in areas of high traffic density. This is because vehicle exhaust is usually the most abundant volatile organic compound (VOC) in urban areas, often followed by gasoline vapor emissions from fuel handling and vehicle operation.

The California Air Resources Board Publication *Air Quality and Land Use Handbook: A Community Health Perspective*, recommends a minimum 300-foot separation distance between gas stations and "sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities." The State of California is widely recognized as having some of the most effective air pollution control requirements in the nation. Yet even with these controls a minimum separation is still required to protect public health. Furthermore, the U.S. Environmental Protection Agency echoed the concerns about the health risk associated with fueling emissions in their *School Siting Guidelines*. The USEPA recommended screening school sites for potential health risk when located within 1,000 feet of a high-volume gas station.

**Figure 1-8
Gasoline Dispensing Facility Health Risk
for 3,600,000 gal/yr throughput**



The graph above is from the California Air Resources Board *Handbook*. The graph shows how cancer risk varies with distance from the perimeter of a gas station. Of course, the risk also varies with the volume of fuel dispensed at a location. But many of the large combination (*hypermart*) convenience store-gas stations being built today will sell 3 million gallons a year or more. While the cancer risk may be lower than for the 3,600,000 gallons per year throughput shown in the graph, it is by no means zero. Idling engines, particularly those in large diesel trucks, emit a large quantity of particulates into the local atmosphere. These particulates can pose a significant health risk for those living near convenience store/truck stops.

Following are a couple of other examples of health effects associated with convenience stores.

- A California study noted a 50% increase in smoking among adolescents exposed to tobacco advertising during weekly visits to small grocery, convenience or liquor stores;
- Poor, inner city neighborhoods tend to lack access to supermarkets with convenience stores and fast food establishments serving as poor substitutes. An East Harlem study found that children with a convenience store on their block were significantly more likely to have a high Body Mass Index.

Our Property Value

A convenience store and/or gas station can lower the value of nearby homes. One of the most plausible effects is on mortgages. Federal Housing Administration (FHA) insurance is not available for properties located within 300 feet of tanks capable of storing 1,000 gallons or more of gasoline or other flammable-explosive materials. Most gas station storage tanks have a capacity far in excess of 1,000 gallons.

Neighborhood Aesthetics and Light Pollution

Few homeowners would choose a convenience store as a prominent item in their view shed. The problem is compounded if blighting forces owners to cut back on store upkeep or to close.

Well vegetated perimeters and other visual buffering methods can do much to reduce the impact. The buffer must be dense enough to achieve nearly 100% opacity. Dumpsters should be well screened with fencing or other methods. Trash receptacles must be regularly emptied. Our neighborhood would require assistance from Glen Ellyn law enforcement to make sure Bucky's complies with this.

My current residence is completely dark at night. It should remain so. Bucky's must be required to not have a band of light around every pump and cut at least (1) light pole / maintain the current zoning standard. Each lighting fixture should have a soft white to affect the circadian rhythm of the local

residences (no cool blue. 3000k). It should be and should be shielded by all angles. Each lighting fixture should have a louvre and masking to block light spillage from beyond the premise.

Other concerns

The number of pumps, and car wash, and convenience store is obscene. Bucky's is asking to be put into a residential zone not a commercial one. There is too much for this is a community, and there is not a need. There are 3 gas stations within a mile of this location all of which have a carwash and convenience store. Why does this have to be here?

With that Bucky's should not be allowed to be 24hrs. This is a neighborhood. Hours of operation should be limited to 6am to 10pm, with and immediate turn off of all lighting at 10pm on an astronomical clock to assure the quality of lighting in the neighborhood.

Has there been any testing on flooding and how the massive concrete behemoth will affect the permeability of the land? It should be required before this proposal can even be considered.

Any signage will be any eyesore. The zoning regulations exist for a reason. Why should Bucky's be entitled to bend the rules already established?

To conclude, this is an obscene and unfair proposal. It is harmful to all life in the area and will destroy of standard of living. I am not a political person by any means because it never seems too help. With the history that the city of Glen Ellyn has in regards to listens to the citizens, I doubt my efforts will do anything. Please be assured that if anything happens to poison of water, the community will file a lawsuit against Bucky's and the city of Glen Ellyn for allowing this to happen. It is situations such as this that make me believe that all politicians are corrupt and only care for their pocket books. If you pass this proposal you are cementing our community to life of cancer and poison, and you should all be ashamed for even considering this proposal.

Thank you for your (hopeful) rejecting Bucky's obscene proposal,

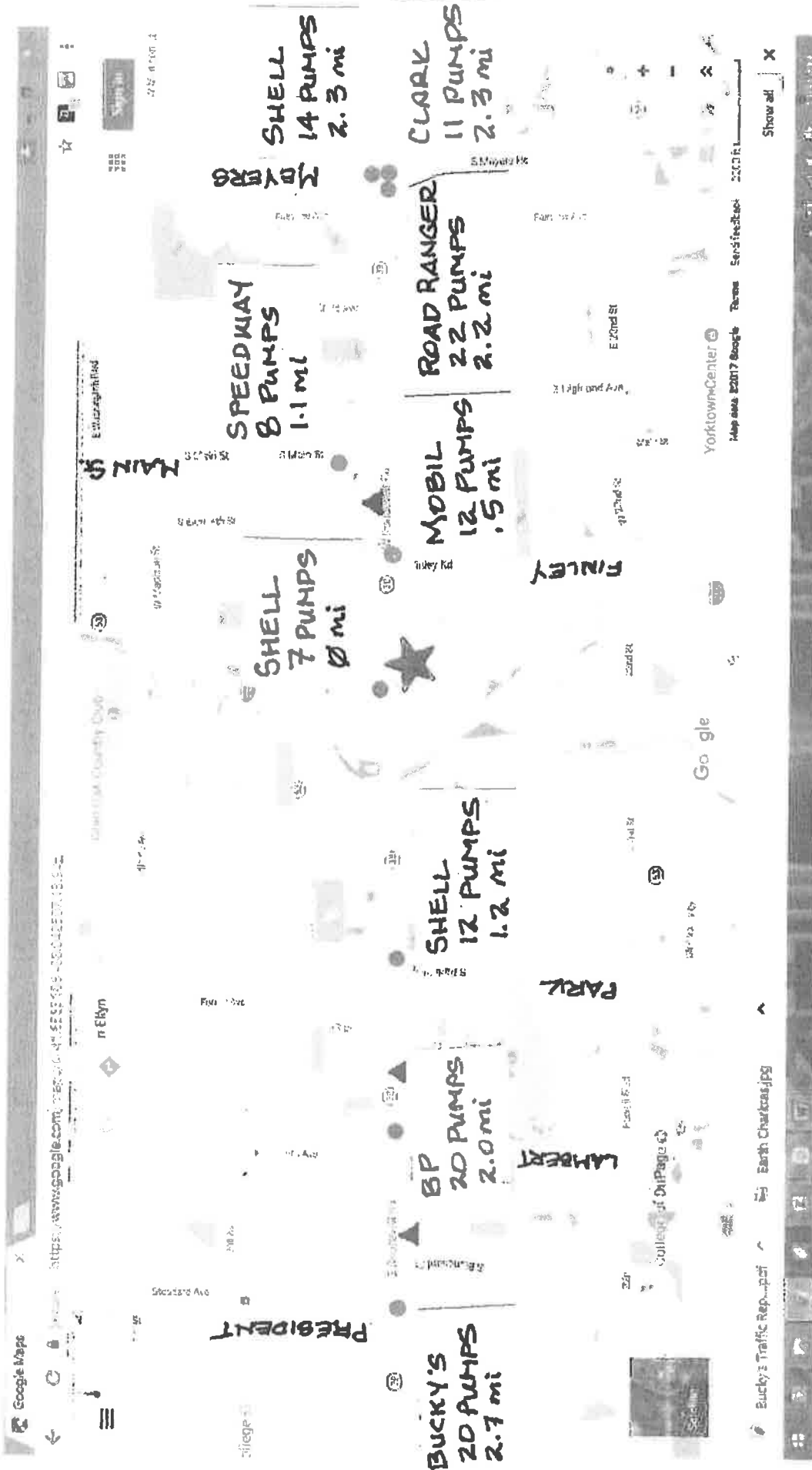
Signed this 8 day of June, 2017

Printed Name ELIZABETH PATTERSON Signature [Signature]

Subscribe and sworn to me this 8 day of June, 2017

Printed Name Katherine Slater Signature [Signature]





Submitted by Karen Trusty-Risman
 during public comment at
 1/29/17 P.C. Mtg.
 of the record.

9 GAS STATIONS

WITHIN 3 miles

126 PUMPS

4 WITH CAR WASHES

3 CAR WASH BUSINESSES

John Sterrett

From: Staci Hulseberg
Sent: Thursday, June 29, 2017 10:11 AM
To: John Sterrett
Subject: FW: Convenience store at corner of 355/Roosevelt

-----Original Message-----

From: Bianca [mailto:]
Sent: Wednesday, June 28, 2017 9:27 PM
To: shulseberg@glenellyninfo.org
Subject: RE: Convenience store at corner of 355/Roosevelt

The homes in the areas are all on private wells. If there is a leak it will poison the water supply. Additionally the traffic there will be a nightmare. Imagine 355 exits on to Roosevelt Road, a 3 to 2 lane merge, a mosque and a Dunkin Donuts all within one block.

Roosevelt Road traffic is a nightmare and by considering this, it is making it worse.

Additionally, IDOT will not approve a traffic light for this intersection. PLEASE do not to approve this variance without much thought and consideration.

John Sterrett

From: Staci Hulseberg
Sent: Thursday, June 29, 2017 9:21 AM
To: John Sterrett
Subject: FW: Proposed construction of gas station on 355 and Roosevelt road

From: Mary Grace Bautista [mailto:shulseberg@glenellyninfo.org]
Sent: Wednesday, June 28, 2017 9:03 PM
To: shulseberg@glenellyninfo.org
Subject: Proposed construction of gas station on 355 and Roosevelt road

I say NO! To this proposal of allowing construction for a gas station & convenience store at the corner of 355 and Roosevelt road ! You have to be mindful that the residents are all on private wells and although the gas station will take extra precautions in avoiding spills. It is NOT A 100% guarantee! While the residents drink & use their their water supply 100% every single day. I say PROTECT the people from hazardous wastes! I VOTE NO!
Grace

Sent from my iPhone

John Sterrett

From: Steve Witt
Sent: Monday, June 26, 2017 3:37 PM
To: John Sterrett
Subject: FW: Website Message-Roosevelt Road gas station

FYI

-----Original Message-----

From: Jackie Chernesky
Sent: Monday, June 26, 2017 12:57 PM
To: ' '; Mark Franz; Staci Hulseberg; Steve Witt
Cc: Patricia Turner
Subject: FW: Website Message-Roosevelt Road gas station

Ms. May,

Thank you for contacting the Village of Glen Ellyn.
I will forward your concerns to the appropriate departments.

Regards,

Jackie Chernesky

-----Original Message-----

From: forms@formexperts.com [mailto:forms@formexperts.com]
Sent: Monday, June 26, 2017 11:46 AM
To: Jackie Chernesky
Subject: Website Message

~~~~~  
Form Name : Contact

Date Submitted : 06/26/2017 11:45:52 AM ~~~~~

**Name:**  
Shannon May

**Contact Email:**

**Phone #:**

**Address:**  
5795 Pershing Ave. Downers Grove

**Message:**

I am contacting you in regards to my opposition to the proposed gas station on Roosevelt Rd. And I-355. I believe this gas station would severely impact the neighboring residents in a negative way. Please, please consider the residents quality of life as well as the the wildlife in the surrounding areas. I Will be present at the meeting on Thursday as well.

Regards,  
Shannon May

File Upload:

**John Sterrett**

---

**From:** Staci Hulseberg  
**Sent:** Friday, June 09, 2017 11:39 AM  
**To:** 'Tony/Ruth Rudinski'  
**Cc:** John Sterrett  
**Subject:** RE: Bucky's Gas Station at Roosevelt/Lawler

Thank you for your input. Your comments will be shared with the members of the Plan Commission.

Please note that the public hearing before the Plan Commission was rescheduled to June 29, 2017.

**Staci**

**From:** Tony/Ruth Rudinski [mailto:t.  
**Sent:** Wednesday, June 07, 2017 5:38 PM  
**To:** shulseberg@glenellyninfo.org  
**Subject:** Bucky's Gas Station at Roosevelt/Lawler

Dear Mrs. Shulseberg,

I am writing to you and the Glen Ellyn planning commission to present my concerns regarding the proposed gas station at Roosevelt and Lawler.

My family has lived in the adjoining Glenbard Acres subdivision since 1975. We are only a hundred families but our area is unique in its bucolic setting. Below I will list the decisions being considered by your board which will threaten the gentle life we enjoy in our community.

1. Intrusive traffic is a problem in our community since around 1990 when Lloyd Ave was opened to the Pinebrook subdivision to the south. To ameliorate the number of cars cutting through our neighbor streets which are extremely narrow, unlit, with no sidewalks and two small hills which hinder the view of a driver as to what or whom is in the road, the Dupage County Highway Commissioner installed back to back "Do Not Enter" signs at the south end of Lloyd Avenue. This has helped lower the traffic but is by no means totally effective. The proposed Bucky gas station plan does nothing to discourage traffic from the gas station to enter our community. In fact, in your annexation plan you have removed the restrictions put in place by the county to keep traffic from the mosque going south on Lawler entering into our residential area. I would imagine these driving restrictions were removed from the mosque property to allow traffic flow in and out of the Bucky facility and if these changes result in additional traffic to Glenbard Acres, what does the village care since Glenbard Acres is not a part of Glen Ellyn.
2. Bucky's is requesting numerous variances some of which are five times your planning commissions stated limitations and one side lot variance which will be zero percentage of space provided between construction and the neighboring border. There are also variances requesting to do away with most of the signage and lighting requirements for a business consisting of a gas station, convenience store and car wash. I wonder if any of these variances would be granted to a similar facility in downtown Glen Ellyn and not an aggressive annexation on the periphery of the village affecting a small community with no representation.
3. The fact that our community was never contacted by the Village of Glen Ellyn regarding the plan to annex three of our residential lots and convert them to commercial, and then consider allowing a facility with numerous zoning variations I can only surmise that the Village of Glen Ellyn is selfishly interested in the tax revenue to be gained. The village seems to be willing to do anything Bucky's wishes in order to gain that tax revenue and the small unincorporated be damned. The location of the gas station on the periphery of the village will not even be utilized by the citizens of the village.
4. I have to wonder if this monstrosity of a gas station with gaudy signage, numerous lights with no shielding, and a convenience store serving liquor next to a house of worship and intruding into a quiet oasis of a community would be allowed in the village if it were proposed as such, let's say, across from St. Peronille's?

To the Glen Ellyn planning commission and village representatives I can only plead with you to be fair. You have all your resources of government agency of a large village. Bucky's will use its corporate and monied resources to push what it wants. We, the one hundred families of our small community, only have our voice in opposition to this aggressive intrusion into our unique green area. Please don't be the bully and grant everything that Bucky's wants. Please do what you can to keep the dangerous traffic out of our narrow un-sidewalked streets. Please require Bucky's to stay with signage that is reasonable and lights that are shielded from intruding into our community. Don't allow a gaudy, noisy facility to detract from our quiet neighborhood and the addition of a beautifully designed mosque. If Bucky's balks at any attempt to ameliorate its proposed building and traffic variances and concludes it cannot build the

facility with any restrictions, then so be it.

Tony Rudinski  
1289 South Lloyd Ave.  
Lombard, Illinois 60148-4234  
1-888-

**John Sterrett**

---

**From:** Staci Hulseberg  
**Sent:** Wednesday, June 07, 2017 4:40 PM  
**To:** 'T Haas'  
**Cc:** John Sterrett  
**Subject:** RE:

Thank you for your input. We will share your email with the members of the Glen Ellyn Plan Commission.

**Staci**

Staci Hulseberg, AICP | Director | Planning and Development Department  
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137  
[shulseberg@glenellyn.org](mailto:shulseberg@glenellyn.org) | p 630.547.5240 | f 630.547.5370

**From:** T Haas [mailto:t  
**Sent:** Wednesday, June 07, 2017 4:01 PM  
**To:** [shulseberg@glenellyninfo.org](mailto:shulseberg@glenellyninfo.org)  
**Subject:**

As a concerned citizen of DuPage county the proposal of this 24 hour/24 pump gas station is unnerving and ridiculous. What kind of health risks does this pose to the residents in the area? What are the risks of contamination? Not to mention the horrific jump in traffic! I don't understand why this is necessary. There are plenty of gas stations, we don't need another one!

**John Sterrett**

---

**From:** Staci Hulseberg  
**Sent:** Wednesday, June 07, 2017 12:41 PM  
**To:** John Sterrett  
**Subject:** FW:

FYI, for file and for PC.

Staci

-----Original Message-----

**From:** Rabeca Collin [mailto:[shulseberg@glenellyninfo.org](mailto:shulseberg@glenellyninfo.org)]  
**Sent:** Wednesday, June 07, 2017 10:06 AM  
**To:** shulseberg@glenellyninfo.org  
**Subject:**

To Whom It May Concern,

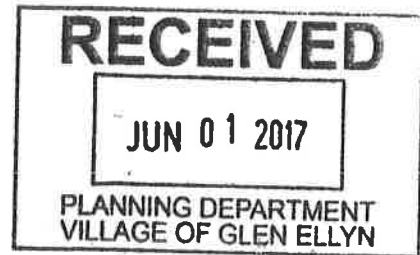
I am against the proposed change in zoning status for the Bucky's Gas Station for environmental, traffic, and safety reasons.

Rabeca Collin  
DuPage Co resident



Glenbard Acres Homeowners Association  
Matthew Johnson - President  
1273 S. Lloyd Avenue  
Lombard IL, 60148

May 31<sup>st</sup>, 2017



Glen Ellyn Plan Commission  
c/o John Sterrett  
535 Duane St.  
Glen Ellyn IL. 60137

**RE: Bucks Inc, Proposed Gas Station on Lawler Avenue & Roosevelt Road.** (Commonly known as 21w135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler)

Dear Members of the Glen Ellyn Plan Commission,

I am writing to you in shock and surprise arising from the letters and notices some of us received over Memorial Day weekend.

Residents who live south and southwest of the property noted above enjoy a peaceful, quiet, family friendly, and country-feel neighborhood.

We are not against commercial development, but against the proposal of the Bucky's Gas Station. It is a detriment to health and safety of all the Residents and to the thousands of people who travel the area on a daily basis.

We have noticed that Glen Ellyn has virtually ignored the zoning ordinance in relation to an approved gas station on the southeast corner of five-corners and crammed another approved gas station into a substandard lot directly northwest of the property at issue in this case. Glen Ellyn seems desperate and it should no longer proceed to entitle these uses while also throwing the code book out the window.

**WE THE RESIDENTS OF UNINCORPORATED LOMBARD, MILTON TOWNSHIP, BELIEVE** the City of Glen Ellyn has an obligation to regulate zoning in a fashion that avoids undue harm to our property values and general welfare, to avoid causing undue risk and hazard in an otherwise safe neighborhood, and to avoid serious risk to our water supply. Per your code 10-1-2:

*(A) To establish adequate standards for the provision of light, air and open spaces.*

*(B) To zone all properties with a view to conserving the value of buildings and land and encouraging the most appropriate use of land throughout the village.*

*(C) To lessen congestion on the public streets, and to facilitate the provision of adequate transportation, and of other public requirements and services such as water, sewerage, schools and parks.*

*(D) To avoid hazards to persons and damage to property from inappropriate development of lands and provide for adequate drainage, curbing of erosion and reduction of flood damage.*

*(E) To avoid undue concentration of population and to prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums.*

*(F) To foster a more rational pattern of relationship between residential, business, commercial and industrial uses for the mutual benefit of all.*

*(G) To provide for and preserve appropriate open space.*

*(H) To protect residential, business, commercial and industrial areas alike from harmful encroachment by incompatible uses, and to ensure that land allocated to a class of uses shall not be usurped by other inappropriate uses.*

*(I) To isolate or control the location of unavoidable nuisance producing uses.*

A. **WE ARE OPPOSED to the Zoning Map Amendment to C3 Service Commercial**

- a. Unincorporated DuPage County zoned as B2 General Business to Glen Ellyn C3 Service Commercial.
- b. Unincorporated DuPage County zoned as R-4 Single Family Residential to Glen Ellyn C3 Service Commercial.

B. **WE ARE OPPOSED to Three Special Use Permits**

- a. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow an automobile car wash.
- b. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow a garage/service station (i.e. Gas Station).
- c. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow outdoor merchandise and storage.

C. **WE ARE OPPOSED to 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 (3) 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. Any other relief necessary from the Zoning Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

D. **WE ARE OPPOSED to Variations from the Subdivision 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.
- 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.
- 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 all other overhead utilities on the property and in the adjacent right-of-way to remain above ground in lieu of burying all existing overhead utilities.
- d. Any other relief necessary from the Subdivision Regulations Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

E. **WE ARE OPPOSED to Variations from the Glen Ellyn Sign Code**

- a. A variation from Section 4-5-10 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 to allow of 499 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 4-5-9(A)4 to allow a total of 125 wall signs in lieu of the maximum number of two (2) wall signs permitted including 5 wall signs on the building and 5 signs on each gas pump.
- d. A variation from Section 4-5-5(G) to allow a blue illuminated band on the fascia of the gas pump canopy which would otherwise be prohibited.
- e. Any other relief from the Village of Glen Ellyn Sign Code necessary to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

**WE ARE OPPOSED to all of the above for the proposed:**

- A. Gas station
- B. Convenience store
- C. Car wash and Vacuum Area
- D. Outdoor merchandise – Propane Tanks

for the property located at the southeast corner of Roosevelt Road and Lawler Avenue commonly known as 21w135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue for a mini-mart with an automobile service station known as Buchanan Energy, Bucky's Service Station.

**WE ARE OPPOSED to this development because:**

1. **Underground Gasoline Storage and Car Wash Runoff Pose a Risk to the Local Drinking Water:**

Gasoline and oil from the underground storage tanks and chemical run off from the car wash will eventually leak into the ground and affect the water supply. (Chemicals in gasoline like Benzene, Toluene, MTBE, and Xylenes are scientifically documented to cause cancer and adversely impact developing children.) The residents, families, and children of the neighborhood depend on well water for their drinking water supply, and they do not have access to public water. The risk of these chemicals affecting their drinking water and their health is very serious. Indeed, it seems that people believe that the water line to the property is intended only to serve the property when, indeed, the

line should be sized appropriately for service to others in the area. Unlike the area north of Roosevelt Road, we still have private water supplies and many of these are at a comparably shallow depth.

2. **Gasoline Vapors (Benzene) Will Affect Healthy Air Levels:** A study in the California Air Resources Board Handbook shows that with large gas stations dispensing 3.6M gallons of gasoline annually, such as the one proposed, there is an increased risk of cancer and other health problems up to 300 feet from the fence line of such a station. This is due to ambient levels of benzene. Many residences are within this distance. Several features of this gas station make it unsuitable for this area:

- a. The volume of pumps at this location is too high.
- b. There is no screen from these vapors on the west property line with the Lawler Avenue entrance
- c. The 8' vinyl fence does not suffice for screening of vapors (or any other meaningful purpose relating to the building or canopy). There are no large or dense trees to serve that screening function at larger heights.
- d. The proposed gas station is 24 hours, which increases the volume of the dangerous vapors and which has other effects.
- e. There is frequent continuous wind that flows south from Roosevelt, which will easily pick up the vapors and transfer it all across the neighborhood.

3. **The Entry/Exit from Lawler Ave Conflicts with Existing Traffic and Further Congests Lawler Ave:**

- a. There is already a problem with cars exiting onto Roosevelt Rd from Lawler Ave. Cars exiting from this site, trying to turn west, will further exacerbate the problem. In 2011, the County and Township Highway Supervisor did not allow the Pin Oak development to have an exit onto Lawler Ave for this reason. Bucky's should not be allowed to put exiting cars onto Lawler for the same reason. This will insure that traffic exiting the station will only be able to turn into eastbound Roosevelt Road traffic. Absent installation of a stoplight at an intersection with a severe offset and at a location that proves problematic on IDOT-controlled highways, the Village should cease any support for a project that injects so much consistent daily traffic into a small township road.
- b. Eastbound cars entering from Roosevelt Road through Lawler Avenue will conflict with cars driving further south into the residential area, or cars entering the Pin Oak property turning westwards.
- c. Northbound Lawler Avenue traffic requires a complete widening of the right of way if the Village actually approves this project (which it should not);
- d. Left turn stacking for traffic on northbound Lawler Avenue utterly conflicts with the inbound turning movement for the station;
- e. There is insufficient width in drive aisles near both entrances, leaving a high probability of delays and even stacking onto the right of way much like the disaster the Village authorized for the Starbucks drive through east of I-355 (if a car is parked at a pumping station facing

north bound at the Roosevelt entrance, it will extend into the drive aisle in all cases and no care will make the turn directly left as a result; if a car is facing southbound at a pumping station near the Lawler Avenue entrance, it will also extend into the drive aisle; this is the case for any pump under the corners of the canopy);

- f. The site is too small for a car wash and the exit lane for the car wash should not be in the drive aisle for parking spaces.

**4. Stormwater runoff and collection:**

The residents have a hard time with stormwater. After every storm their sump pumps are running continuously for days on end. Yards are wet and ponded water remains longer than elsewhere. Some of their driveways, front yards and backyards are submerged in water. When the new Pin Oak development was purposed on Lawler Avenue and Roosevelt Road the County mandated a storm water collection and redirection that was more than required by the Countywide ordinance.

- a. With a coverage area of over 104,333.5 square feet (2.4 acres), a lot of water will flow out of your Gas station.
- b. There is no indication of a detention facility or other means to manage this in the plan we have seen.

**5. Landscaping and other efforts to remove appearance of ugly fence, light pollution, noise pollution:**

The gas station simply does not fit here. There is a nice country feel to this area. We do not want to see, hear or be blinded by the pollution emitted by the Gas Station.

When the new Pin Oak development was purposed on Lawler and Roosevelt the County Mandated a Landscaping plan and Lighting plan that met the needs of the neighbors.

- a. Adhere to Glen Ellyn's Strict Appearance code per Glen Ellyn Appearance Review Guidelines per Ordinance #5508, Adopted October 9th , 2006
- b. Placement of any car wash within proximity to neighbors is an absurd suggestion;
- c. In no instance does a property of this type require double-stacking for the car wash and outdoor activities pertaining to any such car wash must be prohibited if the Village makes the error in judgment to approve this;
- d. The canopy is too large and too tall;
- e. The building is too large and should be diminished in size because this property is too small for the proposed intensity of use;
- f. The propane storage and any storage should be situated on the front face of the building and east of the entrance;
- g. Lighting must be directed, tasteful and the subject of a full photometric review and lighting effects should meet code and not be waived due to fencing or landscaping.

- 6. Bucky's should be required to construct sidewalks on both sides of Lawler Avenue and to install streetlights.** It is obscene that the developer in this instance could essentially plan for triple the ordinary intensity of use, overload Lawler Avenue and invite patrons for services far beyond those of simply providing gasoline and NOT provide for right of way widening, sidewalks and streetlights (the

latter from a point from the existing apron development of the right turn lane.

7. **Bucky's should be responsible for fully extending appropriately sized water mains to the full limit of its property.** To the extent that rumors are circulating that Bucky's is considering a mere service line connection to its property, the Village should not approve the project. In all cases, the main must be extended fully across the property (both frontages) with appropriate easements. It is incumbent on the Village under not only ordinary planning but under its comprehensive planning to insure that the Village has compelled the developer to do so. This is true for sanitary and stormwater lines as well. Should the developer refuse to do so, it is impossible to make the findings required by the Zoning Ordinance.
8. **A 24-hour operation is 100% totally unacceptable.**

**We urge the Glen Ellyn Plan Commission to deny the applicant any positive recommendation of their requests. The use, intensity of use and effects of use are simply unacceptable and the Village should expect a strong opposition and a challenge if this is approved.**

**Warmest regards,**

Glenbard Acres Homeowners Association

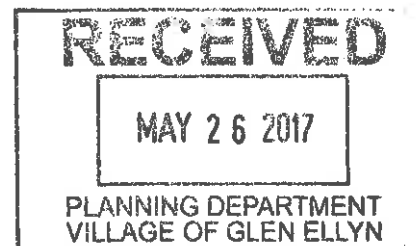


12172 Route 47 - #218, Pingree Grove, Illinois 60142  
Office: 847-359-1068 • Fax: 847-359-1207  
Website: [www.AcousticAssociates.com](http://www.AcousticAssociates.com)

Tom Thunder, AuD, FAAA, INCE – *Principal*  
Greg Andorka, BSEE – *Senior Field Engineer*  
Dave Harmon – *Field Technician*

## Sound Evaluation for the Proposed Car Wash at Roosevelt Road and Lawler Street

March 27, 2017



Acoustic Associates conducted an analysis to examine the impact of noise from the proposed car wash on the southeast corner of Roosevelt Road (Route 38) and Lawler Street. To accomplish this, we examined the Vernon Hills facility to obtain sound data on the difference between the noise emitted from the car wash exit versus the entrance and for different angles from the car wash openings. We also monitored sound levels at the site to document ambient noise levels – that is, the noise levels that already exist near the residential lots.

Based on available blower noise data and allowing for the reduction in noise due to directivity, distance, and a sound fence, we predicted the car wash sound levels at the adjacent residential property lines. Because these predicted sound levels do not exceed the median ambient noise levels already present at the site between the requested operational hours of 6:00 AM and 10:00 PM, we conclude there would be no impact.

### Ambient Noise Levels

To assess the ambient noise at this site, we set up professional grade audio equipment on June 22 to record the noise from 3:30 PM on one day to 9:30 AM the next day. We located this equipment as marked on the aerial photo on the left-hand panel of **Figure 1**. The right-hand panel of **Figure 1** is a view of the microphone tripod looking north toward Roosevelt Road - about 300 feet away. Lawler Street was about 250 feet to the east of the recording station.

The primary noise at the recording location was vehicle traffic on Roosevelt Road, a four-lane major highway. Secondary noise originated from the constant traffic on I-355 - about 1,500 feet to the east. Intermittent secondary noise came from overhead air traffic on approach to O'Hare International Airport about 9 miles to the northwest. Although the lot to the west across Lawler Street is under construction, there was no active construction and, therefore, did not contribute to the ambient noise levels from our recording.

The recording in the field was analyzed in our lab to determine the instantaneous sound levels at 1-second intervals. These levels are shown in **Figure 2** by the thin, blue line. This trace reveals a 3-4 dB variation in noise level during the day with a larger variation at night. The high peaks in the curve were typically from motorcycles, trucks, and airplane flyovers.



**Figure 1 - Photos showing the location of the ambient noise monitoring equipment. The left-hand panel is an aerial view of the location. The right-hand panel shows the microphone looking north toward Roosevelt Road.**

To show the trend of the noise, we calculated the median sound level based on a 10-minute moving window. This is shown by the thick, red line, in **Figure 2**. It reveals daytime median levels ranging from 53-57 dB that do not drop off until after 11:30 PM. It also shows that the ambient noise rises to daytime levels by around 6:00 AM.

### Projected Noise Levels

Our testing at the Vernon Hills facility revealed that the entrance sound level is 7 dB quieter than the exit level. Also, as one moves from the middle of the opening to the side, the sound level drops 11 dB – a sound level half as loud.

The A-weighted sound level in decibels (dB) is the standard metric to measure sound. This weighting network is a filter that diminishes the low frequencies like the ear does. As such, it correlates well with the loudness of the noise.

Tests reports of axial-flow blowers resting on the ground (rather than centrifugal blowers mounted to the side or overhead ductwork), show exit sound levels of 74 dB at 50 feet. We used this data in our predictions.



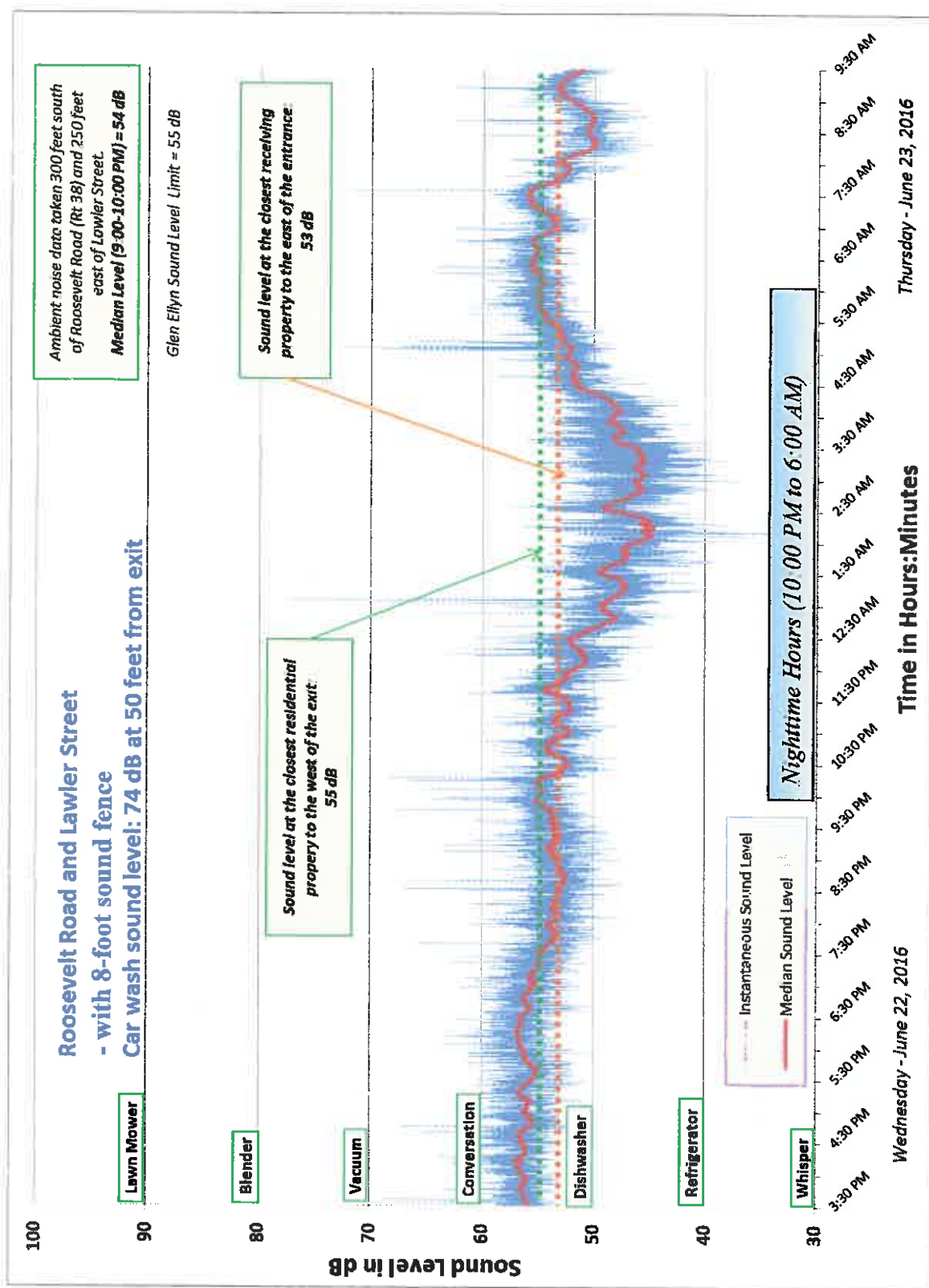


Figure 2 - Plot showing the ambient noise levels measured at the site.

There are five residential lots adjacent to the car wash property: four to the east on Lloyd Avenue and one to the south on Lawler Street. We calculated the sound level for the lot closest to the entrance on the east side and the one closest to the exit on the west side. The other homes are further and, therefore, would have lower sound levels.

To make these calculations, we used the 74 dB source criterion discussed above, the standard intensity drop of 6 dB drop for every doubling of distance, the difference in level for the exit vs. the entrance, the reduction in intensity for angle from the opening, and the shielding effect of an 8-foot tall sound fence that hugs the entrance and exit lanes. Using the data and information discussed above, the projected car wash sound levels near the property lines of the two closest homes is 53-55 dB.



**Figure 3 – A photo of the composite fence used in the Buffalo Grove facility.**

With respect to the fence, it would be the same design and construction as the one used by the applicant in its Buffalo Grove facility. This fence is shown in **Figure 3**. Specifically, it is constructed of composite materials to give it enough weight to prevent noise from going through the fence. In addition, the boards are manufactured with tongue-and-groove edges to ensure a tight fit and prevent noise from leaking through gaps. Finally, the fence will be tall enough to block the view of the noise source. This ensures the fence will achieve a meaningful amount of sound reduction. We expect the 8-foot tall fence to provide a noise reduction on the order of 6-8 dB for the closest homes.

### Impact Assessment

In general, impact is assessed by comparing the projected sound levels with the median ambient noise levels already at the site. To visualize this relationship, we superimposed the projected car wash noise level over the ambient noise levels measured at the site as shown in **Figure 2**. As seen, the projected sound levels are less than the 55 dB limit set by the Village of Glen Ellyn. Moreover, because the projected sound levels are generally within 5 dB of the median ambient noise from 6:00 AM to 10:00 PM, there would be no impact from its operation.

Submitted by,

Thomas Thunder, AuD, FAAA, INCE Bd. Cert.  
Principal Audiologist and Acoustical Specialist

*Adjunct Faculty – Northern Illinois University, Rush University, Salus University*

# Email from Village Stormwater Engineer Ray Ulreich

John Sterrett

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From: John Sterrett  
Sent: Monday, September 18, 2017 11:44 AM  
To: John Sterrett  
Subject: FW: Buckey's stormwater management - water quality  
Attachments: CDS flyer.pdf

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From: Ray Ulreich  
Sent: Wednesday, September 13, 2017 1:51 PM  
To: Mark Franz; Staci Hulseberg; John Sterrett  
Subject: Buckey's stormwater management - water quality

Mark,

Stormwater management is an important component of the proposed Bucky's development. Provisions are in place that will reduce the rate of discharge from the site (detention) and also address water quality degradation. Stormwater detention is provided in a basin at the south side of the site. The discharge from the basin will be conveyed through a storm sewer system to the storm sewer that runs along Roosevelt Road. No discharge will occur onto adjoining properties.

Water Quality treatment will be provided by both mechanical means and vegetation. A Contech separator (see attached flyer) will be installed upstream of the stormwater detention basin. This will help reduce the discharge of pollutants into the basin. These pollutants include, trash, sediment, oils and hydrocarbons. Water will then enter into the detention basin where sedimentation and filtration will occur to further reduce the pollutant load in the water. Further biological activity will occur in the upper soil levels of the basin providing for further cleaning of the water. Water that filters through the topsoil layer will be collected in an underground pipe and conveyed to the storm sewer system. Because of the composition of the ground (high clay content) it is not anticipated that much, if any water will seep into the ground.

No contamination of the groundwater will result from this project.

Note also this property is serviced by a sanitary sewer which flows to the GBWWTP.

Raymond G Ulreich, P.E., P.L.S  
Village of Glen Ellyn  
Stormwater Engineer  
630-547-5250

| :

# Vortex Separator Cut-Sheet

## Contech® Hydrodynamic Separation

### Pretreatment for Green Stormwater Solutions



#### Before CDS®



A bank by a stormwater retention pond in Pinellas County, Florida was fouled with cigarettes and other debris.

#### After CDS®



Two and a half months later after a CDS was installed, the bank was clean.

## HDS Benefits

- Cost-effective method of gross pollutant removal
- Pretreatment reduces size and increases longevity of land based BMPs
- Variety of sizes to meet range of applications and flows
- Easy, low-cost maintenance

## HDS Applications

- Pre-treatment for rainwater harvesting/stormwater reuse
- Pre-treatment for infiltration and bioretention
- Urban retrofit/redevelopment
- Sediment and trash protection for ponds/lakes
- Pump protection

## CDS Features

- Captures and retains 100% of floatables and neutrally buoyant debris 2.4 mm or larger
- Proven removal of solids, oil and grease
- Patented indirect screening capability keeps screen from clogging
- Retention of all captured pollutants, even at high flows
- Easy access to remove captured pollutants
- Performance verified by NJCAT and WA Ecology
- Flexible design
  - Allows for multiple inlet pipes
  - In-line, grate and curb inlet configurations
  - Easily installed in existing storm drain





# Downstream Defender<sup>®</sup>

Advanced  
Vortex Separator

*Proven to be **more efficient** for removing pollutants and preventing washout*

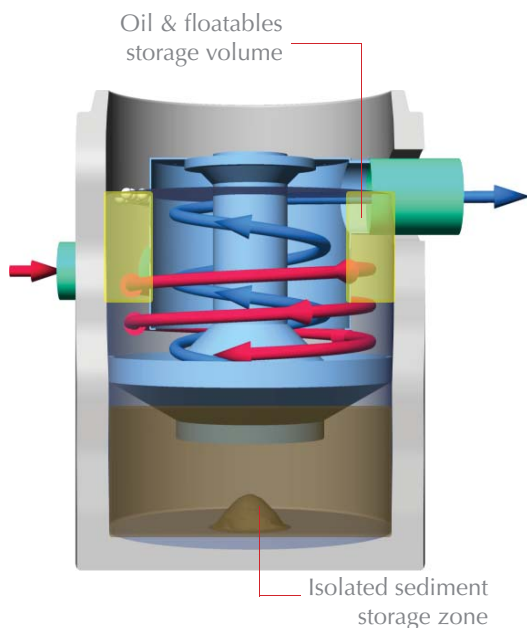
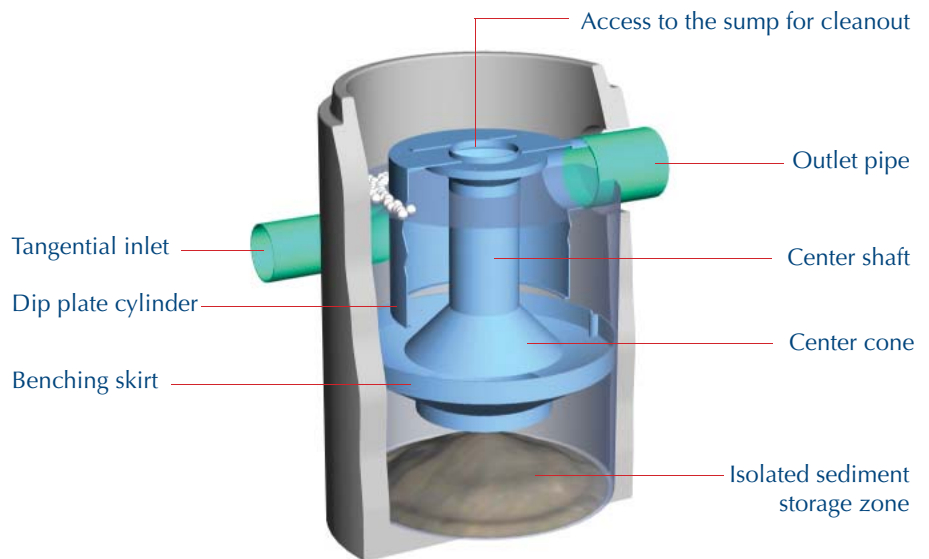
## APPLICATIONS

- Control of sediment, floatable trash and petroleum products
- New developments
- Redevelopment projects
- Streets, roadways and parking lots
- Pretreatment for filters, infiltration or storage
- LEED<sup>®</sup> development projects

## ADVANTAGES

- Most efficient separator available
- Smaller footprint
- Lower capital cost than other devices
- Proven to prevent washout
- Verified through nationally recognized programs
- Low system headloss

The **Downstream Defender** is the most advanced vortex separator available for the removal of sediment, oil and floatables from stormwater runoff. The **Downstream Defender** is proven to be more efficient than other structural treatment devices in as little as ½ the footprint and is the only separator with internal components proven to prevent pollutant washout.



## HOW IT WORKS

The **Downstream Defender** has internal components designed to advance vortex separation by minimizing turbulence and headloss, increasing efficiency and preventing washout of stored pollutants.

Stormwater is introduced tangentially into the side of the vessel, generating a rotating flow that spirals around the outside of the dip plate (red arrow).

Oils, trash and floatable debris rise to the water surface and are trapped in the oil and floatables storage volume (yellow zone).

As flow continues to spiral down around the dip plate cylinder, low energy vortex motion directs sediment inward along the benching skirt and into the protected sediment storage zone (brown zone).

The benching skirt and center cone redirect the rotating flow up and inward between the center shaft and dip plate cylinder away from the stored sediment. The outlet pipe discharges treated effluent from within the dip plate cylinder ensuring the longest possible residence time (blue arrow).

Advanced vortex separation is provided by extending and stabilizing the flow path while protecting trapped pollutants for a wide range of flow rates.

## Maintenance

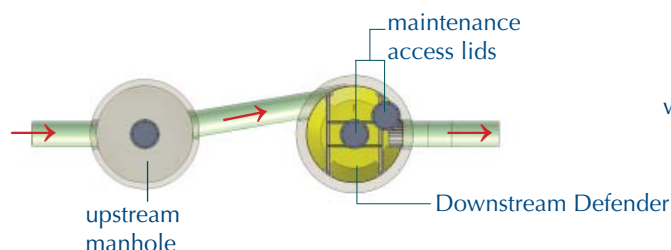


The **Downstream Defender** is easy to maintain using a sump-vac to remove captured sediment and floatables. Cleanout ports are located in the top of the manhole and provide access to pollutant storage areas. Maintenance is generally conducted every 12 to 18 months, although individual maintenance schedules are site specific. Hydro International works with owners and municipalities through networks of certified maintenance contractors to ensure proper maintenance practices.

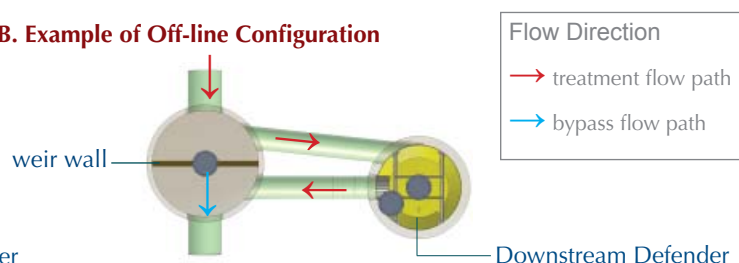
## Sizing and Design

The **Downstream Defender** is sized and designed to accommodate site parameters. The device is commonly installed in an on-line configuration (figure A). In an off-line configuration an upstream diversion structure with an integral weir diverts treatment flows to the **Downstream Defender**. Excess storm flows spill over the weir directly to the outlet (figure B).

### A. Example of On-line Configuration

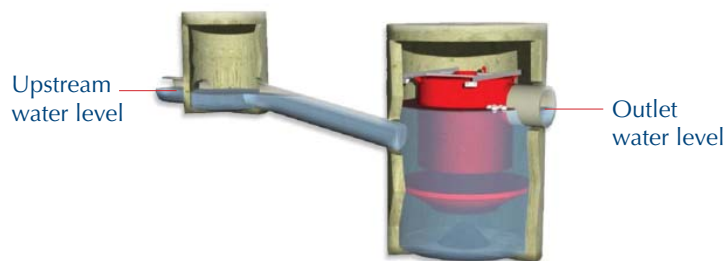


### B. Example of Off-line Configuration



## Low Headloss

The **Downstream Defender** has clear openings and no internal restrictions in order to minimize hydraulic losses, blockages and the risk of upstream flooding.



## Downstream Defender Design Chart

| Model Number and Diameter (ft) | Peak Treatment Flow (cfs) | Maximum Pipe Diameter (in) | Headloss at Peak Treatment Flow (in) | Oil Storage Capacity (gallons) | Sediment Storage Capacity (cubic yards) | Minimum Distance from Outlet Invert to Top of Rim (ft) | Standard Distance Outlet Invert to Sump Floor (ft) |
|--------------------------------|---------------------------|----------------------------|--------------------------------------|--------------------------------|-----------------------------------------|--------------------------------------------------------|----------------------------------------------------|
| 4                              | 3.0                       | 12                         | 6                                    | 70                             | 0.70                                    | 3.2                                                    | 4.0                                                |
| 6                              | 8.0                       | 18                         | 8                                    | 230                            | 2.10                                    | 3.6                                                    | 5.9                                                |
| 8                              | 15.0                      | 24                         | 9                                    | 525                            | 4.65                                    | 4.1                                                    | 7.7                                                |
| 10                             | 25.0                      | 30                         | 10                                   | 1,050                          | 8.70                                    | 4.9                                                    | 9.4                                                |

For more information please call our office toll free at 800-848-2706 or inquire at [www.hydro-international.biz](http://www.hydro-international.biz).

## Ordinance 6477

### Village Of Glen Ellyn

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Ordinance No. 6477 - VC

An Ordinance to Amend the Liquor Control Code  
Chapter 19 of Title 3, Section 29 (Location Restrictions)  
of the Village Code of Glen Ellyn, Illinois  
by Making it Consistent with State and County Law

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Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois  
This 9<sup>th</sup> Day of January, 20 17.

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Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois,  
this 10<sup>th</sup> day of January, 20 17.

Ordinance No. 6477 - VC

**An Ordinance to Amend the Liquor Control Code  
Chapter 19 of Title 3, Section 29 (Location Restrictions)  
of the Village Code of Glen Ellyn, Illinois  
by Making it Consistent with State and County Law**

**Whereas**, pursuant to Section 5/4-1 of Chapter 235 of the Illinois Compiled Statutes 2002, the Village of Glen Ellyn has the statutory authority by general ordinance to establish such regulations and restrictions upon the issuance of and operations under local liquor licenses not inconsistent with law as the public good and convenience may require, and determine the kinds and classifications of liquor licenses to be issued for the sale of alcoholic liquor at retail in the Village as well as the number of permitted licenses within each classification; 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 amend Section 3-19-29 of the Glen Ellyn Liquor Control Act to clarify measuring points to be used in enforcing location restrictions under the Liquor 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 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 29 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended to read as follows:



## 3-19-29: LOCATION RESTRICTIONS:

No license shall be issued for the sale at retail of any alcoholic liquor within one hundred feet (100') of the exterior of the structure from which alcoholic liquors will be sold by the applicant for a liquor license, to the closest part of the exterior of any church, school, hospital, home for the aged or indigent persons or for veterans, their wives or children, or any military or naval station; provided, that this prohibition shall not apply to hotels offering restaurant service, or to restaurants, where the sale of alcoholic liquor is not the principal business carried on, if such place of business so exempted shall have been established for such purpose prior to the effective date hereof.

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

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 20<sup>th</sup> day of January 2017.

Ayes: Trustees Clark, Kenwood, Kadesse, O'Shea and Senack.

Nays: 0

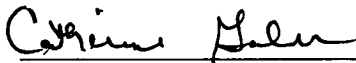
Absent: Trustee McWhirley

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 9<sup>th</sup> day of January 2017.



Village President of the Village  
of Glen Ellyn, Illinois

Attest:



Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 10<sup>th</sup> day of January 2017)

CERTIFICATION

I, Catherine Galvin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6477, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 9<sup>th</sup> day of January 2017, and that the same was signed and approved by the President of said Village on the 9<sup>th</sup> day of January 2017.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 9<sup>th</sup> day of January, 2017.

Village Clerk

CORPORATE SEAL

## Traffic Study

**MEMORANDUM**

**To:** Richard McMahon  
Buchanan Energy

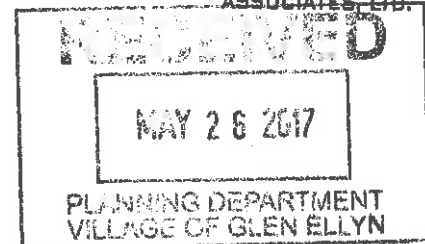
**From:** Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

**Date:** January 26, 2017

**Re:** Bucky's Express (940.08)  
Roosevelt Road at Lawler Avenue  
Glen Ellyn, Illinois



**ERIKSSON**  
**ENGINEERING**  
**ASSOCIATES, LTD.**



This memorandum summarizes a traffic study conducted for the redevelopment of commercial and residential lots into a Bucky's Express gas station with a convenience store and car wash. It will be located on Route 38 (Roosevelt Road), east of Lawler Avenue, in Glen Ellyn, Illinois. Bucky's Express is a gas station that will have 12 fuel dispensers, a 7,144 square foot convenience store, and an ancillary car wash. Access to the station will be provided by one access drive on Roosevelt Road and one on Lawler Avenue.

The purpose of the study was to observe the existing traffic patterns in the area of the site, to assess the impact of the proposed development on traffic conditions, and then recommend roadway improvements to mitigate any traffic issues.

**EXISTING CONDITIONS****Site Location and Area Land-Use**

The subject site is located in unincorporated DuPage County and will be annexed into the Village of Glen Ellyn. It is south of Route 38 (Roosevelt Road) and east of Lawler Avenue. A U-Haul rental facility, a used car dealership, and vacant residential lots currently occupy the site. The commercial properties have a total of four driveways on Roosevelt Road and the U-Haul facility has two drives on Lawler Avenue. The vacant residential lots each had a drive on Lawler Avenue with portions of the drives remaining.

South of the site, there are single-family homes along Lawler Avenue. West of the site, the Pin Oak Community Center is under construction. Along Roosevelt Road, additional commercial buildings are located to the northwest and east. Multi-family homes are located to the northeast of the site.

**Figure 1** illustrates the site and the surrounding land-uses and roads. (Note: all figures are located at the end of the report).

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January 26, 2017  
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### Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

**Roosevelt Road (Illinois Route 38)** is an east-west Strategic Regional Arterial (SRA) roadway extending through the Chicagoland area. Along the site frontage, it has two through lanes in each direction and a mountable median. West of Briar Street, a third westbound thru lane is added and the median becomes a barrier/landscaped median. It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a 35 mph posted speed limit in front of the site and to the east. Further west, by I-355, the speed limit increases to 45 mph. Signalized intersections are located at the I-355 interchange ramps to the west and at Finley Road to the east. PACE Bus Route 747 has bus stops located at the northeast and southwest corners of the Lawler Avenue/Briar Street intersection.

**Briar Street** is a north-south local road that serves residential and several commercial properties north of Roosevelt Road. There is one travel lane in each direction and a stop sign at Roosevelt Road. It is under the jurisdiction of Village of Glen Ellyn.

**Lawler Avenue** is a north-south local road that serves single-family homes and several commercial properties. It is stop controlled at Roosevelt Road with a 25 mph posted speed limit under the jurisdiction of Milton Township.

### Existing Traffic Volumes

Weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual traffic counts were conducted at the following intersection of Briar Street/Lawler Avenue at Roosevelt Road. These counts showed the peak-hours of traffic occurring from 7:00 to 8:00 AM and 4:15 to 5:15 PM on a weekday. Roosevelt Road carries the highest volume of two-way traffic with 3,438 vehicles per hour (vph) in the morning and 3,559 vph in the evening peak-hour in front of the site. Daily traffic volumes along Roosevelt Road are 33,900 vehicles per day (source-IDOT website). Lawler Avenue carries 44 to 48 vph. Briar Street's volumes range from 171 to 220 vehicles per hour. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**.

### Existing Traffic Operations

In order to quantify the operations of each unsignalized intersection, the High Capacity Manual was used to define the capacity and vehicular delay of each intersection during the peak hours. The level of service ranges from LOS A to LOS F, with LOS A having minimal delays and LOS E/F having high levels of delay. **Table 1** shows the existing level of service results for each movement. The capacity analyses and field observations indicate that traffic turning left from Roosevelt Road works at acceptable levels of service during rush hour. The side streets do experience delays turning when turning left onto Roosevelt Road which is typical of any side street or driveway on a major arterial roadway. Right-turns onto Roosevelt Road are easier to make.

**Table 1**  
**Existing Intersection Level of Service**

| Intersection                       | Morning Peak Hour                                                                              | Evening Peak Hour                                                                              |
|------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Roosevelt Road<br>At Lawler Avenue | Eb Left – LOS C<br>Wb Left – LOS C<br>Nb Right/Thru/Left – LOS F<br>Sb Right/Thru/Left – LOS F | Eb Left – LOS C<br>Wb Left – LOS C<br>Nb Right/Thru/Left – LOS F<br>Sb Right/Thru/Left – LOS F |

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## SITE TRAFFIC CHARACTERISTICS

### Site Plan

The existing U-Haul rental store, used car dealership, and two residential lots will be replaced with a Bucky's Express gas station with 12 fueling dispensers (24 positions), a 7,144 square foot convenience store, and a car wash. Development plans show that the four existing driveways on Roosevelt Road will be removed and a single right-in and -out access drive installed near the east side of the site. A new full access driveway will be constructed on Lawler Avenue with removal of the two commercial and two residential drives.

### Trip Generation

Traffic estimates were made for the site using data provided by the Institute of Transportation Engineer's Trip Generation 9<sup>th</sup> Ed. manual which contains trip generation surveys of gas stations with convenience stores and car washes. Trip Generation serves as the most widely accepted reference guide for establishing vehicle trip generation. The rate of vehicle trip generation was applied to the proposed station with the results are shown in **Table 2**.

Please note that 60% gas station trips are pass-by trips when vehicles are already traveling past the site that would stop to visit the station and not add to the overall traffic volumes.

**Table 2**  
**Bucky's Site Traffic Volumes**  
**Gas Station with Convenience Store and Car Wash**

| Use                        | Size                 | Trip Type | Morning Peak |     |       | Evening Peak |     |       |
|----------------------------|----------------------|-----------|--------------|-----|-------|--------------|-----|-------|
|                            |                      |           | In           | Out | Total | In           | Out | Total |
| Gas Station <sup>(1)</sup> | 24 Fueling Positions | New       | 58           | 58  | 116   | 68           | 68  | 136   |
|                            |                      | Pass-By   | 87           | 87  | 174   | 102          | 102 | 204   |
| Total Traffic              |                      |           | 145          | 145 | 290   | 170          | 170 | 340   |

(1) ITE Land Use Code 946 – Gas/Service Station with Convenience Market and Car Wash

### Trip Distribution

The trip distribution for any gas station is based on a combination of the existing traffic volumes going by the site, the distribution of residents in the area, and the road network. Since the majority of the traffic is pass-by traffic, the existing traffic flows heavily influenced the distribution of site traffic. The trip distribution for the site is shown on **Table 3** and **Figure 3**.

**Table 3**  
**Directional Distribution**

| Route                       | Percentage  |
|-----------------------------|-------------|
| Westbound on Roosevelt Road | 10%         |
| Eastbound on Roosevelt Road | 90%         |
| <b>Total</b>                | <b>100%</b> |

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January 26, 2017  
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### **Trip Assignment**

The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis and the proposed site plan. **Figures 4 and 5** displays the trip assignment for the projected new and pass-by site traffic volumes.

### **Future Traffic Volumes**

Total traffic volumes are a combination of the existing traffic volumes, projected non-site growth in those volumes, other developments, and the site traffic. Construction and opening of the gas station is planned to be completed in 2017. The total traffic volumes are estimated for a period five years after the projected opening which is the Year 2022. Data provided by the Chicago Metropolitan Agency for Planning (see appendix) shows the growth in traffic volumes along Roosevelt Road from 2015 (33,900-Average Daily Traffic) to the Year 2040 (41,000 ADT) or 0.8% growth per year. This growth rate was applied to the existing traffic volumes to obtain the base 2022 volumes without the development. **Figure 6** shows the Year 2022 volumes with regional traffic growth.

West of the site and Lawler Avenue, the Pin Oak Community Center is under construction. The Pin Oak Community Center is a mosque for prayer services, educational programs, library, and gymnasium use. Access will consist of a right-in only driveway on Lawler Avenue with a raised median to prevent left-turns and a right-out exit only drive onto Roosevelt Road. Lawler Avenue at Roosevelt Road will be widened to provide two northbound lanes for separate left- and right-turn movements. A copy of the traffic study was obtained for this site. From that study, it was determined that there will be minimal traffic during the peak commuting hours along Roosevelt Road. The majority of the activities are scheduled for off-peak time frames. **Figure 7** illustrates Pin Oak Community Center traffic assignment.

A Shell gas station has been approved for the northwest corner of the Roosevelt Road and Briar Street with shared access on Roosevelt Road with the Dunkin Donuts and access on Briar Street. The traffic study for the station was obtained to determine its site traffic volumes which are illustrated on **Figure 8**.

**Figure 9** shows the Total Traffic volumes, which are the sum of the existing, regional growth, the Pin Oka Community Center, the Shell gas station, and the additional site traffic volumes.

## **ANALYSES**

### **Future Traffic Conditions**

The total traffic volumes were applied to the proposed access system and capacity analyses were completed to determine the future operating conditions with the gas station. **Table 4** summarizes the results of those analyses.

### **Roosevelt Road Access**

A new access drive on Roosevelt Road will be provided approximately 250 feet east of Lawler Avenue. The driveway will have right-in and right-out access with a 12 foot wide inbound lane and a 14 foot outbound lane and a mountable pork chop median.

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**Table 4**  
**Proposed Intersection Level of Service**

| Intersection                                           | Morning Peak Hour                                                                                       | Evening Peak Hour                                                                                       |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Roosevelt Road<br>At Lawler Avenue<br>And Briar Street | Eb Left – LOS C<br>Wb Left – LOS C<br>Nb Left – LOS F<br>Nb Right – LOS D<br>Sb Right/Thru/Left – LOS F | Eb Left – LOS C<br>Wb Left – LOS C<br>Nb Left – LOS F<br>Nb Right – LOS C<br>Sb Right/Thru/Left – LOS F |
| Bucky's Access Drive on<br>Roosevelt Road              | Nb Right – LOS E                                                                                        | Nb Right – LOS D                                                                                        |
| New Bucky's Access Drive on<br>Lawler Avenue           | Wb Right – LOS A<br>Sb Left – LOS A                                                                     | Wb Right – LOS A<br>Sb Left – LOS A                                                                     |

#### **Lawler Avenue Access**

A new driveway is proposed on Lawler Avenue with one inbound lane and one outbound lane, totaling 34 feet wide, approximately 110 feet south of Roosevelt Road. The delays and queuing at this location are minimal.

#### **Roosevelt Road and Lawler Avenue/Briar Street**

Lawler Avenue has one northbound lane at Roosevelt Road under stop sign control. In conjunction with the Pin Oak Community Center under construction, Lawler Avenue will be widened to two northbound lanes with separate left and right-turn lanes. With the proposed gas station, the northbound left-turn volume increases slightly from 16 to 22 vph in the morning and 4 to 10 vph in the evening. With the widening of Lawler Avenue by others for a northbound left-turn lane, the northbound left-turn queues decrease nominally from 5.5 to 4.9 vehicles in the morning and no change from 2.5 vehicles in the evening. The proposed increase in northbound left-turns due to the gas station will be offset by the new left-turn lane.

#### **Automobile Laundry Stacking**

A tunnel automobile laundry is located on the south side of the convenience store running in a westbound direction. Cars pull into the east side of the wash, enter a wash code, the car is pulled thru, washed and dried, and then it exits on the west side. Vehicles waiting to enter the car wash queue up along the east side of the site facing south.

The Glen Ellyn Zoning Code for automatic automobile laundries requires reservoir parking space or stacking space equal to five times the maximum capacity of the washing unit. The car wash unit is 110 feet long and can process up to 3 vehicles simultaneously. Studies of car washes at a gas station indicate that the typical maximum queue is six vehicles, not including the vehicles in the car wash building. EEA's experience at other gas stations with car washes supports that study's findings. The proposed site plan provides queuing for 15 vehicles to satisfy the zoning requirement.

Please note that a car wash at a gas station is an ancillary service available to the users of a gas station and not the primary use. They do not offer the additional services or products a



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full-service car wash would and do not spend as much time on-site. The overall processing time is less for the proposed gas station car wash because the driver receives a code at the pump, waits in line, and then their car is washed and dried. A full service car wash typically takes cash payments and provides towel drying which lengthen the overall processing time.

### Parking

Parking requirements for the development were calculated based on the Glen Ellyn Zoning Code. **Table 5** shows the parking required by code for each component of the project. The proposed site plan has a total of 32 parking spaces, including two accessible spaces, which exceeds the zoning code requirement. It meets the accessible requirement of two spaces.

**Table 5**  
**Zoning Code Parking Requirements**

| Use                         | Size                       | Zoning Code                         | Required Parking |
|-----------------------------|----------------------------|-------------------------------------|------------------|
| Automobile Carwash          | 2 employees <sup>(1)</sup> | One space for every 2 employees     | 1 space          |
| Automobile Service Stations | 7,144 sq. ft.              | Four spaces for every 1,000 sq. ft. | 29 spaces        |
| Parking Required            |                            |                                     | 30 spaces        |
| Parking Provided            |                            |                                     | 32 spaces        |

(1) These employees also work in the convenience store and were double counted for parking purposes as a worst-case scenario.

### Fuel Tanker Routing

The fuel tanks are located on the northeast corner of the site. A tanker can pull into the site from the Roosevelt Road drive and pull up to the tanks. After fueling, it travels clockwise around the canopy and exits back onto Roosevelt Road. An exhibit is included in the **Appendix** showing the tanker travel path.

### Refuse

The trash enclosure is located on the southwest corner of the site. The garbage truck can enter either driveway to pull up to the enclosure to empty the refuse containers. It would then back-up and exit the site. Typical pick-up hours will occur outside the peak-hours of the station.

### On-Site Circulation

The Bucky's Express convenience store and car wash are in the center of the site and runs parallel to Roosevelt Road. In front of the building, there is a 13 foot sidewalk and 19.0 by 9.5 foot perpendicular parking spaces. The parking spaces on the sides of the building are 19 feet by 10 feet with a 23 foot drive aisle. Along Roosevelt Road, there is a 15 foot landscaped area and 5 foot sidewalk easement between the property line and curb line. The distance from the building parking spaces to the front curb line is 110.5 feet which permits two-way circulation aisles north and south of the pumps (40.5 feet north, 29 feet at the pumps, and 42 feet south). There is sufficient room for vehicle to be at the pump and have another vehicle (or car with a trailer) behind it waiting to fuel without blocking the other two-way traffic around the canopy.



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On the west end of the pumps, there is a minimum of 35.6 feet from the pump to the west curb line to allow two-way circulation around the end of the fueling area (24 feet) and for a vehicle to fuel (11.6 feet). The east end is at least 77.7 feet to accommodate two-way circulation (24 feet), fueling vehicle (10-11 feet). Two-way circulation around the fuel pumps is important to allow vehicles to access the pumps from either direction.

## CONCLUSIONS

The preceding traffic analysis analyzed the proposed Bucky's Express gas station with a convenience store and car wash and developed the following conclusions:

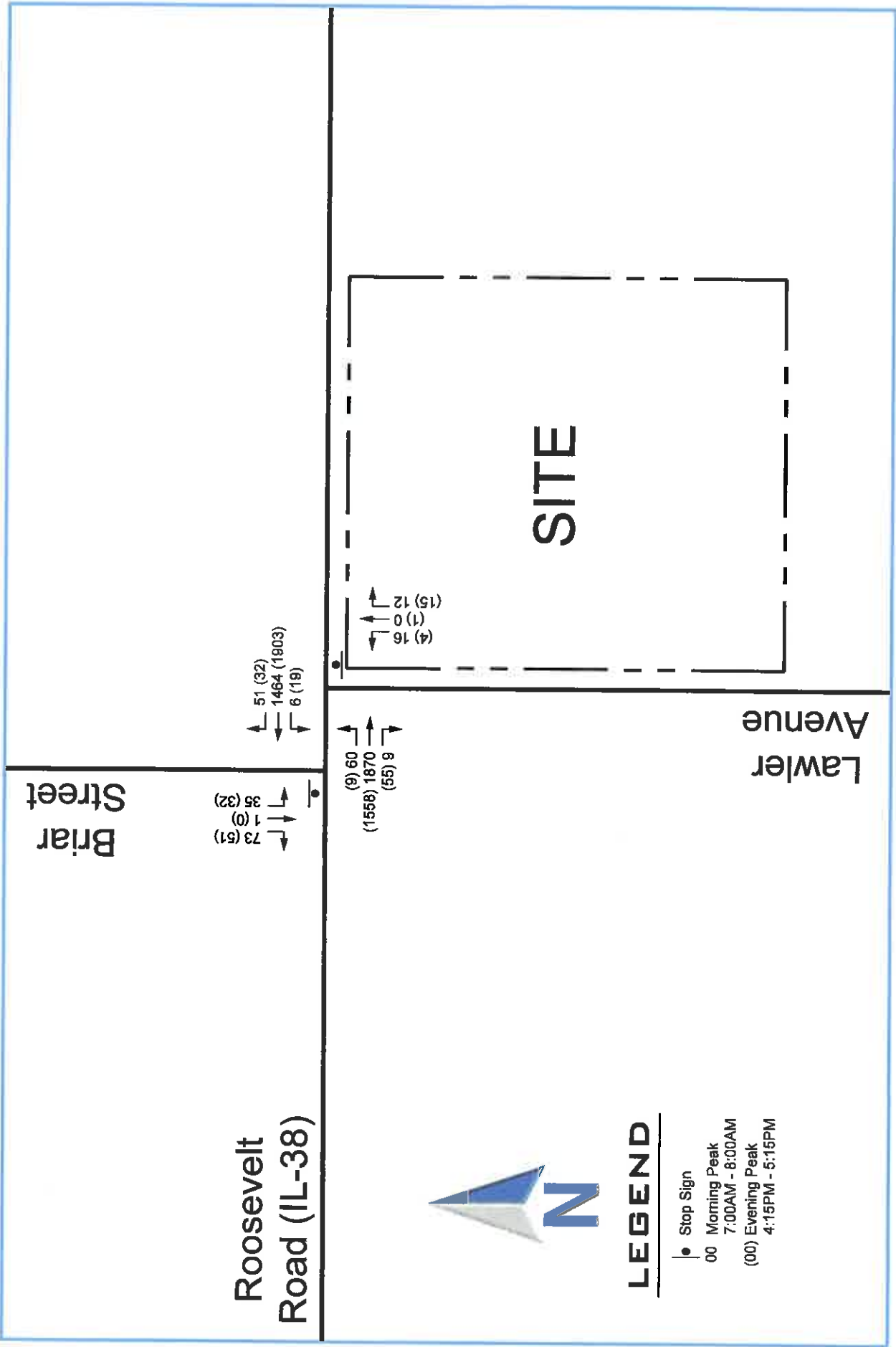
- The redevelopment of the existing U-Haul and car sales with a Bucky's Express gas station will not adversely impact the level-of-service of study area intersections.
- The majority of the gas station traffic will come from existing traffic volumes driving by the site, stopping, and then continuing on with their journey. This study conservatively assumed that all site traffic would be new trips.
- A new driveway is proposed on Lawler Avenue with one inbound lane and one outbound lane. It is located along the west edge of the property approximately 110 feet south of Roosevelt Road. Even with the gas station traffic, this will remain as a low volume road.
- A new right-in and right-out access drive on Roosevelt Road will be provided approximately 250 feet east of Lawler Avenue. The driveway will have one 12 foot wide inbound lane and one 14 foot outbound lane with a mountable pork chop median.
- Stacking for the car wash is adequate and will not interfere with on-site traffic flow.
- On-site circulation to and from the fuel pumps is good.
- Adequate parking is provided to meet the zoning code.



Site Location & Area Roadways

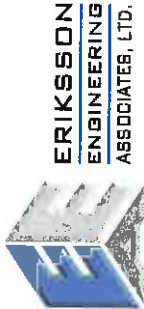
Figure 1

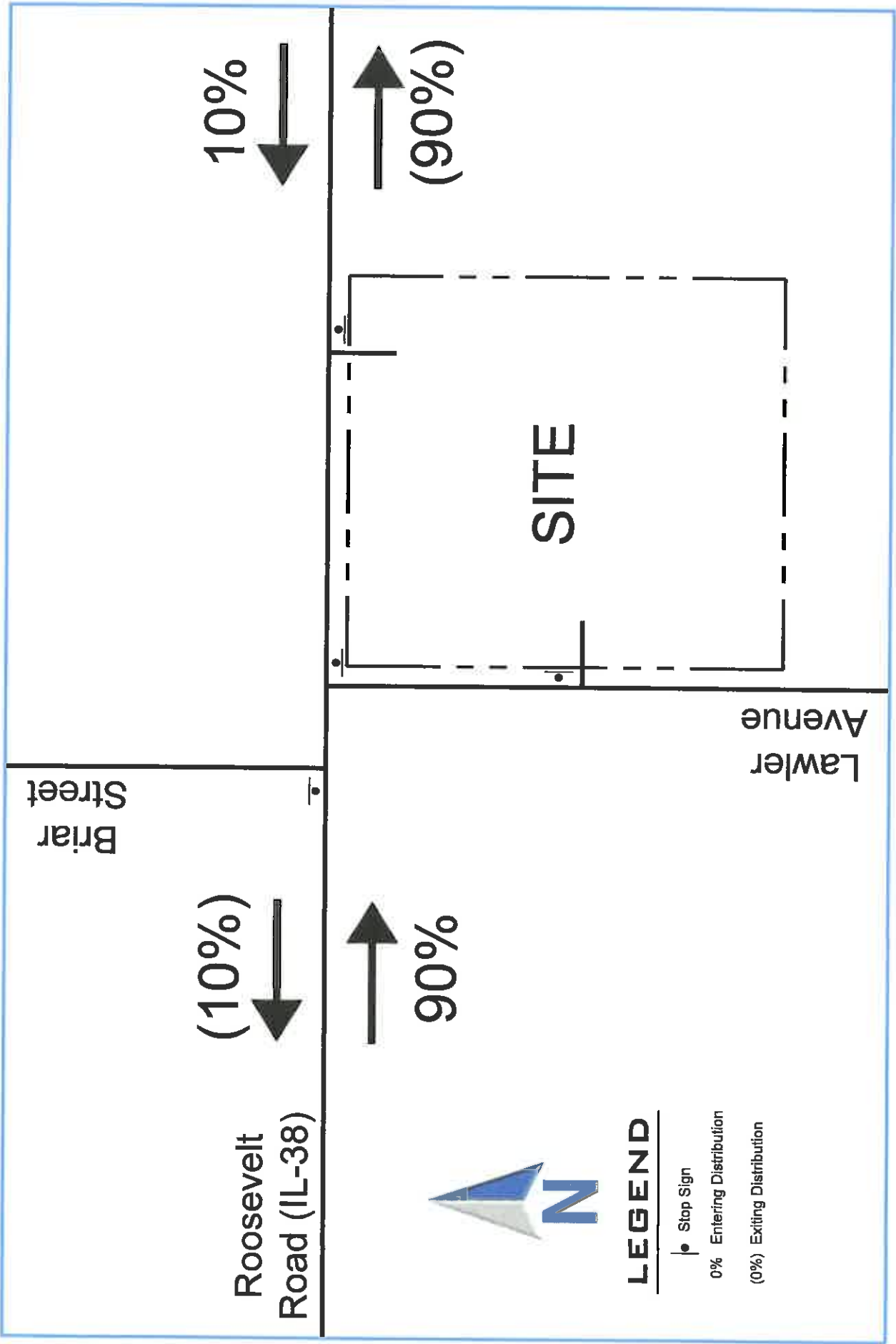




Existing Traffic Volumes

Figure 2



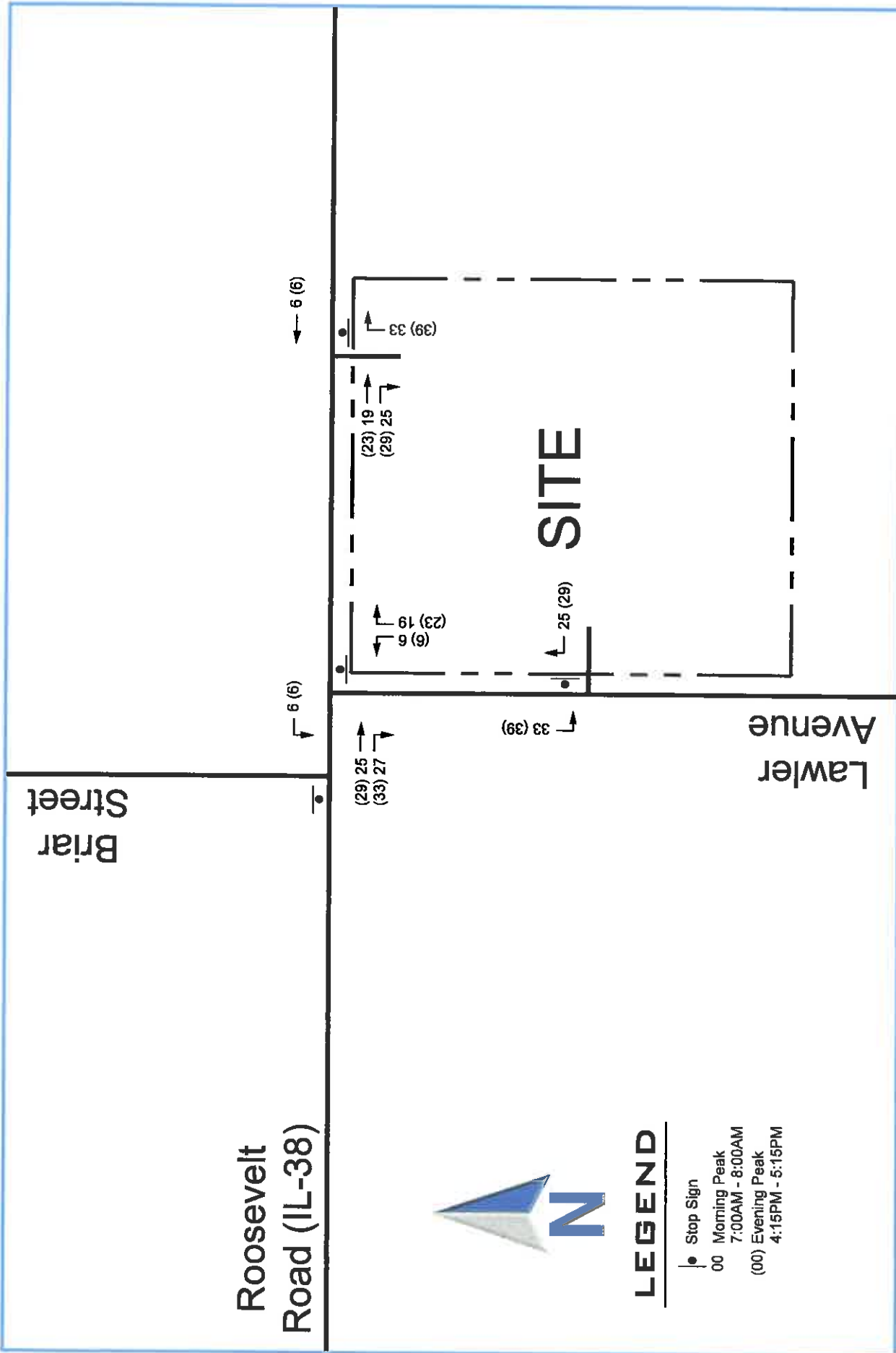


Directional Distribution

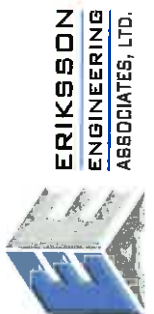
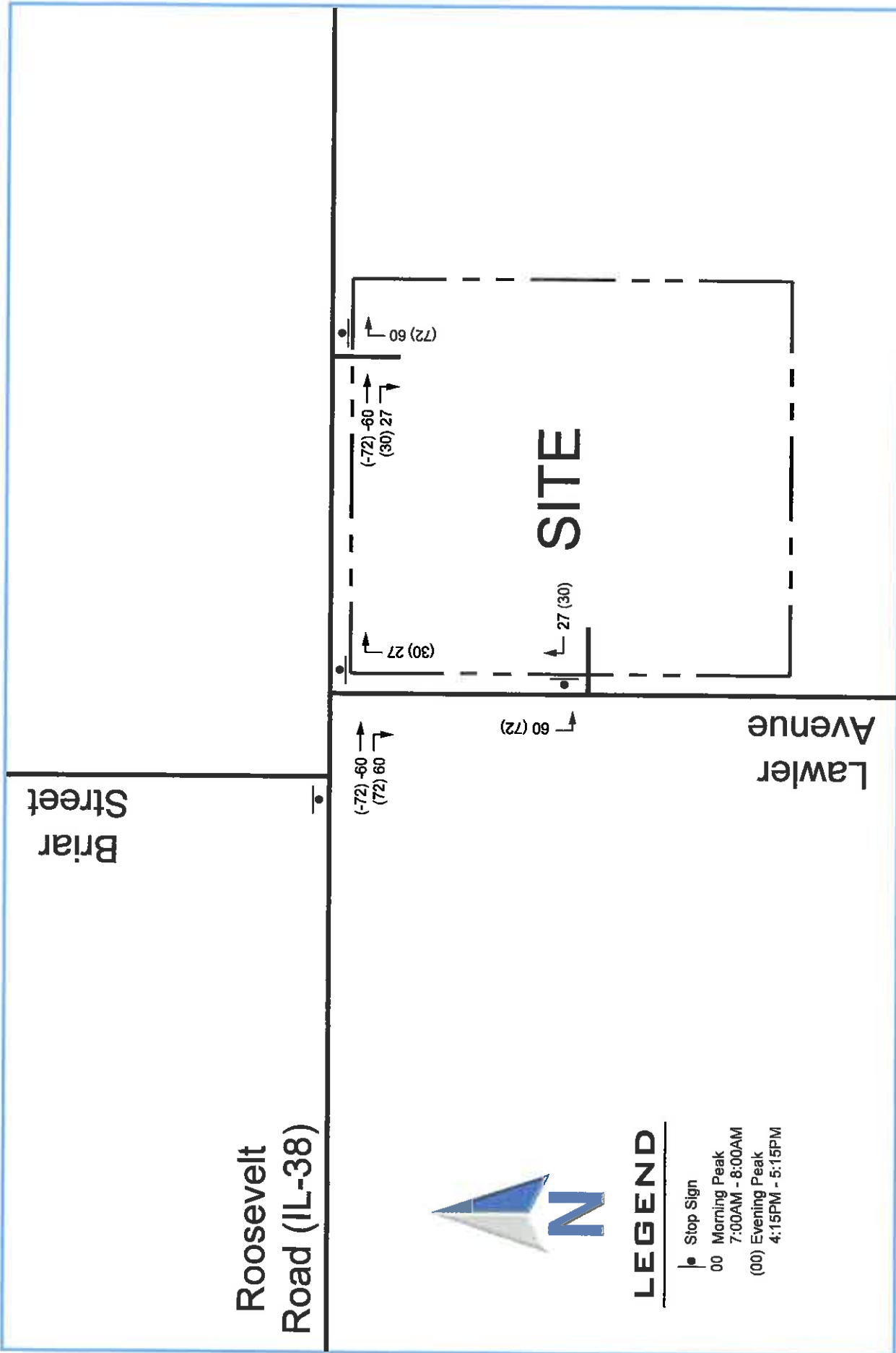
Figure 3

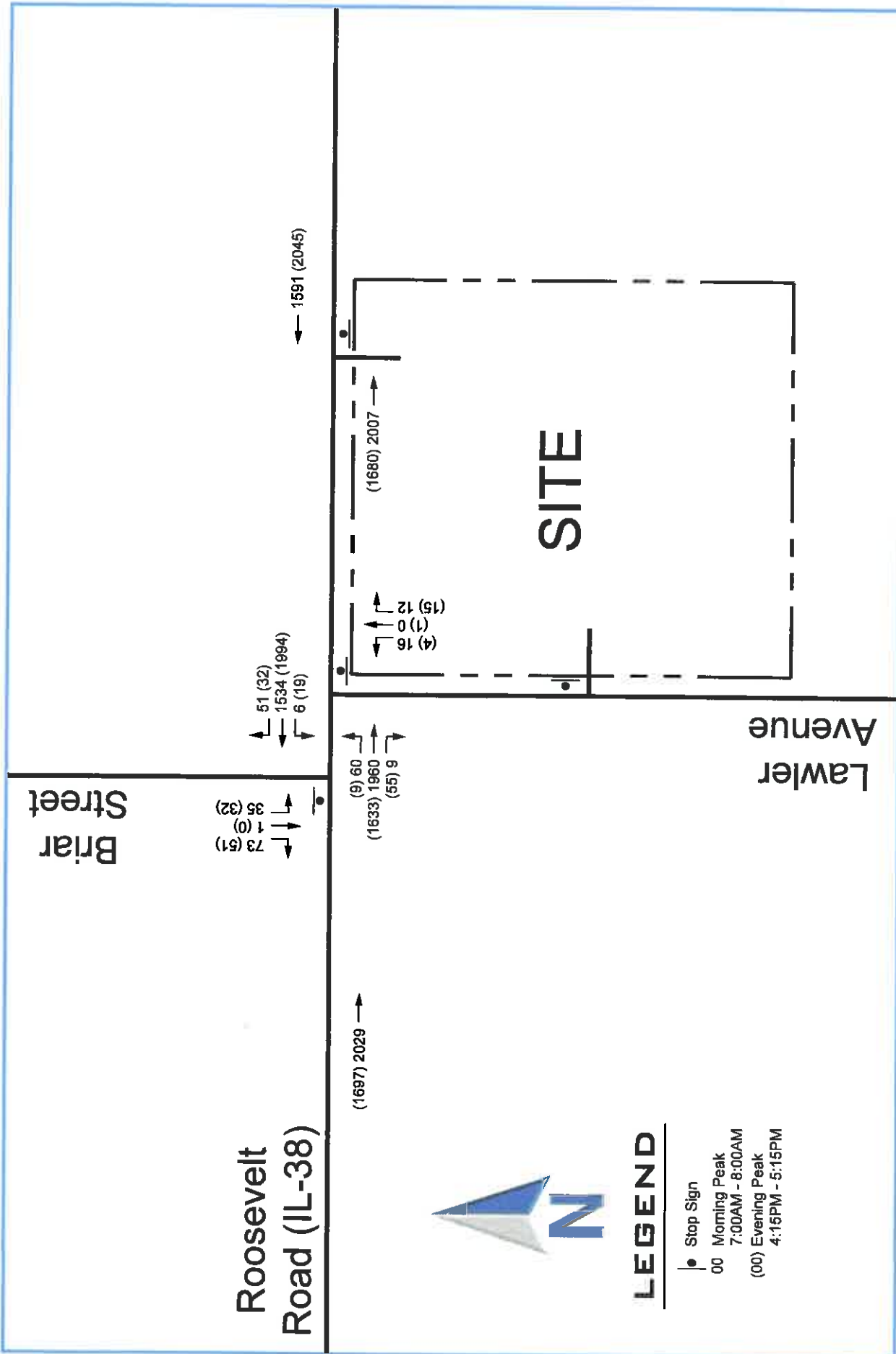
# Bucky's New Traffic Assignment

## Figure 4



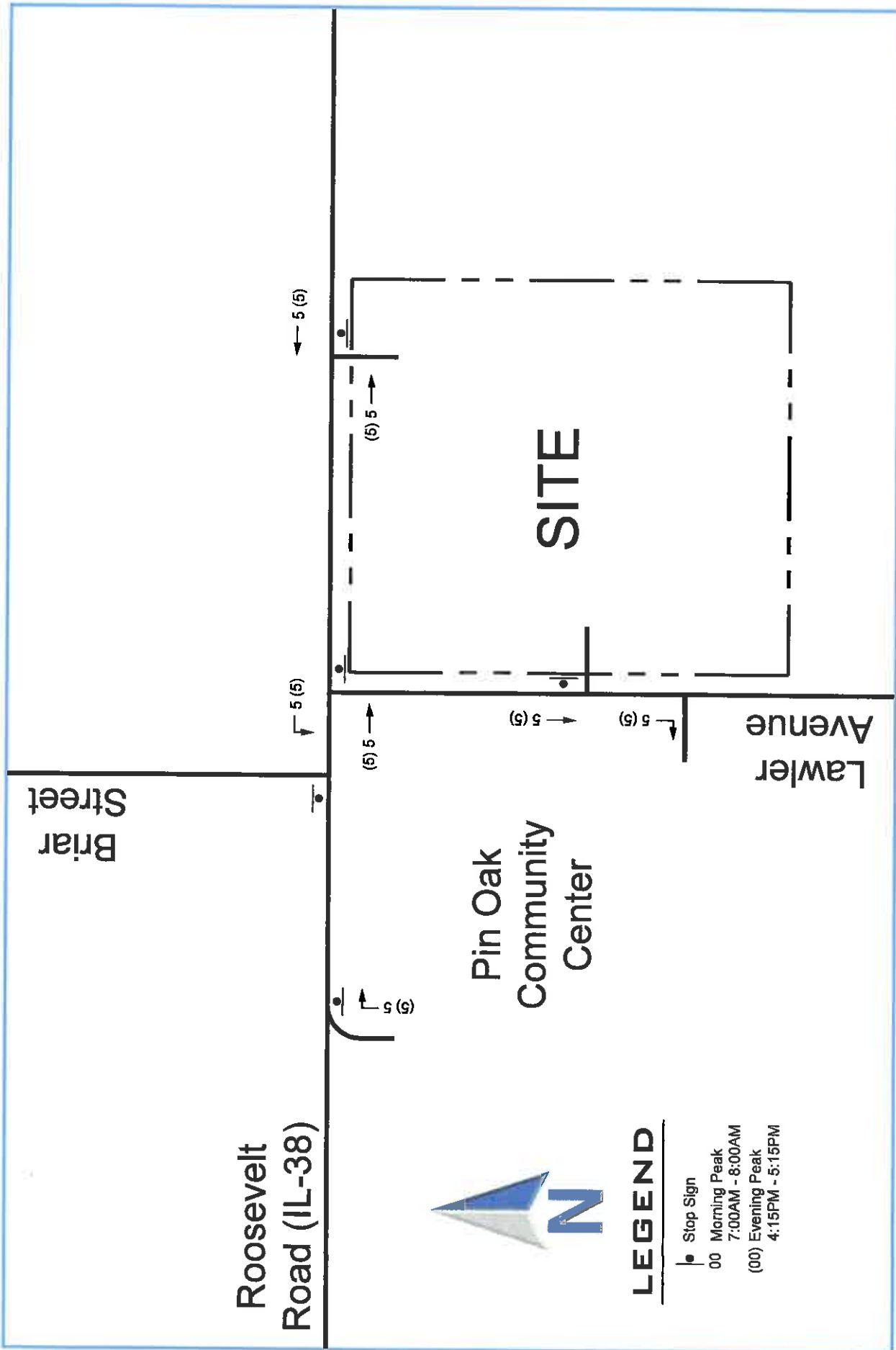
**Bucky's Pass-By Traffic Assignment**  
**Figure 5**





2022 Base Traffic Volumes

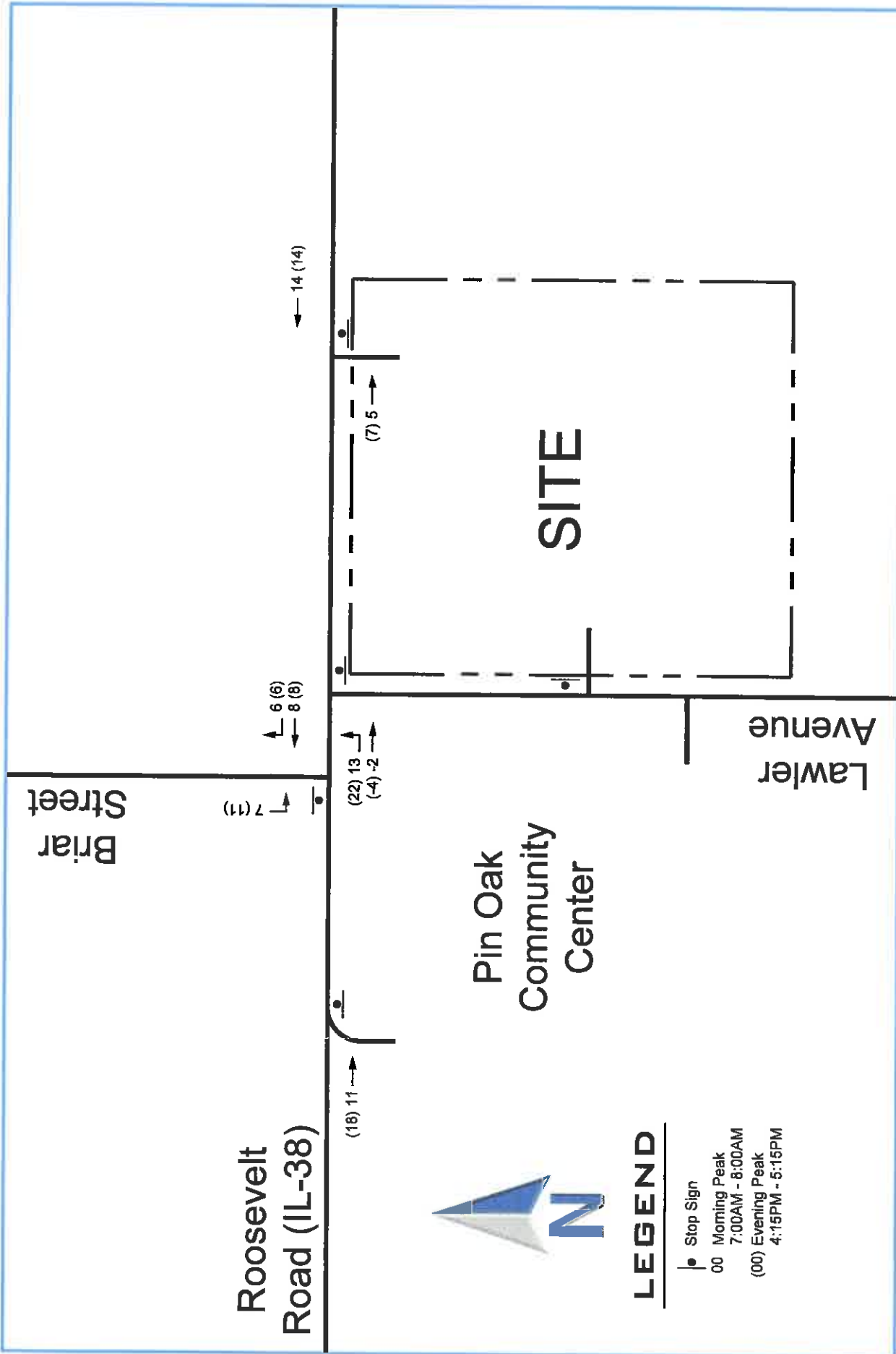
Figure 6



Pin Oak Community Center Traffic Assignment

Figure 7

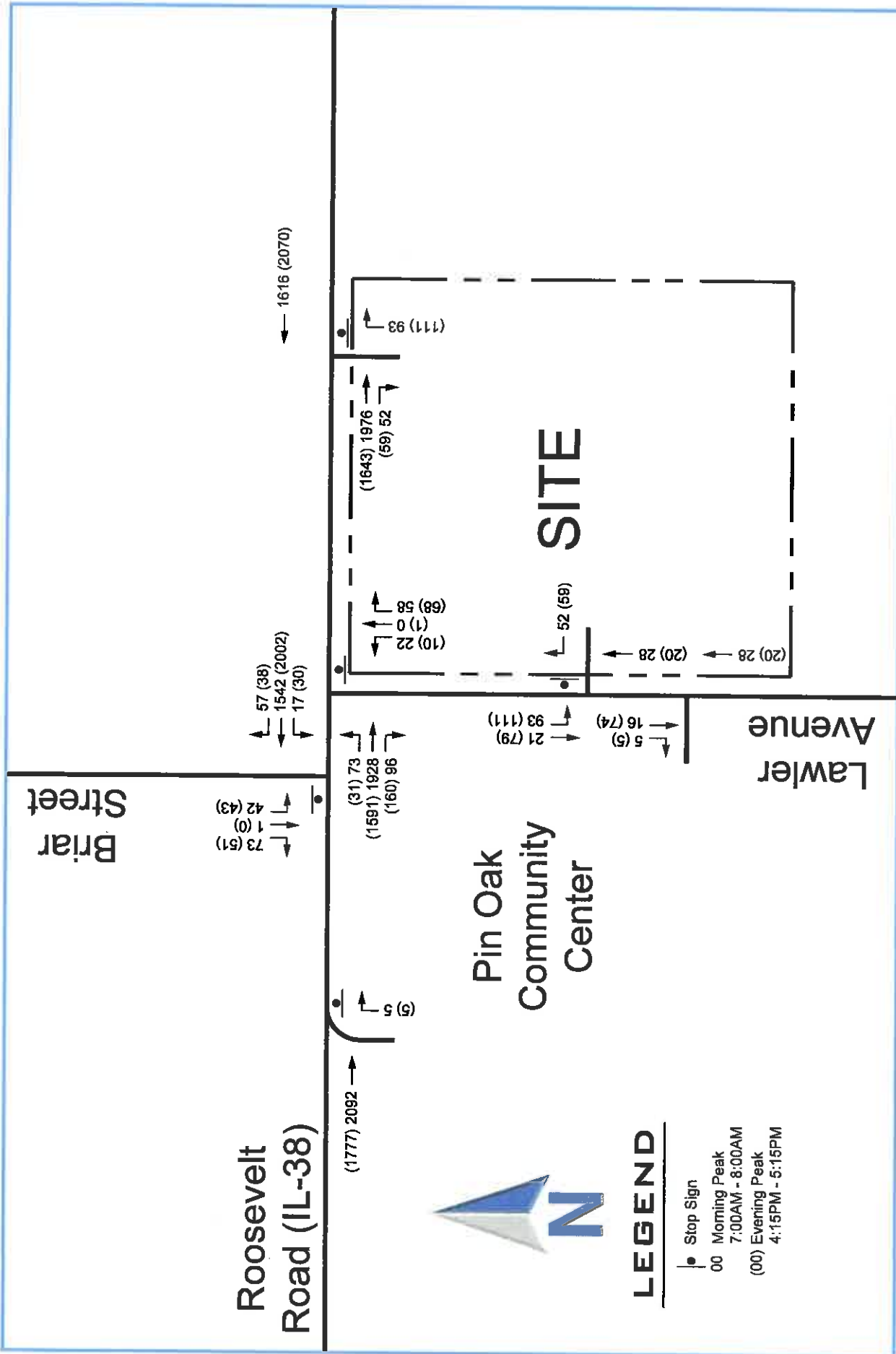




Shell Gas Station Traffic Assignment

Figure 8

**2022 Total Traffic Volumes**  
**Figure 9**



## Appendix

- **Traffic Counts**
- **CMAQ Projection Letter**
- **Fuel Truck Maneuvering Diagram**
- **Intersection Capacity Analyses**

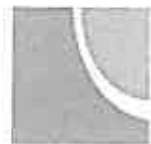




DuPage County, Illinois

## Roosevelt Road at Lawler Avenue / Briar Street

| Begin Time               | Briar Street Southbound |         |           | Roosevelt Road (IL 38) Westbound |         |           | Lawler Avenue Northbound |         |           | Roosevelt Road (IL 38) Eastbound |         |           | 15 Minute Totals | 60 Minute Totals | Peak Hour Factor |
|--------------------------|-------------------------|---------|-----------|----------------------------------|---------|-----------|--------------------------|---------|-----------|----------------------------------|---------|-----------|------------------|------------------|------------------|
|                          | Right Turn              | Through | Left Turn | Right Turn                       | Through | Left Turn | Right Turn               | Through | Left Turn | Right Turn                       | Through | Left Turn |                  |                  |                  |
|                          |                         |         |           |                                  |         |           |                          |         |           |                                  |         |           |                  |                  |                  |
| Wednesday April 13, 2016 |                         |         |           |                                  |         |           |                          |         |           |                                  |         |           |                  |                  |                  |
| 7:00 AM                  | 15                      | 0       | 6         | 14                               | 317     | 3         | 2                        | 0       | 7         | 2                                | 441     | 14        | 821              | 3597             | 0.89             |
| 7:15 AM                  | 18                      | 0       | 13        | 8                                | 337     | 0         | 4                        | 0       | 4         | 1                                | 450     | 13        | 848              | 3587             | 0.88             |
| 7:30 AM                  | 16                      | 1       | 9         | 17                               | 426     | 3         | 4                        | 0       | 4         | 1                                | 519     | 16        | 1016             | 3563             | 0.88             |
| 7:45 AM                  | 24                      | 0       | 7         | 12                               | 384     | 0         | 2                        | 0       | 1         | 5                                | 460     | 17        | 912              | 3361             | 0.92             |
| 8:00 AM                  | 13                      | 1       | 10        | 11                               | 353     | 3         | 5                        | 0       | 1         | 2                                | 398     | 14        | 811              | 3185             | 0.97             |
| 8:15 AM                  | 10                      | 0       | 11        | 8                                | 349     | 2         | 2                        | 0       | 3         | 0                                | 420     | 19        | 824              |                  |                  |
| 8:30 AM                  | 16                      | 0       | 12        | 6                                | 367     | 1         | 2                        | 0       | 7         | 0                                | 389     | 14        | 814              |                  |                  |
| 8:45 AM                  | 11                      | 0       | 16        | 11                               | 295     | 3         | 7                        | 0       | 0         | 2                                | 373     | 18        | 736              |                  |                  |
| Total                    | 123                     | 2       | 84        | 87                               | 2828    | 15        | 28                       | 0       | 27        | 13                               | 3450    | 125       |                  |                  |                  |
| 7:00-8:00 AM             | 73                      | 1       | 35        | 51                               | 1464    | 6         | 12                       | 0       | 16        | 9                                | 1870    | 60        | 3597             |                  |                  |
| Wednesday April 13, 2016 |                         |         |           |                                  |         |           |                          |         |           |                                  |         |           |                  |                  |                  |
| 4:00 PM                  | 17                      | 3       | 5         | 7                                | 456     | 2         | 3                        | 0       | 4         | 8                                | 339     | 15        | 859              | 3590             | 0.98             |
| 4:15 PM                  | 15                      | 0       | 8         | 6                                | 488     | 4         | 7                        | 0       | 1         | 2                                | 375     | 14        | 920              | 3679             | 0.97             |
| 4:30 PM                  | 12                      | 0       | 9         | 11                               | 462     | 2         | 1                        | 0       | 1         | 1                                | 376     | 16        | 891              | 3627             | 0.96             |
| 4:45 PM                  | 15                      | 0       | 7         | 4                                | 475     | 6         | 2                        | 0       | 1         | 2                                | 393     | 15        | 920              | 3646             | 0.96             |
| 5:00 PM                  | 9                       | 0       | 8         | 11                               | 478     | 7         | 5                        | 1       | 1         | 4                                | 414     | 10        | 948              | 3563             | 0.94             |
| 5:15 PM                  | 9                       | 0       | 6         | 15                               | 437     | 4         | 4                        | 0       | 1         | 3                                | 379     | 10        | 868              |                  |                  |
| 5:30 PM                  | 13                      | 0       | 4         | 12                               | 490     | 2         | 3                        | 0       | 2         | 3                                | 368     | 13        | 910              |                  |                  |
| 5:45 PM                  | 17                      | 1       | 5         | 11                               | 454     | 1         | 2                        | 0       | 1         | 3                                | 333     | 9         | 837              |                  |                  |
| Total                    | 107                     | 4       | 52        | 77                               | 3740    | 28        | 27                       | 1       | 12        | 26                               | 2977    | 102       |                  |                  |                  |
| 4:15-5:15 PM             | 51                      | 0       | 32        | 32                               | 1903    | 19        | 15                       | 1       | 4         | 9                                | 1558    | 55        | 3679             |                  |                  |



## Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

312 454 0400  
www.cmap.illinois.gov

April 12, 2016

Stephen B. Corcoran, P.E., PTOE  
Director of Transportation Engineering  
Eriksson Engineering Associates  
145 Commerce Drive  
Suite A  
Grayslake, IL 60030

**Subject: *Roosevelt Road and North Avenue (IL 64)***  
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated April 11, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

| ROAD SEGMENT                             | Year 2040 ADT |
|------------------------------------------|---------------|
| Roosevelt Rd east of Meyers Rd           | 38,000        |
| North Ave (IL 64) from Swift Rd to I-355 | 62,000        |
| Roosevelt Rd east of I-355               | 41,000        |

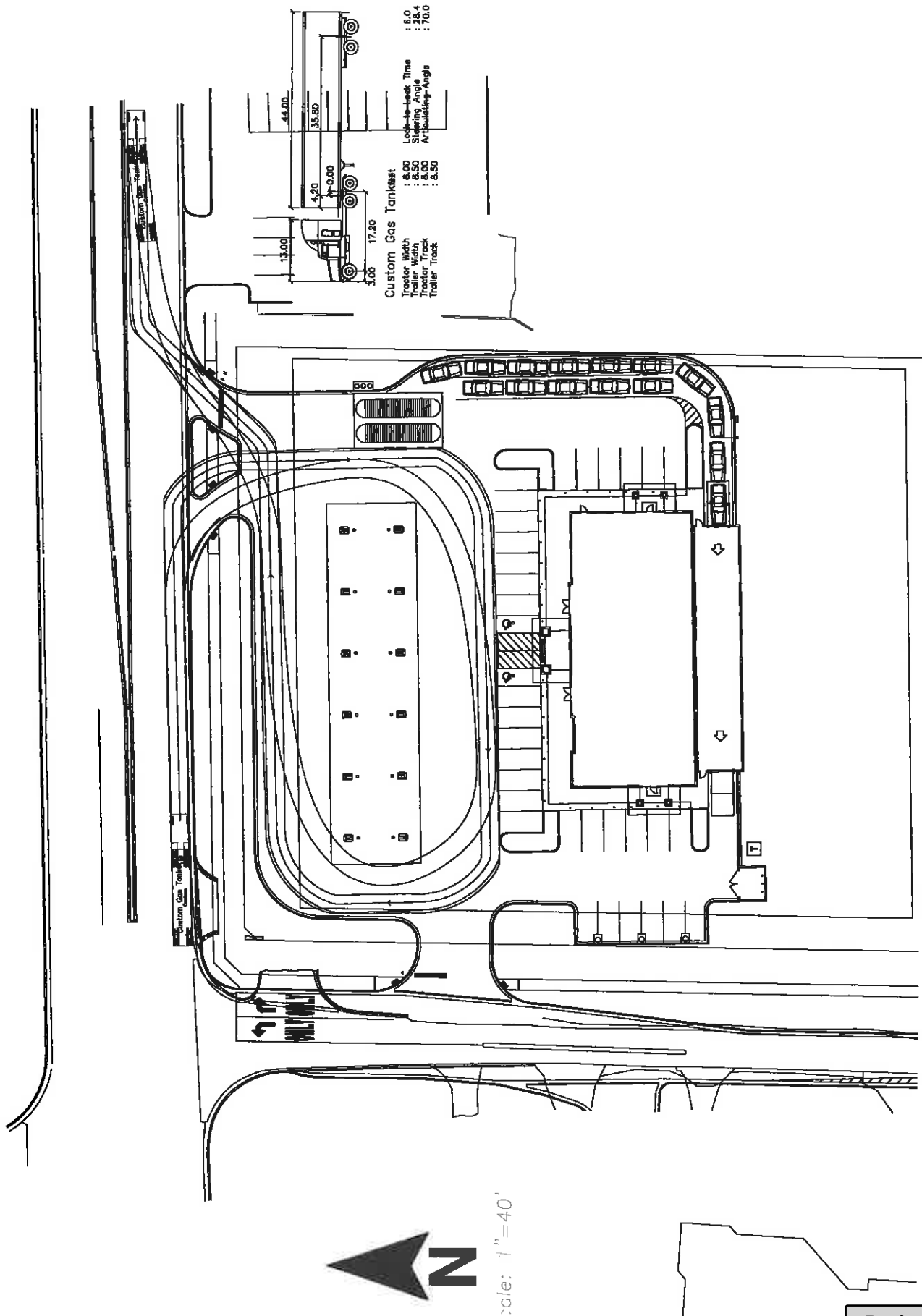
Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Fortmann (IDOT)  
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts\_CY16\Lombard\du-08-16\du-08-16.docx



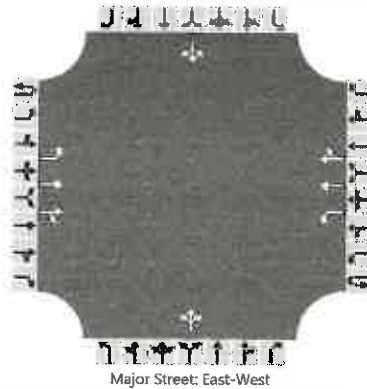
## HCS 2010 Two-Way Stop Control Summary Report

## General Information

## Site Information

|                          |                      |                            |                         |
|--------------------------|----------------------|----------------------------|-------------------------|
| Analyst                  | AJB                  | Intersection               | Roosevelt/Lawler/Briar  |
| Agency/Co.               | Eriksson Engineering | Jurisdiction               | IDOT/Glen Ellyn/Lombard |
| Date Performed           | 08/16/2016           | East/West Street           | Roosevelt Rd            |
| Analysis Year            | 2016                 | North/South Street         | Lawler Ave/Briar St     |
| Time Analyzed            | 7:00 - 8:00 AM       | Peak Hour Factor           | 0.89                    |
| Intersection Orientation | East-West            | Analysis Time Period (hrs) | 0.25                    |
| Project Description      | Existing Conditions  |                            |                         |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |      |    | Westbound |   |      |    | Northbound |    |     |    | Southbound |    |     |    |
|-------------------------|-----------|----|------|----|-----------|---|------|----|------------|----|-----|----|------------|----|-----|----|
| Movement                | U         | L  | T    | R  | U         | L | T    | R  | U          | L  | T   | R  | U          | L  | T   | R  |
| Priority                | 1U        | 1  | 2    | 3  | 4U        | 4 | 5    | 6  |            | 7  | 8   | 9  |            | 10 | 11  | 12 |
| Number of Lanes         | 0         | 1  | 2    | 0  | 0         | 1 | 2    | 0  |            | 0  | 1   | 0  |            | 0  | 1   | 0  |
| Configuration           |           | L  | T    | TR |           | L | T    | TR |            |    | LTR |    |            |    | LTR |    |
| Volume (veh/h)          |           | 60 | 1870 | 9  |           | 6 | 1464 | 51 |            | 16 | 0   | 12 |            | 35 | 1   | 73 |
| Percent Heavy Vehicles  |           | 3  |      |    |           | 3 |      |    |            | 3  | 3   | 3  |            | 3  | 3   | 3  |
| Proportion Time Blocked |           |    |      |    |           |   |      |    |            |    |     |    |            |    |     |    |
| Right Turn Channelized  | No        |    |      |    | No        |   |      |    | No         |    |     |    | No         |    |     |    |
| Median Type             | Undivided |    |      |    |           |   |      |    |            |    |     |    |            |    |     |    |
| Median Storage          |           |    |      |    |           |   |      |    |            |    |     |    |            |    |     |    |

## Delay, Queue Length, and Level of Service

|                        |     |      |  |  |     |      |  |  |        |  |        |  |        |  |        |  |
|------------------------|-----|------|--|--|-----|------|--|--|--------|--|--------|--|--------|--|--------|--|
| Flow Rate (veh/h)      |     | 67   |  |  |     | 7    |  |  |        |  | 31     |  |        |  | 122    |  |
| Capacity               |     | 366  |  |  |     | 252  |  |  |        |  | 4      |  |        |  | 17     |  |
| v/c Ratio              |     | 0.18 |  |  |     | 0.03 |  |  |        |  | 8.48   |  |        |  | 7.39   |  |
| 95% Queue Length       |     | 0.7  |  |  |     | 0.1  |  |  |        |  | 5.5    |  |        |  | 16.0   |  |
| Control Delay (s/veh)  |     | 17.0 |  |  |     | 19.7 |  |  |        |  | 5236.7 |  |        |  | 3330.7 |  |
| Level of Service (LOS) |     | C    |  |  |     | C    |  |  |        |  | F      |  |        |  | F      |  |
| Approach Delay (s/veh) | 0.5 |      |  |  | 0.1 |      |  |  | 5236.7 |  |        |  | 3330.7 |  |        |  |
| Approach LOS           |     |      |  |  |     |      |  |  | F      |  |        |  | F      |  |        |  |

## HCS 2010 Two-Way Stop Control Summary Report

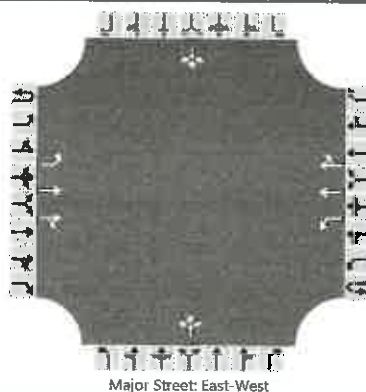
## General Information

|                          |                      |
|--------------------------|----------------------|
| Analyst                  | AJB                  |
| Agency/Co.               | Eriksson Engineering |
| Date Performed           | 08/16/2016           |
| Analysis Year            | 2016                 |
| Time Analyzed            | 4:15 - 5:15 PM       |
| Intersection Orientation | East-West            |
| Project Description      | Existing Conditions  |

## Site Information

|                            |                         |
|----------------------------|-------------------------|
| Intersection               | Roosevelt/Lawler/Briar  |
| Jurisdiction               | IDOT/Glen Ellyn/Lombard |
| East/West Street           | Roosevelt Rd            |
| North/South Street         | Lawler Ave/Briar St     |
| Peak Hour Factor           | 0.97                    |
| Analysis Time Period (hrs) | 0.25                    |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |   |      |    | Westbound |    |      |    | Northbound |   |     |    | Southbound |    |     |    |
|-------------------------|-----------|---|------|----|-----------|----|------|----|------------|---|-----|----|------------|----|-----|----|
| Movement                | U         | L | T    | R  | U         | L  | T    | R  | U          | L | T   | R  | U          | L  | T   | R  |
| Priority                | 1U        | 1 | 2    | 3  | 4U        | 4  | 5    | 6  |            | 7 | 8   | 9  |            | 10 | 11  | 12 |
| Number of Lanes         | 0         | 1 | 2    | 0  | 0         | 1  | 2    | 0  |            | 0 | 1   | 0  |            | 0  | 1   | 0  |
| Configuration           |           | L | T    | TR |           | L  | T    | TR |            |   | LTR |    |            |    | LTR |    |
| Volume (veh/h)          |           | 9 | 1558 | 55 |           | 19 | 1903 | 32 |            | 4 | 1   | 15 |            | 32 | 0   | 51 |
| Percent Heavy Vehicles  |           | 3 |      |    |           | 3  |      |    |            | 3 | 3   | 3  |            | 3  | 3   | 3  |
| Proportion Time Blocked |           |   |      |    |           |    |      |    |            |   |     |    |            |    |     |    |
| Right Turn Channelized  | No        |   |      |    | No        |    |      |    | No         |   |     |    | No         |    |     |    |
| Median Type             | Undivided |   |      |    |           |    |      |    |            |   |     |    |            |    |     |    |
| Median Storage          |           |   |      |    |           |    |      |    |            |   |     |    |            |    |     |    |

## Delay, Queue Length, and Level of Service

|                        |     |      |  |  |     |      |  |  |       |  |       |  |        |  |        |  |
|------------------------|-----|------|--|--|-----|------|--|--|-------|--|-------|--|--------|--|--------|--|
| Flow Rate (veh/h)      |     | 9    |  |  |     | 20   |  |  |       |  | 20    |  |        |  | 86     |  |
| Capacity               |     | 281  |  |  |     | 379  |  |  |       |  | 25    |  |        |  | 14     |  |
| v/c Ratio              |     | 0.03 |  |  |     | 0.05 |  |  |       |  | 0.81  |  |        |  | 6.05   |  |
| 95% Queue Length       |     | 0.1  |  |  |     | 0.2  |  |  |       |  | 2.5   |  |        |  | 11.7   |  |
| Control Delay (s/veh)  |     | 18.3 |  |  |     | 15.0 |  |  |       |  | 343.1 |  |        |  | 2801.1 |  |
| Level of Service (LOS) |     | C    |  |  |     | C    |  |  |       |  | F     |  |        |  | F      |  |
| Approach Delay (s/veh) | 0.1 |      |  |  | 0.1 |      |  |  | 343.1 |  |       |  | 2801.1 |  |        |  |
| Approach LOS           |     |      |  |  |     |      |  |  | F     |  |       |  | F      |  |        |  |



## HCS/ Two-Way Stop-Control Report

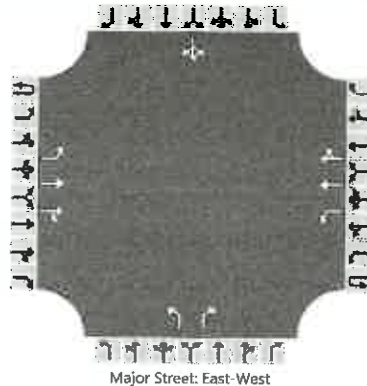
## General Information

|                          |                     |
|--------------------------|---------------------|
| Analyst                  | AJB                 |
| Agency/Co.               | Enksson Engineering |
| Date Performed           | 01/24/2017          |
| Analysis Year            | 2022                |
| Time Analyzed            | 7:00 - 8:00 AM      |
| Intersection Orientation | East-West           |
| Project Description      | Proposed Conditions |

## Site Information

|                            |                         |
|----------------------------|-------------------------|
| Intersection               | Roosevelt/Lawler/Briar  |
| Jurisdiction               | IDOT/Glen Ellyn/Lombard |
| East/West Street           | Roosevelt Rd            |
| North/South Street         | Lawler Ave/Briar St     |
| Peak Hour Factor           | 0.89                    |
| Analysis Time Period (hrs) | 0.25                    |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |      |    | Westbound |    |      |    | Northbound |    |   |    | Southbound |    |     |    |
|----------------------------|-----------|----|------|----|-----------|----|------|----|------------|----|---|----|------------|----|-----|----|
| Movement                   | U         | L  | T    | R  | U         | L  | T    | R  | U          | L  | T | R  | U          | L  | T   | R  |
| Priority                   | 1U        | 1  | 2    | 3  | 4U        | 4  | 5    | 6  |            | 7  | 8 | 9  |            | 10 | 11  | 12 |
| Number of Lanes            | 0         | 1  | 2    | 0  | 0         | 1  | 2    | 0  |            | 1  | 0 | 1  |            | 0  | 1   | 0  |
| Configuration              |           | L  | T    | TR |           | L  | T    | TR |            | L  |   | R  |            |    | LTR |    |
| Volume, V (veh/h)          |           | 73 | 1928 | 96 |           | 17 | 1542 | 57 |            | 22 |   | 58 |            | 42 | 1   | 73 |
| Percent Heavy Vehicles (%) |           | 3  |      |    |           | 3  |      |    |            | 3  |   | 3  |            | 3  | 3   | 3  |
| Proportion Time Blocked    |           |    |      |    |           |    |      |    |            |    |   |    |            |    |     |    |
| Percent Grade (%)          |           |    |      |    |           |    |      |    | 0          |    |   |    | 0          |    |     |    |
| Right Turn Channelized     | No        |    |      |    | No        |    |      |    | No         |    |   |    | No         |    |     |    |
| Median Type/Storage        | Undivided |    |      |    |           |    |      |    |            |    |   |    |            |    |     |    |

## Critical and Follow-up Headways

|                              |  |      |  |  |  |      |  |  |  |      |  |      |  |      |      |      |
|------------------------------|--|------|--|--|--|------|--|--|--|------|--|------|--|------|------|------|
| Base Critical Headway (sec)  |  | 4.1  |  |  |  | 4.1  |  |  |  | 7.5  |  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       |  | 4.16 |  |  |  | 4.16 |  |  |  | 7.56 |  | 6.96 |  | 7.56 | 6.56 | 6.96 |
| Base Follow-Up Headway (sec) |  | 2.2  |  |  |  | 2.2  |  |  |  | 3.5  |  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      |  | 2.23 |  |  |  | 2.23 |  |  |  | 3.53 |  | 3.33 |  | 3.53 | 4.03 | 3.33 |

## Delay, Queue Length, and Level of Service

|                                         |     |      |  |  |     |      |  |  |        |         |  |      |        |  |        |  |
|-----------------------------------------|-----|------|--|--|-----|------|--|--|--------|---------|--|------|--------|--|--------|--|
| Flow Rate, v (veh/h)                    |     | 82   |  |  |     | 19   |  |  |        | 25      |  | 65   |        |  | 130    |  |
| Capacity, c (veh/h)                     |     | 336  |  |  |     | 218  |  |  |        | 1       |  | 194  |        |  | 7      |  |
| v/c Ratio                               |     | 0.24 |  |  |     | 0.09 |  |  |        | 35.21   |  | 0.34 |        |  | 18.57  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.9  |  |  |     | 0.3  |  |  |        | 4.9     |  | 1.4  |        |  | 18.1   |  |
| Control Delay (s/veh)                   |     | 19.2 |  |  |     | 23.1 |  |  |        | 24586.0 |  | 32.6 |        |  | 8938.3 |  |
| Level of Service, LOS                   |     | C    |  |  |     | C    |  |  |        | F       |  | D    |        |  | F      |  |
| Approach Delay (s/veh)                  | 0.7 |      |  |  | 0.2 |      |  |  | 6853.0 |         |  |      | 8938.3 |  |        |  |
| Approach LOS                            |     |      |  |  |     |      |  |  | F      |         |  |      | F      |  |        |  |

## HCS7 Two-Way Stop-Control Report

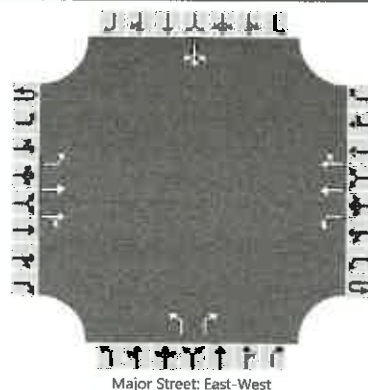
## General Information

|                          |                      |
|--------------------------|----------------------|
| Analyst                  | AJB                  |
| Agency/Co.               | Eriksson Engineering |
| Date Performed           | 01/24/17             |
| Analysis Year            | 2022                 |
| Time Analyzed            | 4:15 - 5:15 PM       |
| Intersection Orientation | East-West            |
| Project Description      | Proposed Conditions  |

## Site Information

|                            |                         |
|----------------------------|-------------------------|
| Intersection               | Roosevelt/Lawler/Briar  |
| Jurisdiction               | IDOT/Glen Ellyn/Lombard |
| East/West Street           | Roosevelt Rd            |
| North/South Street         | Lawler Ave/Briar St     |
| Peak Hour Factor           | 0.97                    |
| Analysis Time Period (hrs) | 0.25                    |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |      |     | Westbound |    |      |    | Northbound |    |   |    | Southbound |    |     |    |
|----------------------------|-----------|----|------|-----|-----------|----|------|----|------------|----|---|----|------------|----|-----|----|
| Movement                   | U         | L  | T    | R   | U         | L  | T    | R  | U          | L  | T | R  | U          | L  | T   | R  |
| Priority                   | 1U        | 1  | 2    | 3   | 4U        | 4  | 5    | 6  |            | 7  | 8 | 9  |            | 10 | 11  | 12 |
| Number of Lanes            | 0         | 1  | 2    | 0   | 0         | 1  | 2    | 0  |            | 1  | 0 | 1  |            | 0  | 1   | 0  |
| Configuration              |           | L  | T    | TR  |           | L  | T    | TR |            | L  |   | R  |            |    | LTR |    |
| Volume, V (veh/h)          |           | 31 | 1591 | 160 |           | 30 | 2002 | 38 |            | 11 |   | 68 |            | 43 | 0   | 51 |
| Percent Heavy Vehicles (%) |           | 3  |      |     |           | 3  |      |    |            | 3  |   | 3  |            | 3  | 3   | 3  |
| Proportion Time Blocked    |           |    |      |     |           |    |      |    |            |    |   |    |            |    |     |    |
| Percent Grade (%)          |           |    |      |     |           |    |      |    | 0          |    |   |    | 0          |    |     |    |
| Right Turn Channelized     | No        |    |      |     | No        |    |      |    | No         |    |   |    | No         |    |     |    |
| Median Type/Storage        | Undivided |    |      |     |           |    |      |    |            |    |   |    |            |    |     |    |

## Critical and Follow-up Headways

|                              |  |      |  |  |  |      |  |  |  |      |  |      |  |      |      |      |
|------------------------------|--|------|--|--|--|------|--|--|--|------|--|------|--|------|------|------|
| Base Critical Headway (sec)  |  | 4.1  |  |  |  | 4.1  |  |  |  | 7.5  |  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       |  | 4.16 |  |  |  | 4.16 |  |  |  | 7.56 |  | 6.96 |  | 7.56 | 6.56 | 6.96 |
| Base Follow-Up Headway (sec) |  | 2.2  |  |  |  | 2.2  |  |  |  | 3.5  |  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      |  | 2.23 |  |  |  | 2.23 |  |  |  | 3.53 |  | 3.33 |  | 3.53 | 4.03 | 3.33 |

## Delay, Queue Length, and Level of Service

|                                         |     |      |  |  |     |      |  |  |       |        |  |      |        |  |        |  |
|-----------------------------------------|-----|------|--|--|-----|------|--|--|-------|--------|--|------|--------|--|--------|--|
| Flow Rate, v (veh/h)                    |     | 32   |  |  |     | 31   |  |  |       | 11     |  | 70   |        |  | 97     |  |
| Capacity, c (veh/h)                     |     | 254  |  |  |     | 333  |  |  |       | 5      |  | 279  |        |  | 8      |  |
| v/c Ratio                               |     | 0.13 |  |  |     | 0.09 |  |  |       | 2.38   |  | 0.25 |        |  | 12.92  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.4  |  |  |     | 0.3  |  |  |       | 2.5    |  | 1.0  |        |  | 13.8   |  |
| Control Delay (s/veh)                   |     | 21.2 |  |  |     | 16.9 |  |  |       | 2056.4 |  | 22.2 |        |  | 6328.2 |  |
| Level of Service, LOS                   |     | C    |  |  |     | C    |  |  |       | F      |  | C    |        |  | F      |  |
| Approach Delay (s/veh)                  | 0.4 |      |  |  | 0.2 |      |  |  | 298.4 |        |  |      | 6328.2 |  |        |  |
| Approach LOS                            |     |      |  |  |     |      |  |  | F     |        |  |      | F      |  |        |  |

## HCS7 Two-Way Stop-Control Report

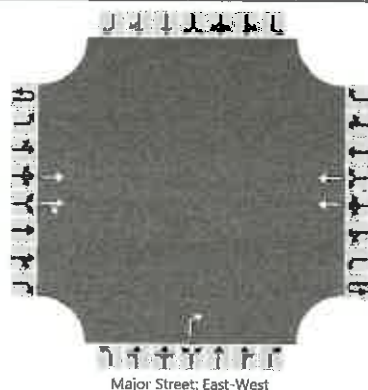
## General Information

|                          |                     |
|--------------------------|---------------------|
| Analyst                  | AJB                 |
| Agency/Co                | Enksson Engineering |
| Date Performed           | 01/24/17            |
| Analysis Year            | 2022                |
| Time Analyzed            | 7:00 - 8:00 AM      |
| Intersection Orientation | East-West           |
| Project Description      | Proposed Conditions |

## Site Information

|                            |                          |
|----------------------------|--------------------------|
| Intersection               | Roosevelt/Site Access Dr |
| Jurisdiction               | IDOT/Glen Ellyn          |
| East/West Street           | Roosevelt Rd             |
| North/South Street         | Site Access Dr           |
| Peak Hour Factor           | 0.89                     |
| Analysis Time Period (hrs) | 0.25                     |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |      |           | Westbound |   |      |   | Northbound |   |    |    | Southbound |    |    |    |
|----------------------------|-----------|---|------|-----------|-----------|---|------|---|------------|---|----|----|------------|----|----|----|
| Movement                   | U         | L | T    | R         | U         | L | T    | R | U          | L | T  | R  | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2    | 3         | 4U        | 4 | 5    | 6 |            | 7 | 8  | 9  |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 2    | 0         | 0         | 0 | 2    | 0 |            | 0 | 0  | 1  |            | 0  | 0  | 0  |
| Configuration              |           |   | T    | TR        |           |   | T    |   |            |   |    | R  |            |    |    |    |
| Volume, V (veh/h)          |           |   | 1976 | 52        |           |   | 1616 |   |            |   |    | 93 |            |    |    |    |
| Percent Heavy Vehicles (%) |           |   |      |           |           |   |      |   |            |   |    | 3  |            |    |    |    |
| Proportion Time Blocked    |           |   |      |           |           |   |      |   |            |   |    |    |            |    |    |    |
| Percent Grade (%)          |           |   |      |           |           |   |      |   |            |   | 0  |    |            |    |    |    |
| Right Turn Channelized     |           |   | No   |           |           |   | No   |   |            |   | No |    |            |    | No |    |
| Median Type/Storage        |           |   |      | Undivided |           |   |      |   |            |   |    |    |            |    |    |    |

## Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |  |  |      |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|------|--|--|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  |  |  | 6.9  |  |  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  |  |  | 6.96 |  |  |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  |  |  | 3.3  |  |  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  |  |  | 3.33 |  |  |  |  |

## Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |  |  |  |      |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|------|--|--|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |  |  |  | 104  |  |  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |  |  |  | 193  |  |  |  |  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |  |  |  | 0.54 |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |  |  |  | 2.8  |  |  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |  |  |  | 43.4 |  |  |  |  |
| Level of Service, LOS                   |  |  |  |  |  |  |  |  |  |  |  | E    |  |  |  |  |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  |  |  |  | 43.4 |  |  |  |  |
| Approach LOS                            |  |  |  |  |  |  |  |  |  |  |  | E    |  |  |  |  |

## HCS7 Two-Way Stop-Control Report

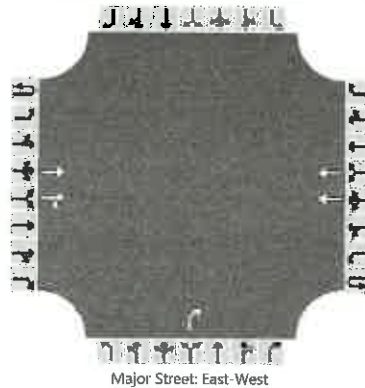
## General Information

|                          |                     |
|--------------------------|---------------------|
| Analyst                  | AJB                 |
| Agency/Co.               | Enksson Engineering |
| Date Performed           | 01/24/17            |
| Analysis Year            | 2022                |
| Time Analyzed            | 4:15 - 5:15 PM      |
| Intersection Orientation | East-West           |
| Project Description      | Proposed Conditions |

## Site Information

|                            |                          |
|----------------------------|--------------------------|
| Intersection               | Roosevelt/Site Access Dr |
| Jurisdiction               | IDOT/Glen Ellyn          |
| East/West Street           | Roosevelt Rd             |
| North/South Street         | Site Access Driveway     |
| Peak Hour Factor           | 0.97                     |
| Analysis Time Period (hrs) | 0.25                     |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |   |      |    | Westbound |   |      |   | Northbound |   |   |     | Southbound |    |    |    |
|----------------------------|-----------|---|------|----|-----------|---|------|---|------------|---|---|-----|------------|----|----|----|
| Movement                   | U         | L | T    | R  | U         | L | T    | R | U          | L | T | R   | U          | L  | T  | R  |
| Priority                   | 1U        | 1 | 2    | 3  | 4U        | 4 | 5    | 6 |            | 7 | 8 | 9   |            | 10 | 11 | 12 |
| Number of Lanes            | 0         | 0 | 2    | 0  | 0         | 0 | 2    | 0 |            | 0 | 0 | 1   |            | 0  | 0  | 0  |
| Configuration              |           |   | T    | TR |           |   | T    |   |            |   |   | R   |            |    |    |    |
| Volume, V (veh/h)          |           |   | 1643 | 59 |           |   | 2070 |   |            |   |   | 111 |            |    |    |    |
| Percent Heavy Vehicles (%) |           |   |      |    |           |   |      |   |            |   |   | 3   |            |    |    |    |
| Proportion Time Blocked    |           |   |      |    |           |   |      |   |            |   |   |     |            |    |    |    |
| Percent Grade (%)          |           |   |      |    |           |   |      |   | 0          |   |   |     |            |    |    |    |
| Right Turn Channelized     | No        |   |      |    | No        |   |      |   | No         |   |   |     | No         |    |    |    |
| Median Type/Storage        | Undivided |   |      |    |           |   |      |   |            |   |   |     |            |    |    |    |

## Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |  |  |  |  |      |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|------|--|--|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  |  |  |  |  | 6.9  |  |  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  |  |  |  |  | 6.96 |  |  |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  |  |  | 3.3  |  |  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  |  |  | 3.33 |  |  |  |  |

## Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |      |  |  |      |  |  |  |  |
|-----------------------------------------|--|--|--|--|--|--|--|--|------|--|--|------|--|--|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |      |  |  | 114  |  |  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |      |  |  | 289  |  |  |  |  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |      |  |  | 0.39 |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |      |  |  | 1.8  |  |  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |      |  |  | 25.3 |  |  |  |  |
| Level of Service, LOS                   |  |  |  |  |  |  |  |  |      |  |  | D    |  |  |  |  |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  | 25.3 |  |  |      |  |  |  |  |
| Approach LOS                            |  |  |  |  |  |  |  |  | D    |  |  |      |  |  |  |  |



## HCS7 Two-Way Stop-Control Report

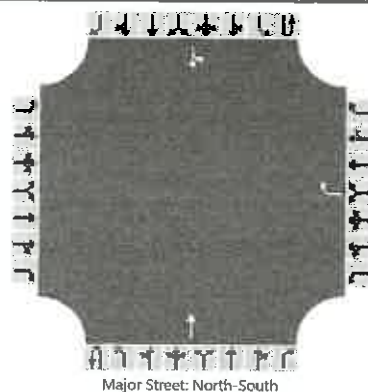
## General Information

|                          |                      |
|--------------------------|----------------------|
| Analyst                  | AJB                  |
| Agency/Co                | Eriksson Engineering |
| Date Performed           | 01/24/17             |
| Analysis Year            | 2022                 |
| Time Analyzed            | 7:00 - 8:00 AM       |
| Intersection Orientation | North-South          |
| Project Description      | Proposed Conditions  |

## Site Information

|                            |                           |
|----------------------------|---------------------------|
| Intersection               | Lawler Ave/Site Access Dr |
| Jurisdiction               | Glen Ellyn                |
| East/West Street           | Site Access Dr            |
| North/South Street         | Lawler Avenue             |
| Peak Hour Factor           | 0.89                      |
| Analysis Time Period (hrs) | 0.25                      |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |    | Northbound |   |    |   | Southbound |    |    |   |
|----------------------------|-----------|----|----|----|-----------|---|---|----|------------|---|----|---|------------|----|----|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R  | U          | L | T  | R | U          | L  | T  | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9  | 1U         | 1 | 2  | 3 | 4U         | 4  | 5  | 6 |
| Number of Lanes            |           | 0  | 0  | 0  |           | 0 | 0 | 1  | 0          | 0 | 1  | 0 | 0          | 0  | 1  | 0 |
| Configuration              |           |    |    |    |           |   |   | R  |            |   | T  |   |            | LT |    |   |
| Volume, V (veh/h)          |           |    |    |    |           |   |   | 52 |            |   | 28 |   |            | 93 | 21 |   |
| Percent Heavy Vehicles (%) |           |    |    |    |           |   |   | 3  |            |   |    |   |            | 3  |    |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |    |            |   |    |   |            |    |    |   |
| Percent Grade (%)          |           |    |    |    | 0         |   |   |    |            |   |    |   |            |    |    |   |
| Right Turn Channelized     | No        |    |    |    | No        |   |   |    | No         |   |    |   | No         |    |    |   |
| Median Type/Storage        | Undivided |    |    |    |           |   |   |    |            |   |    |   |            |    |    |   |

## Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |      |  |  |  |  |  |  |      |  |  |
|------------------------------|--|--|--|--|--|--|--|------|--|--|--|--|--|--|------|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  | 6.2  |  |  |  |  |  |  | 4.1  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  | 6.23 |  |  |  |  |  |  | 4.13 |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  | 3.3  |  |  |  |  |  |  | 2.2  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  | 3.33 |  |  |  |  |  |  | 2.23 |  |  |

## Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |     |      |  |  |  |  |  |  |      |  |  |
|-----------------------------------------|--|--|--|--|--|-----|------|--|--|--|--|--|--|------|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |     | 58   |  |  |  |  |  |  | 104  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |  |     | 1039 |  |  |  |  |  |  | 1573 |  |  |
| v/c Ratio                               |  |  |  |  |  |     | 0.06 |  |  |  |  |  |  | 0.07 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |     | 0.2  |  |  |  |  |  |  | 0.2  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |  |     | 8.7  |  |  |  |  |  |  | 7.5  |  |  |
| Level of Service, LOS                   |  |  |  |  |  |     | A    |  |  |  |  |  |  | A    |  |  |
| Approach Delay (s/veh)                  |  |  |  |  |  | 8.7 |      |  |  |  |  |  |  | 6.1  |  |  |
| Approach LOS                            |  |  |  |  |  | A   |      |  |  |  |  |  |  |      |  |  |

## HCS7 / Two-Way Stop-Control Report

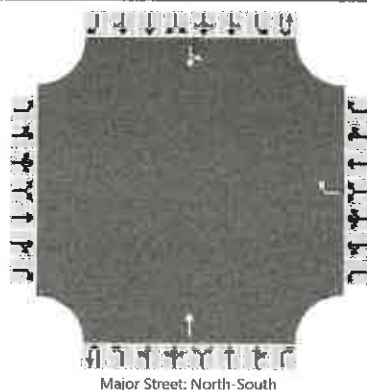
## General Information

|                          |                      |
|--------------------------|----------------------|
| Analyst                  | AJB                  |
| Agency/Co                | Eriksson Engineering |
| Date Performed           | 01/24/17             |
| Analysis Year            | 2022                 |
| Time Analyzed            | 4:15 - 5:15 PM       |
| Intersection Orientation | North-South          |
| Project Description      | Proposed Conditions  |

## Site Information

|                            |                           |
|----------------------------|---------------------------|
| Intersection               | Lawler Ave/Site Access Dr |
| Jurisdiction               | Lombard                   |
| East/West Street           | Site Access Driveway      |
| North/South Street         | Lawler Avenue             |
| Peak Hour Factor           | 0.97                      |
| Analysis Time Period (hrs) | 0.25                      |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                   | Eastbound |    |    |    | Westbound |   |   |    | Northbound |   |    |   | Southbound |     |    |   |
|----------------------------|-----------|----|----|----|-----------|---|---|----|------------|---|----|---|------------|-----|----|---|
| Movement                   | U         | L  | T  | R  | U         | L | T | R  | U          | L | T  | R | U          | L   | T  | R |
| Priority                   |           | 10 | 11 | 12 |           | 7 | 8 | 9  | 1U         | 1 | 2  | 3 | 4U         | 4   | 5  | 6 |
| Number of Lanes            |           | 0  | 0  | 0  |           | 0 | 0 | 1  | 0          | 0 | 1  | 0 | 0          | 0   | 1  | 0 |
| Configuration              |           |    |    |    |           |   |   | R  |            |   | T  |   |            | LT  |    |   |
| Volume, V (veh/h)          |           |    |    |    |           |   |   | 59 |            |   | 20 |   |            | 111 | 79 |   |
| Percent Heavy Vehicles (%) |           |    |    |    |           |   |   | 3  |            |   |    |   |            | 3   |    |   |
| Proportion Time Blocked    |           |    |    |    |           |   |   |    |            |   |    |   |            |     |    |   |
| Percent Grade (%)          |           |    |    |    | 0         |   |   |    |            |   |    |   |            |     |    |   |
| Right Turn Channelized     | No        |    |    |    | No        |   |   |    | No         |   |    |   | No         |     |    |   |
| Median Type/Storage        | Undivided |    |    |    |           |   |   |    |            |   |    |   |            |     |    |   |

## Critical and Follow-up Headways

|                              |  |  |  |  |  |  |  |      |  |  |  |  |  |  |      |  |  |
|------------------------------|--|--|--|--|--|--|--|------|--|--|--|--|--|--|------|--|--|
| Base Critical Headway (sec)  |  |  |  |  |  |  |  | 6.2  |  |  |  |  |  |  | 4.1  |  |  |
| Critical Headway (sec)       |  |  |  |  |  |  |  | 6.23 |  |  |  |  |  |  | 4.13 |  |  |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  | 3.3  |  |  |  |  |  |  | 2.2  |  |  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  | 3.33 |  |  |  |  |  |  | 2.23 |  |  |

## Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |     |  |      |  |  |  |  |  |      |  |  |  |
|-----------------------------------------|--|--|--|--|-----|--|------|--|--|--|--|--|------|--|--|--|
| Flow Rate, v (veh/h)                    |  |  |  |  |     |  | 61   |  |  |  |  |  | 114  |  |  |  |
| Capacity, c (veh/h)                     |  |  |  |  |     |  | 1053 |  |  |  |  |  | 1586 |  |  |  |
| v/c Ratio                               |  |  |  |  |     |  | 0.06 |  |  |  |  |  | 0.07 |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |     |  | 0.2  |  |  |  |  |  | 0.2  |  |  |  |
| Control Delay (s/veh)                   |  |  |  |  |     |  | 8.6  |  |  |  |  |  | 7.4  |  |  |  |
| Level of Service, LOS                   |  |  |  |  |     |  | A    |  |  |  |  |  | A    |  |  |  |
| Approach Delay (s/veh)                  |  |  |  |  | 8.6 |  |      |  |  |  |  |  | 4.6  |  |  |  |
| Approach LOS                            |  |  |  |  | A   |  |      |  |  |  |  |  |      |  |  |  |



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

Meeting: 09/25/17 07:00 PM  
Department: Administration  
Department Head: Angela Andrianopoulos  
Category: Ordinance  
Prepared By: Meredith Hannah

TABLED

ORDINANCE 6532

DOC ID: 2852

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**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**

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**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 25, 2017

\_\_\_\_\_  
Village Clerk

(Published in pamphlet form and posted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_)

**HISTORY:**

09/11/17

Glen Ellyn Village Board

**TABLED**

Next: 09/25/17



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

Meeting: 09/25/17 07:00 PM  
Department: Public Works  
Department Head: Julius Hansen  
Category: Contract  
Prepared By: Steve Warner

**SCHEDULED**

**AGENDA ITEM (ID # 2880)**

DOC ID: 2880

**Motion to authorize the Village Manager to execute a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, in the amount of \$255,000 for the 2017 Parking Lot Resurfacing and Roadway Patching Program to be expensed to the Capital Project and Parking Funds.**

**INTRODUCTION**

The purpose of this memorandum is to provide a recommendation for the award of a construction contract for the 2017 Parking Lot Resurfacing and Asphalt Roadway Patching Program in the Village of Glen Ellyn. Staff is recommending award to Chicagoland Paving of Lake Zurich, Illinois in the budgeted amount of \$255,000. All engineering design and inspection work associated with the project has and will be completed by Engineering Division staff.

**BACKGROUND**

Annually, the Village seeks to make localized improvements to roadways in addition to those that are programmed for more extensive rehabilitation in the form of resurfacing or reconstruction. Under this patching program, Public Works identifies streets or street segments that could benefit from large scale patching. Proposed work involves removing and replacing approximately two-inches of asphalt from deteriorated areas of roadways. Staff emphasizes that the intent of the effort is not to completely resurface or rehabilitate the roadway; instead, it is intended to patch the most severely deteriorated areas and significantly improve the condition of the roadway. Considerations for determining appropriate candidates include the roadway's relative condition, age, and its place in the overall Roadway Rehabilitation Program.

To achieve greater economies of scale, parking lot resurfacings have typically been included in the same contract. Parking lots to be included in the program are chosen from a recently updated assessment of parking lot life cycles. Candidate lots are selected based on pavement condition and the anticipated time before a lot's next needed rehabilitation. The Duane - Lorraine Parking Lot is currently the most severely deteriorated lot and is accordingly being recommended for inclusion in the program.

**Program Scope**

This year's program currently includes resurfacing the Duane - Lorraine Parking Lot (approximately 8,400 square yards) and over 3,000 square yards of asphalt roadway patching across 19 locations throughout the Village (see attached project location map). While the Duane - Lorraine Parking Lot is located in one of the potential corridors for a vehicular overpass/underpass, staff recommends that basic resurfacing of the parking lot be performed at this time due to the poor condition of pavement (see attached photographs) and continued need for the facility at this time. The parking lot resurfacing work will entail removal of the

existing 3-inch thick asphalt pavement, preparation of the existing stone base, replacement of the 3-inch thick asphalt pavement, re-striping of the lot, and installation of parking stops around the perimeter of the lot.

### **Bidding Process**

The project was advertised for bid in the Daily Herald on August 31, 2017. A bid package was requested by and distributed to fourteen (14) contractors and three (3) companies specializing in preconstruction management services. A voluntary pre-bid meeting was offered on September 7, 2017, with no contractors attending. Eleven (11) bid proposals were received and publicly opened on September 14, 2017. Bid tabulations were completed by staff with a summary of the as-calculated bids as follows:

| <b>Bidder</b>                                       | <b>Bid*</b> |
|-----------------------------------------------------|-------------|
| Chicagoland Paving, Lake Zurich, IL                 | \$224,800   |
| J.A. Johnson Paving, Arlington Heights, IL          | \$251,778   |
| Schroeder Asphalt Services, Huntley, IL             | \$252,768   |
| K-Five Construction, Westmont, IL                   | \$271,665   |
| Orange Crush, Hillside, IL                          | \$281,247   |
| Advantage Paving Solutions, Mokena, IL              | \$289,637   |
| Safe Surface Logistics, North Barrington, IL        | \$290,207   |
| Brothers Asphalt Paving, Addison, IL                | \$291,206   |
| Abbey Paving and Sealcoating, Aurora, IL            | \$292,482   |
| A-Lamp Concrete, Schaumburg, IL                     | \$357,685   |
| J & R 1 <sup>st</sup> in Asphalt, Hickory Hills, IL | \$434,858   |
| Engineer's Estimate (Glen Ellyn)                    | \$291,482   |

\*Rounded to nearest dollar

Chicagoland Paving's bid price of \$224,800 can be broken down into two major components:

Asphalt Roadway Patching - \$54,900

Duane - Lorraine Parking Lot Resurfacing - \$169,900

### **Construction Schedule and Inspection**

Construction is anticipated to commence in early October with substantial completion by October 28, 2017. The resurfacing of the Duane Lorraine Parking Lot will be completed in two phases to maintain use of a portion of the parking lot during construction. All inspection and engineering associated with the project will be completed by Engineering Division staff.

### **BUDGET IMPACT**

The Parking Lot Resurfacing and Roadway Patching Program is funded by both the Capital Project and Parking funds. Annual elements for patching and/or resurfacing are provided in each fund, and the 2017 Parking Fund also includes a one-time element for resurfacing the Duane/Lorraine Lot. Recommended 2017 funding is shown in the following table:

| <b>2017 Parking Lot Resurfacing and Roadway Patching Program Recommended Funding for Construction</b> |                       |                    |                  |
|-------------------------------------------------------------------------------------------------------|-----------------------|--------------------|------------------|
| <b>Project Item</b>                                                                                   | <b>Funding Source</b> | <b>Account No.</b> | <b>Amount</b>    |
| Asphalt Street Major Patching Project                                                                 | Capital Project Fund  | 40000-520990       | \$75,000         |
| Asphalt Patching and Resurfacing                                                                      | Parking Fund          | 53000-580100       | \$50,000         |
| Resurface Duane/Lorraine Lot                                                                          | Parking Fund          | 53000-580100       | \$130,000        |
| <b>Total Funding</b>                                                                                  |                       |                    | <b>\$255,000</b> |

Staff recommends funding of the 2017 at the full budget amounts above in order to complete additional patching from an assortment of identified candidate locations and to allow as a contingency should any items of unforeseeable work arise during the conduct of the parking lot resurfacing project.

### **RECOMMENDATION AND ACTION REQUESTED**

Engineering staff recommends the Village Board of Trustees consider the following motion at the September 25, 2017 Village Board Meeting:

Motion to authorize the Village Manager to execute a contract with Chicagoland Paving Contractors, Inc., of Lake Zurich, Illinois, in the amount of \$255,000 for the 2017 Parking Lot Resurfacing and Roadway Patching Program to be expensed to the Capital Project and Parking Funds.

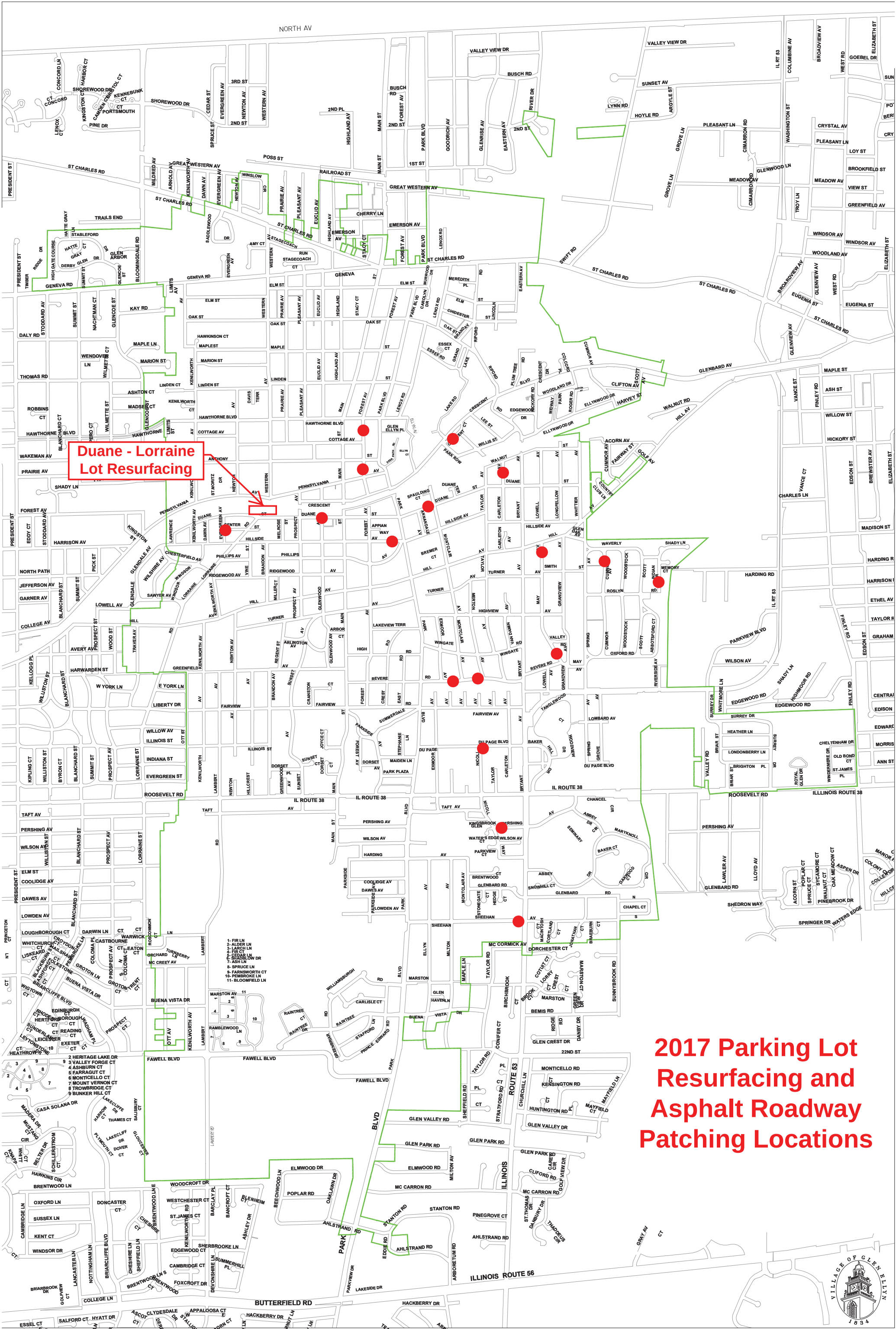
Engineering staff will be present at the September 25, 2017 Village Board of Trustees Meeting to answer any questions regarding the project.

### **ATTACHMENTS**

- Project Location Map
- Photographs of Existing Duane-Lorraine Parking Lot

#### **ATTACHMENTS:**

- Project Location Map (PDF)
- Photographs of Existing Duane-Lorraine Parking Lot (PDF)



2017 Parking Lot  
Resurfacing and  
Asphalt Roadway  
Patching Locations







Duane – Lorraine Lot: Southwestern Aisle



Duane – Lorraine Lot: Eastern Aisle