



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, May 14, 2018
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. The Village would like to thank the following Board and Commission members for their service: Michael Morange, Building Board of Appeals; James Ryan, Building Board of Appeals; Richard Burton, Capital Improvements Commission; Bob Vavra, Historical Preservation Commission; Susan Carroll, Recreation Commission; Brad Browder, Recreation Commission; Jeffrey Jourdan, Recreation Commission; Timothy Loftus, Plan Commission

E. Audience Participation

1. Police Chief Phil Norton and the Madden Family will present the Madden Scholarship winners. This scholarship was established in memory of Robert "Bob" Madden, a Glen Ellyn Police Sergeant, who enjoyed a 28-year career with the Police Department before succumbing to ALS on May 22, 2007.
2. Deputy Police Chief Oath of Office (Police Chief Norton)
3. Proclamation in recognition of 2018 National Police Week.

4. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to (3) 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, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

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 \$2,418,594.24: (Trustee Senak)

1. Total Expenditures (Payroll and Vouchers) - \$2,418,594.24. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. April 16, 2018 Regular Workshop Meeting Minutes
3. April 16, 2018 Special Workshop Meeting Minutes
4. April 23, 2018 Regular Village Board Meeting Minutes
5. Affirm the Appointment of John Zemenak by Village President Diane McGinley to Serve as Ethics Officer
6. Approve the Recommendation of Village President Diane McGinley that the Following Appointments and Reapportionments be made for Various Commissions:

Board of Fire and Police Commissioners: Cynthia Steinback, for a term ending June 30, 2018; Andrea Kozak, for a term beginning July 1, 2018 and ending May 31, 2021

Building Board of Appeals: Thomas Bredfeldt, Chairman, for a term ending May 31, 2019; Brian Beck, for a term ending May 31, 2021; Eric Ogden, for a term ending May 31, 2021

Capital Improvements Commission: Michael Lane, Chairman, for a term ending May 31, 2019; Eric Kumar, for a term ending May 31, 2021; Todd Ryne, for a term ending May 31, 2021

Environmental Commission: Adam Kreuzer, Chairman, for a term ending December 31, 2018; Michael Malone, for a term ending May 31, 2021; David Meehan, for a term ending December 31, 2018; Peter Blatchford, Student Commissioner, for a term ending May 31, 2019

Finance Commission: Matt Halkyard, Chairman, for a term ending May 31, 2019; Brenton Peck, for a term ending May 31, 2021

Historic Preservation Commission: Leland Marks, Chairman, for a term ending October 31, 2018; Tim Loftus, Chairman, for a term beginning November 1, 2018 and ending May 31, 2020;

Plan Commission: Mary Loch, Chairman, for term ending May 31, 2019; Tracy Heming-Littwin, for a term ending May 31, 2021; David Rodemann, for a term ending May 31, 2021; Bob Vavra, for a term ending May 31, 2021

Recreation Commission: Timothy O'Shea, Chairman, for a term ending May 31, 2019; Brian Driver, for a term ending May 31, 2021; Kevin Kennebeck, for a term ending May 31, 2021; Mark Reinke, for a term ending May 31, 2021; Codie Surratt, for a term ending May 31, 2021

Zoning Board of Appeals: Gregory Constantino, Chairman, for a term ending May 31, 2019; Matthew Jones, for a term ending May 31, 2021; Steve Lucchesi, for a term ending May 31, 2021; Chip Miller, for a term ending May 31, 2021; Reed Panther, for a term ending May 31, 2021; Thomas Whalls, for a term ending May 31, 2021; Madeleine Greenleaf, Student Commissioner, for a term ending May 31, 2019

7. Amend the Fire Prevention Award Program to Include Properties in the Roosevelt Road Tax Increment Financing District (Economic Development Coordinator Hannah)
8. Ordinance No. 6598, An Ordinance Granting Exterior Appearance Approval for Nobel House Restaurant, to be located at 419A North Main Street (Planning and Development Director Hulseberg)
9. Ordinance No. 6599, An Ordinance Approving a Construction-Necessitated Variation from the Accessory Structure Setback Requirements of the Zoning Code to Maintain the Construction of an Outdoor Kitchen, Fire Pit & Trampoline on the Property at 614 Lenox Road (Planning and Development Director Hulseberg)

G. Lot Coverage Variation for 569 Prairie Avenue (Presented by Planning and Development Director Hulseberg) (Trustee Senak)

1. Ordinance No. 6600, An Ordinance Denying a Lot Coverage Ratio Variation for the Property Located at 569 Prairie Avenue to Allow the Construction of an Addition on the Rear of the Home

H. Zoning Text Amendments (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Ordinance No. 6601 - VC, An Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code

I. 2018 Street Resurfacing Project (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute a construction contract with Orange Crush, LLC of Hillside, Illinois, in the amount of \$1,039,154.64, for the 2018 Street Resurfacing Project, to be expensed to the Capital Projects Fund.
2. Motion to authorize the Village Manager to execute an agreement with Engineering Resource Associates, Inc (ERA) of Warrenville, in the amount of \$61,079.00, for Construction Engineering Services on the 2018 Street Resurfacing Project, to be expensed to the Capital Projects Fund.

J. Hill Avenue Utility Improvements (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Resolution No. 18-11, A Resolution Authorizing the Village President to Execute an Intergovernmental Agreement between the Village of Glen Ellyn and the Village of Lombard Regarding the Construction of a Water Main to Connect the Glenbard Wastewater Authority Combined Sewer Overflow Facility to the Glen Ellyn Water Distribution System.
2. Motion to authorize the Village Manager to execute an agreement with Walter E. Deuchler Associates, Inc. of Aurora, Illinois for the Hill Avenue Utility Improvements project, in the not-to-exceed amount of \$59,100, to be expensed to the Water and Sanitary Sewer Fund.

K. Public Hearing to Receive Comment on the Amendment to the Annexation Agreement for the Property Located at 30 Valley Road to Extend the Required Utility Connection Date (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Motion to open a Public Hearing to receive comment on the amendment to the annexation agreement for the property located at 30 Valley Road to extend the required utility connection date.
2. Motion to close a Public Hearing to receive comment on the amendment to the annexation agreement for the property located at 30 Valley Road to extend the required utility connection date.
3. Ordinance No. 6597, An Ordinance Amending the Annexation Agreement for the Property Located at 30 Valley Road to Extend the Required Utility Connection Date.

L. Reminders

1. A Village Board Workshop is scheduled for Monday, May 21, 2018 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Tuesday, May 29, 2018 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

- N. Motion to adjourn to Executive Session for review and potential release of executive session minutes pursuant to 5 ILCS 120/2 (C) (21), litigation matters pursuant to 5 ILCS 120/2 (C) (11), the purchase or lease of real property pursuant to 5 ILCS 120/2 (C) (5) and setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C) (6) without returning to open session thereafter.**



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

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Recognition
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3314)

DOC ID: 3314

The Village would like to thank the following Board and Commission members for their service: Michael Morange, Building Board of Appeals; James Ryan, Building Board of Appeals; Richard Burton, Capital Improvements Commission; Bob Vavra, Historical Preservation Commission; Susan Carroll, Recreation Commission; Brad Browder, Recreation Commission; Jeffrey Jourdan, Recreation Commission; Timothy Loftus, Plan Commission



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

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Recognition
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3309)

DOC ID: 3309

Police Chief Phil Norton and the Madden Family will present the Madden Scholarship winners. This scholarship was established in memory of Robert "Bob" Madden, a Glen Ellyn Police Sergeant, who enjoyed a 28-year career with the Police Department before succumbing to ALS on May 22, 2007.



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

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Presentation
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3311)

DOC ID: 3311

Deputy Police Chief Oath of Office (Police Chief Norton)



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

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Proclamation
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3310)

DOC ID: 3310

Proclamation in recognition of 2018 National Police Week.

ATTACHMENTS:

- National Police Week 2018 (PDF)



Proclamation

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Glen Ellyn Police Department; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and

WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty; and

WHEREAS, the Glen Ellyn Police Department has grown to be a modern and technological law enforcement agency which unceasingly provides a vital public service; and

WHEREAS, the members of the Glen Ellyn Police Department, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to our community and, in doing so, have established an enduring reputation for preserving the rights and security of all our residents.

NOW, THEREFORE, I, DIANE MCGINLEY, President of the Village of Glen Ellyn, Illinois, on behalf of the Village Board, do hereby declare the week of May 14-20, 2017 as National Police Week, and urge all Glen Ellyn citizens to join in commemorating the service of law enforcement officers in our community.

VILLAGE PRESIDENT
ATTEST:

VILLAGE CLERK

DATE



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

Meeting: 05/14/18 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 3302)

DOC ID: 3302

Total Expenditures (Payroll and Vouchers) - \$2,418,594.24. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

ATTACHMENTS:

- Vouchers 2018-05-14 (PDF)

**Approval of Vouchers
For the Village Board Meeting of May 14, 2018**

EXPENDITURES:

Accounts Payable Warrant 0418-2	4/20/2018	\$287,929.79
Accounts Payable Warrant 0418-3	4/27/2018	\$132,569.20
Accounts Payable Warrant 0418-4	4/30/2018	\$356,845.45
Accounts Payable Warrant 0518-1	5/4/2018	\$1,153,144.60
Sub-Total		\$1,930,489.04

Warrant Total \$ 1,930,489.04

PAYROLL EXPENDITURES**April 27, 2018**

Net Employee Payroll Checks	\$	306,314.49		
<u>Employee & Employer Payroll Deductions:</u>				
Employee Deductions*	\$	133,417.98		
IMRF - Employer contribution	\$	23,913.88		
Social Security/Medicare Tax Withheld - Employer portion	\$	24,458.85		
Total Payroll	\$	488,105.20	\$	-
			\$	488,105.20

GRAND TOTAL \$2,418,594.24

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

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VENDOR INVOICE LISTP
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
25 A LAMP CONCRETE CONTRACTORS, INC.										
86489	20170018	03/05/2018		0418-2	230456	25,314.49	04/17/2018	INV	PD	KENILWORTH-ALLEY RECONSTRUCTIO
INVOICE:15842		CHECKDATE:04/20/2018								
2021 A-RELIABLE PRINTING										
86491		04/04/2018		0418-2	230457	195.00	04/17/2018	INV	PD	PRINTING
INVOICE:20751		CHECKDATE:04/20/2018								
86995		04/26/2018		0518-1	230676	90.00	05/03/2018	INV	PD	PRINTING
INVOICE:20826		CHECKDATE:05/04/2018								
						285.00				
7128 ABC HUMANE WILDLIFE CONTROL										
86492		04/07/2018		0418-2	230458	150.00	04/17/2018	INV	PD	PEST CONTROL
INVOICE:84984		CHECKDATE:04/20/2018								
13 ACCURATE OFFICE SUPPLY CO.										
86790		04/18/2018		0418-3	230577	16.87	04/26/2018	INV	PD	PATCH
INVOICE:439848		CHECKDATE:04/27/2018								
9224 ADVANCE STORES COMPANY, INC										
86707		03/08/2018		0418-3	230578	122.77	04/24/2018	INV	PD	BRAKE PAD, SHOCKS #255
INVOICE:9095		CHECKDATE:04/27/2018								
86708		03/08/2018		0418-3	230578	11.95	04/24/2018	INV	PD	STEERING WHEEL COVER #221
INVOICE:9132		CHECKDATE:04/27/2018								
86710		03/13/2018		0418-3	230578	9.18	04/24/2018	INV	PD	RV ANTI-FREEZE #11-238
INVOICE:9268		CHECKDATE:04/27/2018								
86709		03/13/2018		0418-3	230578	53.08	04/24/2018	INV	PD	BELT, TENSIONER #17-007
INVOICE:9294		CHECKDATE:04/27/2018								
86712		03/19/2018		0418-3	230578	48.78	04/24/2018	INV	PD	OIL #212
INVOICE:9528		CHECKDATE:04/27/2018								
86711		03/20/2018		0418-3	230578	1.55	04/24/2018	INV	PD	TPMS VALVE SLEEVE #008
INVOICE:9577		CHECKDATE:04/27/2018								
86713		03/20/2018		0418-3	230578	64.65	04/24/2018	INV	PD	GLOVES
INVOICE:9584		CHECKDATE:04/27/2018								
						311.96				
8181 MWSTAR WASTE HOLDINGS CORPORATION										
86997		03/31/2018		0518-1	230677	1,140.44	05/03/2018	INV	PD	TB000191 0318 SOLID WASTE
INVOICE:TB0000016451		CHECKDATE:05/04/2018								
28 ALEXANDER EQUIPMENT CO INC										
86493		04/06/2018		0418-2	230459	164.25	04/17/2018	INV	PD	CHAINSAW REPAIR
INVOICE:142596		CHECKDATE:04/20/2018								
51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI &										
86586		04/10/2018		0418-2	230460	2,373.75	04/19/2018	INV	PD	LEGAL SERVICES

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VENDOR INVOICE LISTP 2
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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:3146324-0318		CHECKDATE:04/20/2018								
52 SOUTH WEST INDUSTRIES INC										
86496		04/01/2018		0418-2	230461	204.97	04/17/2018	INV	PD	MAINTENANCE APRIL 18
INVOICE:221980		CHECKDATE:04/20/2018								
10850 ANGELO GELATO ITALIANO, INC										
86580		04/04/2018		0418-2	230463	72.00	04/19/2018	INV	PD	FOOD RESALE
INVOICE:140710		CHECKDATE:04/20/2018								
86579		04/18/2018		0418-2	230462	72.00	04/19/2018	INV	PD	FOOD RESALE
INVOICE:141086		CHECKDATE:04/20/2018								
						144.00				
10480 ARAMARK UNIFORM & CAREER APPAREL GROUP, INC										
87083		02/06/2018		0518-1	230678	206.40	05/03/2018	INV	PD	LINEN SERVICE
INVOICE:2081416943-1		CHECKDATE:05/04/2018								
87082		02/13/2018		0518-1	230678	382.88	05/03/2018	INV	PD	LINEN SERVICE
INVOICE:2081426436-1		CHECKDATE:05/04/2018								
86575		03/13/2018		0418-2	230464	404.90	04/19/2018	INV	PD	LINEN SERVICE
INVOICE:2081464833		CHECKDATE:04/20/2018								
86576		03/27/2018		0418-2	230464	530.36	04/19/2018	INV	PD	LINEN SERVICE
INVOICE:2081484240		CHECKDATE:04/20/2018								
86577		04/03/2018		0418-2	230464	496.31	04/19/2018	INV	PD	LINEN SERVICE
INVOICE:2081494023		CHECKDATE:04/20/2018								
86578		04/10/2018		0418-2	230464	496.31	04/19/2018	INV	PD	LINEN SERVICE
INVOICE:2081503573		CHECKDATE:04/20/2018								
86787		04/17/2018		0418-3	230579	496.31	04/26/2018	INV	PD	LINEN SERVICE
INVOICE:2081513254		CHECKDATE:04/27/2018								
86904		04/24/2018		0418-3	230579	561.93	04/26/2018	INV	PD	LINEN SERVICE
INVOICE:2081522727		CHECKDATE:04/27/2018								
						3,575.40				
10560 ARLINGTON POWER EQUIPMENT										
86715		03/13/2018		0418-3	230580	170.00	04/24/2018	INV	PD	WHEEL KIT
INVOICE:759213		CHECKDATE:04/27/2018								
86714		04/09/2018		0418-3	230580	199.15	04/24/2018	INV	PD	SUCTION HOSE
INVOICE:762317		CHECKDATE:04/27/2018								
						369.15				
65 AT&T										
86490		04/04/2018		0418-2	230465	95.60	04/17/2018	INV	PD	152796430 0418
INVOICE:41718		CHECKDATE:04/20/2018								
86791		04/16/2018		0418-3	230581	63.45	04/26/2018	INV	PD	630 Z99-0131 540 7 0418
INVOICE:630Z99013104-5		CHECKDATE:04/27/2018								
						159.05				
67 ATLAS REFRIGERATION, INC.										
86789		03/22/2018		0418-3	230582	215.00	04/26/2018	INV	PD	REFRIGERATOR SERVICE
INVOICE:25652		CHECKDATE:04/27/2018								



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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
8254 AUTOMATIC SYSTEMS CO										
86996	20170070	04/23/2018		0518-1	230679	10,639.00	05/03/2018	INV	PD	LOMBARD LIFT STATION UPGRADE
INVOICE:32509S		CHECKDATE:05/04/2018								
5034 AZAVAR AUDIT SOLUTIONS, INC.										
86495		04/01/2018		0418-2	230466	33.60	04/17/2018	INV	PD	UTILITY TAX AUDIT APRIL 18
INVOICE:14249		CHECKDATE:04/20/2018								
79 BARONE'S OF GLEN ELLYN INC										
87074		04/27/2018		0518-1	230680	60.00	05/03/2018	INV	PD	CHIEF INTERVIEW PANEL
INVOICE:50318		CHECKDATE:05/04/2018								
6832 POWER UP BATTERIES LLC										
86497		04/03/2018		0418-2	230467	247.68	04/17/2018	INV	PD	BARRICADE BATTERIES
INVOICE:487-2094233		CHECKDATE:04/20/2018								
86716		03/21/2018		0418-3	230583	33.95	04/24/2018	INV	PD	INVERTER
INVOICE:487-296866		CHECKDATE:04/27/2018								
86718		04/05/2018		0418-3	230583	185.76	04/24/2018	INV	PD	BATTERIES FOR BARRICADES
INVOICE:487-297301		CHECKDATE:04/27/2018								
86717		04/05/2018		0418-3	230583	7.68	04/24/2018	INV	PD	BATTERIES
INVOICE:487-297305		CHECKDATE:04/27/2018								
						475.07				
10010 BELLA BREW COFFEE & BEVERAGE CO										
86584		04/04/2018		0418-2	230468	192.00	04/19/2018	INV	PD	GROUNDS SUPPLIES
INVOICE:66719		CHECKDATE:04/20/2018								
86585		04/04/2018		0418-2	230468	115.76	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:66739		CHECKDATE:04/20/2018								
86583		04/17/2018		0418-2	230468	115.76	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:67081		CHECKDATE:04/20/2018								
86792		04/24/2018		0418-3	230584	134.96	04/26/2018	INV	PD	BEVERAGE RESALE
INVOICE:67355		CHECKDATE:04/27/2018								
						558.48				
11065 GINA BERGLUND										
86793		04/24/2018		0418-3	230585	1,410.00	04/26/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR042618		CHECKDATE:04/27/2018								
8606 ADAM BIGGAM										
86498		04/06/2018		0418-2	230469	2,000.00	04/17/2018	INV	PD	RESTORATION DEPOSIT REFUND
INVOICE:20161712		CHECKDATE:04/20/2018								
6486 JACQUELINE BJES										
86588		04/09/2018		0418-2	230470	22.99	04/19/2018	INV	PD	UNIFORM REIMBURSEMENT
INVOICE:ER041918		CHECKDATE:04/20/2018								



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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
11052 SIMPLIFY COMPLIANCE LLC											
86587		03/20/2018		0418-2	230471	995.00	04/19/2018	INV	PD		ANNUAL SAFETY TRAINING LIBRARY
INVOICE:F80-900724894		CHECKDATE:04/20/2018									
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
86582		04/10/2018		0418-2	230472	396.00	04/19/2018	INV	PD		BEVERAGE RESALE
INVOICE:327921852		CHECKDATE:04/20/2018									
86581		04/12/2018		0418-2	230472	1,150.54	04/19/2018	INV	PD		BEVERAGE RESALE
INVOICE:327955002		CHECKDATE:04/20/2018									
						1,546.54					
103 BRISTOL HOSE & FITTING											
86998		04/27/2018		0518-1	230681	86.86	05/03/2018	INV	PD		HYDRAULIC FITTINGS
INVOICE:3368301		CHECKDATE:05/04/2018									
10118 BUCHANAN ENERGY LLC											
87075	20170083	04/24/2018		0518-1	230682	18,392.00	05/03/2018	INV	PD		YR 2 OF 4 YR CONTRACT FOR FUEL
INVOICE:512356		CHECKDATE:05/04/2018									
114 CASCO INTERNATIONAL											
86801		01/22/2018		0418-3	230586	133.00	04/26/2018	INV	PD		SAFETY INCENTIVE
INVOICE:1339511		CHECKDATE:04/27/2018									
86802		01/26/2018		0418-3	230586	47.50	04/26/2018	INV	PD		SAFETY INCENTIVE
INVOICE:1341505		CHECKDATE:04/27/2018									
86803		02/01/2018		0418-3	230586	134.00	04/26/2018	INV	PD		SAFETY INCENTIVE
INVOICE:1342566		CHECKDATE:04/27/2018									
86804		02/15/2018		0418-3	230586	151.00	04/26/2018	INV	PD		SAFETY INCENTIVE
INVOICE:1345523		CHECKDATE:04/27/2018									
						465.50					
5354 UNITED COMMUNICATION SYSTEMS											
86602		04/15/2018		0418-2	230473	4,265.51	04/19/2018	INV	PD		1209860-1124924 0418
INVOICE:86602		CHECKDATE:04/20/2018									
120 CANON SOLUTIONS AMERICA, INC											
86600		04/12/2018		0418-2	230475	213.33	04/19/2018	INV	PD		COPIER IRC3530 MAINT
INVOICE:18497668		CHECKDATE:04/20/2018									
86599		04/12/2018		0418-2	230475	117.00	04/19/2018	INV	PD		COPIER IR4225 MAINT
INVOICE:18514696		CHECKDATE:04/20/2018									
86601		04/01/2018		0418-2	230474	28.14	04/19/2018	INV	PD		COPIER IRADV8295 MAINT
INVOICE:4025571444		CHECKDATE:04/20/2018									
						358.47					
136 CDS OFFICE SYSTEMS, INC											
86800		04/16/2018		0418-3	230587	325.00	04/26/2018	INV	PD		MOUNTING BRACKET
INVOICE:INV1152389		CHECKDATE:04/27/2018									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
11066 JOSEPH CERVONE											
86805		04/23/2018		0418-3	230588	25.00	04/26/2018	INV	PD	VEHICLE STICKER REFUND	
INVOICE:VR042618		CHECKDATE:04/27/2018									
146 CHICAGO COMMUNICATIONS, LLC											
86720		04/11/2018		0418-3	230589	37.00	04/24/2018	INV	PD	RADIO CABLE #1T62	
INVOICE:300643		CHECKDATE:04/27/2018									
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.											
87006		04/14/2018		0518-1	230683	221.25	04/27/2018	INV	PD	MONITORING 4/1-6/30/18 HISTORY	
INVOICE:IN00184185		CHECKDATE:05/04/2018									
6043 CHICAGO PARTS & SOUND LLC											
86722		10/14/2017		0518-1	230684	-15.00	10/14/2017	CRM	PD	CORE CREDIT	
INVOICE:30CR006507		CHECKDATE:05/04/2018									
86501		04/02/2018		0418-2	230476	19.78	04/17/2018	INV	PD	SWAY LINKS #019	
INVOICE:30IC066545		CHECKDATE:04/20/2018									
86500		04/09/2018		0418-2	230476	328.38	04/17/2018	INV	PD	BATTERIES, OIL FILTERS	
INVOICE:30IC067514		CHECKDATE:04/20/2018									
87000		04/23/2018		0518-1	230684	29.50	05/03/2018	INV	PD	FILTERS	
INVOICE:30IC069720		CHECKDATE:05/04/2018									
86499		04/11/2018		0418-2	230476	150.00	04/17/2018	INV	PD	RADIO REPAIR PART #012	
INVOICE:883199		CHECKDATE:04/20/2018									
						512.66					
1076 CINTAS CORPORATION NO 2											
86507		04/04/2018		0418-2	230479	70.42	04/17/2018	INV	PD	MAT, TOWEL SERVICE	
INVOICE:23K105866		CHECKDATE:04/20/2018									
86728		04/18/2018		0418-3	230591	70.42	04/19/2018	INV	PD	TOWEL, MAT SERVICE PW	
INVOICE:23K109164		CHECKDATE:04/27/2018									
86509		01/15/2018		0418-2	230478	53.59	04/17/2018	INV	PD	MAT SERVICE PD	
INVOICE:769353997		CHECKDATE:04/20/2018									
86797		01/15/2018		0418-3	230590	60.87	04/26/2018	INV	PD	CUSTODIAL SUPPLIES	
INVOICE:769354030		CHECKDATE:04/27/2018									
86916		02/16/2018		0418-3	230590	281.51	04/27/2018	INV	PD	CUSTODIAL SUPPLIES	
INVOICE:769374095		CHECKDATE:04/27/2018									
86508		04/05/2018		0418-2	230478	86.33	04/17/2018	INV	PD	MAT SERVICE CC	
INVOICE:769402265		CHECKDATE:04/20/2018									
86510		04/09/2018		0418-2	230478	53.59	04/17/2018	INV	PD	MAT SERVICE PD	
INVOICE:769403972		CHECKDATE:04/20/2018									
86592		04/13/2018		0418-2	230477	92.87	04/19/2018	INV	PD	CUSTODIAL SUPPLIES	
INVOICE:769407323		CHECKDATE:04/20/2018									
86727		04/19/2018		0418-3	230590	86.33	04/19/2018	INV	PD	MAT SERVICE CC	
INVOICE:769410780		CHECKDATE:04/27/2018									
87005		04/23/2018		0518-1	230685	53.59	04/27/2018	INV	PD	MAT SERVICE PD	
INVOICE:769412636		CHECKDATE:05/04/2018									
						909.52					
11080 CITYWIDE TITLE CORP											



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87007 INVOICE:50318		04/27/2018 CHECKDATE:05/04/2018		0518-1	230686	50.00	04/27/2018	INV	PD	CLEARWATER INSPECTION REFUND
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP										
86506 INVOICE:9728		03/31/2018 CHECKDATE:04/20/2018		0418-2	230480	2,400.00	04/17/2018	INV	PD	LEGAL SERVICES
10119 CLESEN WHOLESALE										
86905 INVOICE:8253000		04/12/2018 CHECKDATE:04/27/2018		0418-3	230592	5,975.50	04/26/2018	INV	PD	CBD SPRING FLOWERS
7273 CMS COMMUNICATIONS, INC.										
86603 INVOICE:1701359		04/04/2018 CHECKDATE:04/20/2018		0418-2	230481	317.53	04/19/2018	INV	PD	PHONE BUTTON BOX
86604 INVOICE:W771718		03/29/2018 CHECKDATE:04/20/2018		0418-2	230481	262.50	04/19/2018	INV	PD	TECH SUPPORT PHONE SYSTEM INST
						580.03				
172 COLLEGE OF DUPAGE										
86799 INVOICE:4799494		04/23/2018 CHECKDATE:04/27/2018		0418-3	230593	262.50	04/26/2018	INV	PD	AMMUNITION
9082 COLPO COMMUNICATIONS										
86504 INVOICE:10226		04/08/2018 CHECKDATE:04/20/2018		0418-2	230482	711.89	04/17/2018	INV	PD	ROOF ANTENNA
86503 INVOICE:10227		04/08/2018 CHECKDATE:04/20/2018		0418-2	230482	460.75	04/17/2018	INV	PD	LED LIGHTS
						1,172.64				
175 COMMONWEALTH EDISON COMPANY										
86502 INVOICE:86502		04/09/2018 CHECKDATE:04/20/2018		0418-2	230483	51.08	04/17/2018	INV	PD	7163762013 0418
86729 INVOICE:86729		04/12/2018 CHECKDATE:04/27/2018		0418-3	230595	49.72	04/19/2018	INV	PD	1159090017 0418
86730 INVOICE:86730		04/16/2018 CHECKDATE:04/27/2018		0418-3	230594	517.01	04/19/2018	INV	PD	4145057007 0418
86731 INVOICE:86731		04/16/2018 CHECKDATE:04/27/2018		0418-3	230594	162.20	04/19/2018	INV	PD	0175026025 0418
86732 INVOICE:86732		04/13/2018 CHECKDATE:04/27/2018		0418-3	230594	146.40	04/19/2018	INV	PD	0201104145 0418
						926.41				
6610 COMCAST CABLE COMMUNICATIONS, LLC										
87009 INVOICE:50318		04/22/2018 CHECKDATE:05/04/2018		0518-1	230687	171.09	05/03/2018	INV	PD	8771 20 056 0545119 0418
10373 HISTORIC PALM LLC										

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86598 INVOICE:55945	20180005	04/01/2018		0418-2	230484	2,208.74	04/19/2018	INV	PD	LINKS CUSTODIAL SERVICES
3525 COMMERCIAL TIRE SERVICE										
86721 INVOICE:2220046944		04/05/2018		0418-3	230596	131.50	04/24/2018	INV	PD	TIRE REPAIR #630
4876 CONSTELLATION NEWENERGY, INC.										
86723 INVOICE:44402242		04/12/2018		0418-3	230597	142.16	04/12/2018	INV	PD	1-81ZWMO 0418
86725 INVOICE:44402429		04/12/2018		0418-3	230597	392.64	04/12/2018	INV	PD	1-81ZWPY 0418
86724 INVOICE:44402768		04/12/2018		0418-3	230597	362.08	04/12/2018	INV	PD	1-81ZW0X 0418
86726 INVOICE:44417777		04/13/2018		0418-3	230597	206.27	04/13/2018	INV	PD	1-81ZW09 0418
87010 INVOICE:44485425		04/18/2018		0518-1	230688	8,775.70	05/03/2018	INV	PD	1-81ZWLO 0418
						9,878.85				
10952 CONSUMERS PACKING COMPANY										
86597 INVOICE:339223		04/05/2018		0418-2	230485	353.16	04/19/2018	INV	PD	FOOD RESALE
86596 INVOICE:339250		04/06/2018		0418-2	230485	229.36	04/19/2018	INV	PD	FOOD RESALE
86593 INVOICE:339309		04/09/2018		0418-2	230485	447.49	04/19/2018	INV	PD	FOOD RESALE
86595 INVOICE:339437		04/12/2018		0418-2	230485	1,453.77	04/19/2018	INV	PD	FOOD RESALE
86594 INVOICE:339553		04/16/2018		0418-2	230485	436.74	04/19/2018	INV	PD	FOOD RESALE
86796 INVOICE:339706		04/19/2018		0418-3	230598	379.44	04/26/2018	INV	PD	FOOD RESALE
86795 INVOICE:339758		04/20/2018		0418-3	230598	302.02	04/26/2018	INV	PD	FOOD RESALE
86794 INVOICE:339844		04/24/2018		0418-3	230598	521.14	04/26/2018	INV	PD	FOOD RESALE
						4,123.12				
8317 COPY KING OFFICE SOLUTIONS, INC										
87011 INVOICE:39065		05/01/2018		0518-1	230689	370.92	05/03/2018	INV	PD	COPIER MX-5001N MAINT
4547 CORE & MAIN LP										
86798 INVOICE:I738000		04/18/2018		0418-3	230599	249.47	04/26/2018	INV	PD	WRENCH, OIL
3037 COZZINI BROS INC.										
86589		04/04/2018		0418-2	230486	26.00	04/19/2018	INV	PD	KNIFE SERVICE



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INVOICE: C4912511				CHECKDATE: 04/20/2018							
86591		04/11/2018		0418-2	230486	26.00	04/19/2018	INV	PD		KNIFE SERVICE
INVOICE: C4941404				CHECKDATE: 04/20/2018							
86590		04/18/2018		0418-2	230486	26.00	04/19/2018	INV	PD		KNIFE SERVICE
INVOICE: C4967691				CHECKDATE: 04/20/2018							
						78.00					
10674 CUTTING EDGE DOCUMENT DESTRUCTION LLC											
86913		04/24/2018		0418-3	230600	750.00	04/27/2018	INV	PD		SHREDDING EVENT
INVOICE: M3826				CHECKDATE: 04/27/2018							
87004		04/27/2018		0518-1	230690	210.08	04/27/2018	INV	PD		RECORDS DESTRUCTION
INVOICE: M3833				CHECKDATE: 05/04/2018							
						960.08					
204 DAILY HERALD											
86513		03/22/2018		0418-2	230487	113.85	04/17/2018	INV	PD		614 LENOX VARIATION NOTICE
INVOICE: T4496116				CHECKDATE: 04/20/2018							
86514		03/23/2018		0418-2	230487	87.40	04/17/2018	INV	PD		WEED NOTICE
INVOICE: T4496364				CHECKDATE: 04/20/2018							
						201.25					
11068 CAROLYN DAVENPORT											
86807		04/23/2018		0418-3	230601	2,091.00	04/26/2018	INV	PD		TRANSFER TAX REFUND
INVOICE: TXR042618				CHECKDATE: 04/27/2018							
6800 DETROIT SALT COMPANY, LLC											
87016	20170044	04/26/2018		0518-1	230691	5,282.36	05/03/2018	INV	PD		BULK ROCK SALT
INVOICE: 75161				CHECKDATE: 05/04/2018							
7418 DEWBERRY ARCHITECTS, INC											
86515		01/23/2018		0418-2	230488	405.00	04/17/2018	INV	PD		PARKING STUDY
INVOICE: 1506196				CHECKDATE: 04/20/2018							
86517		01/23/2018		0418-2	230488	3,500.00	04/17/2018	INV	PD		PEDESTRIAN WALKWAY STUDY
INVOICE: 1506196.002				CHECKDATE: 04/20/2018							
86516		03/15/2018		0418-2	230488	2,500.00	04/17/2018	INV	PD		PEDESTRIAN WALKWAY STUDY
INVOICE: 1529733				CHECKDATE: 04/20/2018							
86719	20170084	03/15/2018		0418-3	230602	12,542.69	04/24/2018	INV	PD		CIVIC CENTER RENOVATION
INVOICE: 1529734				CHECKDATE: 04/27/2018							
						18,947.69					
11067 CLAUDETTE DOBIE											
86806		04/23/2018		0418-3	230603	25.00	04/26/2018	INV	PD		VEHICLE STICKER REFUND
INVOICE: VR042618				CHECKDATE: 04/27/2018							
241 DU-COMM											
86605		04/10/2018		0418-2	230489	239.20	04/19/2018	INV	PD		E-DISPATCH 4/1-10/31/18
INVOICE: 16245				CHECKDATE: 04/20/2018							
87012		05/01/2018		0518-1	230692	36,445.00	05/03/2018	INV	PD		FIRE QTRLY SHARES 5/1-7-31/18



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:16270 87014		05/01/2018	CHECKDATE:05/04/2018 0518-1		230692	110,950.25	05/03/2018	INV	PD	POLICE QTRLY SHARES 5/1-7-31/1
INVOICE:16271 87013		05/01/2018	CHECKDATE:05/04/2018 0518-1		230692	1,880.02	05/03/2018	INV	PD	FIRE CO FACILITY LEASE 5/1-7/3
INVOICE:16314 87015		05/01/2018	CHECKDATE:05/04/2018 0518-1		230692	5,723.39	05/03/2018	INV	PD	POLICE FACILITY LEASE 5/1-7/31
INVOICE:16315			CHECKDATE:05/04/2018							
9549 DUNBAR ARMORED INC						155,237.86				
86808 INVOICE:4177463		04/01/2018	CHECKDATE:04/27/2018	0418-3	230604	314.22	04/26/2018	INV	PD	BANK COURIER
249 DUPAGE COUNTY										
87017 INVOICE:87017		05/03/2018	CHECKDATE:05/04/2018	0518-1	230693	9,323.58	05/03/2018	INV	PD	05-11-209-030 1ST INSTALLMENT
86606 INVOICE:IN0010625		03/15/2018	CHECKDATE:04/20/2018	0418-2	230490	1,063.00	04/19/2018	INV	PD	ANNUAL PERMITS-KITCHEN, HALF W
7369 DUPAGE RIVER SALT CREEK WORKGROUP						10,386.58				
86733 INVOICE:62		04/16/2018	CHECKDATE:04/27/2018	0418-3	230605	3,149.00	04/19/2018	INV	PD	2018-19 AGENCY MEMBERSHIP
262 DUPAGE WATER COMMISSION										
DPWC-114 INVOICE:DPWC-129		05/03/2018	CHECKDATE:05/04/2018	0518-1	20459	298,943.92	05/03/2018	DIR	PD	WATER COSTS
263 MIDWEST COMPOST LLC										
86512 INVOICE:105056		03/30/2018	CHECKDATE:04/20/2018	0418-2	230491	147.00	04/17/2018	INV	PD	HAULING SERVICES
86511 INVOICE:105059		03/30/2018	CHECKDATE:04/20/2018	0418-2	230491	147.00	04/17/2018	INV	PD	HAULING SERVICES
8854 KEITH DUVAL						294.00				
86607 INVOICE:ER041918		04/13/2018	CHECKDATE:04/20/2018	0418-2	230492	20.00	04/19/2018	INV	PD	TRAVEL REIMBURSEMENT
8045 ENGINEERING SOLUTIONS TEAM										
86518 INVOICE:41718		03/12/2018	CHECKDATE:04/20/2018	0418-2	230493	2,000.00	04/17/2018	INV	PD	PROFESSIONAL SERVICES
86519 INVOICE:41718-1		02/23/2018	CHECKDATE:04/20/2018	0418-2	230493	500.00	04/17/2018	INV	PD	PROFESSIONAL SERVICES
86520 INVOICE:41718-2		02/23/2018	CHECKDATE:04/20/2018	0418-2	230493	9,200.00	04/17/2018	INV	PD	PROFESSIONAL SERVICES



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285 ENVIRONMENTAL SYSTEMS RESEARCH INST, INC						11,700.00				
86521		04/09/2018		0418-2	230494	1,200.00	04/17/2018	INV	PD	ANNUAL SOFTWARE MAINT
INVOICE:93445380		CHECKDATE:04/20/2018								
1078 EQUIFAX INFORMATION SVCS LLC										
86810		04/17/2018		0418-3	230606	25.00	04/26/2018	INV	PD	POLICE INFO SERVICE
INVOICE:4786683		CHECKDATE:04/27/2018								
8327 ETS CORPORATION										
5089843		04/30/2018		0418-4	20420	5,749.21	04/30/2018	DIR	PD	LINKS CC FEES
INVOICE:ETSREC-58		CHECKDATE:04/30/2018								
291 EUCLID BEVERAGE, LTD										
86608		04/05/2018		0418-2	230495	66.00	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3292805		CHECKDATE:04/20/2018								
86703		04/12/2018		0418-2	230495	1,076.30	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3292881		CHECKDATE:04/20/2018								
86809		04/19/2018		0418-3	230607	1,332.00	04/26/2018	INV	PD	BEVERAGE RESALE
INVOICE:W-3292972		CHECKDATE:04/27/2018								
304 FIFTH THIRD BANK						2,474.30				
ALLN-125		03/27/2018		0418-4	20343	11.16	04/30/2018	DIR	PD	UPS-SHIPPING
INVOICE:ALLN-412		CHECKDATE:04/30/2018								
86918		03/27/2018		0418-4	20344	148.25	04/30/2018	DIR	PD	GARVEY-OFFICE SUPPLIES
INVOICE:ALLN-413		CHECKDATE:04/30/2018								
86919		03/27/2018		0418-4	20345	289.75	04/30/2018	DIR	PD	ALL STAR PRO GOLF-PROXIMITY MA
INVOICE:ALLN-414		CHECKDATE:04/30/2018								
86994		03/27/2018		0418-4	20457	-16.56	04/30/2018	CRM	PD	MENARDS-SUPPLIES
INVOICE:BBAL-49		CHECKDATE:04/30/2018								
BINM-131		03/27/2018		0418-4	20346	650.57	04/30/2018	DIR	PD	GODADDY-BOARD/FIRE HOSTING REN
INVOICE:BINM-578		CHECKDATE:04/30/2018								
86920		03/27/2018		0418-4	20347	240.00	04/30/2018	DIR	PD	NINITE-SOFTWARE UPDATE RENEWAL
INVOICE:BINM-579		CHECKDATE:04/30/2018								
86921		03/27/2018		0418-4	20348	57.90	04/30/2018	DIR	PD	SUN DATA-TONER
INVOICE:BINM-580		CHECKDATE:04/30/2018								
838593		03/27/2018		0418-4	20349	296.65	04/30/2018	DIR	PD	ZIPRECRUITER-JOB AD
INVOICE:BROP-11		CHECKDATE:04/30/2018								
86922		03/27/2018		0418-4	20350	325.00	04/30/2018	DIR	PD	AMER PUB WKS ASSN-JOB AD
INVOICE:BROP-12		CHECKDATE:04/30/2018								
BUCD-126		03/27/2018		0418-4	20351	7,840.00	04/30/2018	DIR	PD	CRESCENT GARDEN-FLOWER PLANTER
INVOICE:BUCD-358		CHECKDATE:04/30/2018								
86923		03/27/2018		0418-4	20352	191.81	04/30/2018	DIR	PD	TELVENT-WEATHER SERVICE
INVOICE:BUCD-359		CHECKDATE:04/30/2018								
86924		03/27/2018		0418-4	20353	523.49	04/30/2018	DIR	PD	AMAZON-RATCHET CRIMPER, SUPPLI
INVOICE:BUCD-360		CHECKDATE:04/30/2018								
86925		03/27/2018		0418-4	20354	710.00	04/30/2018	DIR	PD	APWA-CHAPTER AWARDS 13 ATTENDE
INVOICE:BUCD-361		CHECKDATE:04/30/2018								



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86926		03/27/2018		0418-4	20355	218.43	04/30/2018	DIR	PD	SIGN WAREHOUSE-MATERIAL
INVOICE: BUCD-362				CHECKDATE: 04/30/2018						
CAMM-134		03/27/2018		0418-4	20451	414.90	04/30/2018	DIR	PD	COMCAST JAN/FEB
INVOICE: CAMM-486				CHECKDATE: 04/30/2018						
86990		03/27/2018		0418-4	20452	54.89	04/30/2018	DIR	PD	PANDORA-MUSIC SERVICE
INVOICE: CAMM-487				CHECKDATE: 04/30/2018						
86991		03/27/2018		0418-4	20453	256.77	04/30/2018	DIR	PD	OMAHA FIXTURE-HAT FIXTURE
INVOICE: CAMM-488				CHECKDATE: 04/30/2018						
838614		03/27/2018		0418-4	20356	41.88	04/30/2018	DIR	PD	JEWEL-FOOD RESALE
INVOICE: CHAB-53				CHECKDATE: 04/30/2018						
86927		03/27/2018		0418-4	20357	476.94	04/30/2018	DIR	PD	OPEN TABLE-RESERVATION SERVICE
INVOICE: CHAB-54				CHECKDATE: 04/30/2018						
86928		03/27/2018		0418-4	20358	227.95	04/30/2018	DIR	PD	WEBSTAIRANT-KITCHEN EQUIP
INVOICE: CHAB-55				CHECKDATE: 04/30/2018						
86929		03/27/2018		0418-4	20359	205.38	04/30/2018	DIR	PD	AMAZON-EASTER SUPPLIES
INVOICE: CHAB-56				CHECKDATE: 04/30/2018						
5221142		03/27/2018		0418-4	20360	47.27	04/30/2018	DIR	PD	AMAZON-OFFICE SUPPLIES
INVOICE: COYC-111				CHECKDATE: 04/30/2018						
86930		03/27/2018		0418-4	20361	30.00	04/30/2018	DIR	PD	PAYFLOW-ONLINE PAYMENT FEE
INVOICE: COYC-112				CHECKDATE: 04/30/2018						
5530324		03/27/2018		0418-4	20362	1.50	04/30/2018	DIR	PD	REDBOX-MOVIE SHOWING
INVOICE: DAVS-80				CHECKDATE: 04/30/2018						
86931		03/27/2018		0418-4	20363	25.00	04/30/2018	DIR	PD	GRACE LUTHERAN-FIRST AID CLASS
INVOICE: DAVS-81				CHECKDATE: 04/30/2018						
7645913		03/27/2018		0418-4	20364	281.23	04/30/2018	DIR	PD	AMAZON-OFFICE SUPPLIES
INVOICE: DETA-129				CHECKDATE: 04/30/2018						
86932		03/27/2018		0418-4	20365	1.00	04/30/2018	DIR	PD	CANVA-PHOTO DOWNLOAD
INVOICE: DETA-130				CHECKDATE: 04/30/2018						
86933		03/27/2018		0418-4	20366	150.00	04/30/2018	DIR	PD	TRIPLE SEAT-BANQUET SOFTWARE
INVOICE: DETA-131				CHECKDATE: 04/30/2018						
86934		03/27/2018		0418-4	20367	281.25	04/30/2018	DIR	PD	SNAPLOCK-DANCE FLOOR PIECES
INVOICE: DETA-132				CHECKDATE: 04/30/2018						
86935		03/27/2018		0418-4	20368	15.93	04/30/2018	DIR	PD	ADOBE-PRO SOFTWARE
INVOICE: DETA-133				CHECKDATE: 04/30/2018						
86936		03/27/2018		0418-4	20369	25.96	04/30/2018	DIR	PD	LEN'S-SUPPLIES
INVOICE: DETA-134				CHECKDATE: 04/30/2018						
86937		03/27/2018		0418-4	20370	364.50	04/30/2018	DIR	PD	EVENTECTIVE-MARKETING WEBSITE
INVOICE: DETA-135				CHECKDATE: 04/30/2018						
86938		03/27/2018		0418-4	20371	99.63	04/30/2018	DIR	PD	JEWEL-FOOD, SUPPLIES
INVOICE: FOTT-1				CHECKDATE: 04/30/2018						
86939		03/27/2018		0418-4	20372	82.87	04/30/2018	DIR	PD	WILLIAMS SONOMA-QUICHE PANS
INVOICE: FOTT-2				CHECKDATE: 04/30/2018						
86940		03/27/2018		0418-4	20373	88.31	04/30/2018	DIR	PD	WEBSTAIRANT-BREAD PANS
INVOICE: FOTT-3				CHECKDATE: 04/30/2018						
86941		03/27/2018		0418-4	20374	15.98	04/30/2018	DIR	PD	WHOLE FOODS-SAFFRON
INVOICE: FOTT-4				CHECKDATE: 04/30/2018						
86942		03/27/2018		0418-4	20375	158.03	04/30/2018	DIR	PD	AMAZON-DISPLAY TRAYS
INVOICE: FOTT-5				CHECKDATE: 04/30/2018						
FRAF-123		03/27/2018		0418-4	20377	1,374.29	04/30/2018	DIR	PD	HYDROTEX-LUBRICANT
INVOICE: FRAF-350				CHECKDATE: 04/30/2018						
86943		03/27/2018		0418-4	20378	129.45	04/30/2018	DIR	PD	IL TOLLWAY-IPASS
INVOICE: FRAF-351				CHECKDATE: 04/30/2018						
FRAM-78		03/27/2018		0418-4	20376	870.98	04/30/2018	DIR	PD	ACCELA-ELECTRONIC AGENDA
INVOICE: FRAM-528				CHECKDATE: 04/30/2018						
6898723		03/27/2018		0418-4	20379	45.00	04/30/2018	DIR	PD	CONTANT CONTACT-EMAIL MARKETIN



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INVOICE: HANM-134			CHECKDATE: 04/30/2018							
86944		03/27/2018	0418-4		20380	97.45	04/30/2018	DIR	PD	DOWNTOWN DEVEL CTR-PUBLICATION
INVOICE: HANM-135			CHECKDATE: 04/30/2018							
HARJ-117		03/27/2018	0418-4		20381	22.99	04/30/2018	DIR	PD	WALGREENS-BATTERIES
INVOICE: HARJ-357			CHECKDATE: 04/30/2018							
86945		03/27/2018	0418-4		20382	50.00	04/30/2018	DIR	PD	ALFIES-DARE APPRECIATION
INVOICE: HARJ-358			CHECKDATE: 04/30/2018							
86946		03/27/2018	0418-4		20383	45.00	04/30/2018	DIR	PD	IATAI-BERGER MEMSHIP
INVOICE: HARJ-359			CHECKDATE: 04/30/2018							
HEFJ-124		03/27/2018	0418-4		20384	60.00	04/30/2018	DIR	PD	NE IL AGING AGENCY-ANNUAL MEET
INVOICE: HEFJ-280			CHECKDATE: 04/30/2018							
86947		03/27/2018	0418-4		20385	60.00	04/30/2018	DIR	PD	CREATIVE FORCASTING-PUBLICATIO
INVOICE: HEFJ-281			CHECKDATE: 04/30/2018							
86948		03/27/2018	0418-4		20386	245.00	04/30/2018	DIR	PD	QUILL-OFFICE SUPPLIES
INVOICE: HEFJ-282			CHECKDATE: 04/30/2018							
6898613		03/27/2018	0418-4		20390	213.74	04/30/2018	DIR	PD	ACTION TARGETS-TRAINING TARGET
INVOICE: HOLC-24			CHECKDATE: 04/30/2018							
86951		03/27/2018	0418-4		20391	271.35	04/30/2018	DIR	PD	SKD TACTICAL-GUN STOCKS
INVOICE: HOLC-25			CHECKDATE: 04/30/2018							
86952		03/27/2018	0418-4		20392	294.02	04/30/2018	DIR	PD	MOUNTING SOLUTIONS-GUN STOCKS
INVOICE: HOLC-26			CHECKDATE: 04/30/2018							
HOLW-117		03/27/2018	0418-4		20387	58.29	04/30/2018	DIR	PD	ARROWHEAD GOLF-MENU RESEARCH
INVOICE: HOLW-253			CHECKDATE: 04/30/2018							
86949		03/27/2018	0418-4		20388	50.93	04/30/2018	DIR	PD	GLEN OAK-FIRE CO MEETING
INVOICE: HOLW-254			CHECKDATE: 04/30/2018							
86950		03/27/2018	0418-4		20389	25.00	04/30/2018	DIR	PD	NIU-INTERN LUNCHEON
INVOICE: HOLW-255			CHECKDATE: 04/30/2018							
HORK-80		03/27/2018	0418-4		20393	927.00	04/30/2018	DIR	PD	HOME DEPOT-TOOLS
INVOICE: HORK-179			CHECKDATE: 04/30/2018							
7646113		03/27/2018	0418-4		20394	10.85	04/30/2018	DIR	PD	FASTENAL-BOLTS
INVOICE: HUBJ-39			CHECKDATE: 04/30/2018							
86953		03/27/2018	0418-4		20395	25.00	04/30/2018	DIR	PD	JENSEN'S-FUEL WATERCON
INVOICE: HUBJ-40			CHECKDATE: 04/30/2018							
86954		03/27/2018	0418-4		20396	25.62	04/30/2018	DIR	PD	SHELL OIL-FUEL WATERCON
INVOICE: HUBJ-41			CHECKDATE: 04/30/2018							
86955		03/27/2018	0418-4		20397	379.68	04/30/2018	DIR	PD	HOLIDAY INN-WATERCON
INVOICE: HUBJ-42			CHECKDATE: 04/30/2018							
86956		03/27/2018	0418-4		20398	73.50	04/30/2018	DIR	PD	ACR PUBLICATIONS-TRAINING MANU
INVOICE: HUBJ-43			CHECKDATE: 04/30/2018							
838604		03/27/2018	0418-4		20399	296.73	04/30/2018	DIR	PD	AMAZON-SUPPLIES
INVOICE: KAML-24			CHECKDATE: 04/30/2018							
86957		03/27/2018	0418-4		20400	47.95	04/30/2018	DIR	PD	GREEN BRANCH-URBINA FUNERAL
INVOICE: KAML-25			CHECKDATE: 04/30/2018							
86958		03/27/2018	0418-4		20401	100.00	04/30/2018	DIR	PD	LEWEK-MEMORIAL DONATION
INVOICE: KAML-26			CHECKDATE: 04/30/2018							
86959		03/27/2018	0418-4		20402	186.64	04/30/2018	DIR	PD	EINSTEIN-FIRE STATION MEETING
INVOICE: KAML-27			CHECKDATE: 04/30/2018							
LUDM-137		03/27/2018	0418-4		20403	322.02	04/30/2018	DIR	PD	BATTERIES PLUS-BATTERIES
INVOICE: LUDM-1210			CHECKDATE: 04/30/2018							
86960		03/27/2018	0418-4		20404	3,928.05	04/30/2018	DIR	PD	BURRIS-EQUIP PARTS
INVOICE: LUDM-1211			CHECKDATE: 04/30/2018							
86961		03/27/2018	0418-4		20405	1,584.30	04/30/2018	DIR	PD	R&R PRODUCTS-EQUIPMENT PARTS
INVOICE: LUDM-1212			CHECKDATE: 04/30/2018							
86962		03/27/2018	0418-4		20406	219.05	04/30/2018	DIR	PD	ADVANCE AUTO-PARTS
INVOICE: LUDM-1213			CHECKDATE: 04/30/2018							



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86963		03/27/2018		0418-4	20407	43.95	04/30/2018	DIR	PD	JACKS SMALL ENGINES-CARB KIT
INVOICE: LUDM-1214				CHECKDATE: 04/30/2018						
86964		03/27/2018		0418-4	20408	152.93	04/30/2018	DIR	PD	MCMaster CARR-MAG CONTACT ALAR
INVOICE: LUDM-1215				CHECKDATE: 04/30/2018						
86965		03/27/2018		0418-4	20409	208.96	04/30/2018	DIR	PD	SHERWIN WILLIAMS-STAIN
INVOICE: LUDM-1216				CHECKDATE: 04/30/2018						
86966		03/27/2018		0418-4	20410	1,150.89	04/30/2018	DIR	PD	SCHAEFFERS-OIL, GREASE
INVOICE: LUDM-1217				CHECKDATE: 04/30/2018						
86967		03/27/2018		0418-4	20411	828.72	04/30/2018	DIR	PD	ALEXANDER EQUIP-EQUIP PARTS
INVOICE: LUDM-1218				CHECKDATE: 04/30/2018						
86968		03/27/2018		0418-4	20412	77.95	04/30/2018	DIR	PD	INTERSTATE BATTERIES-BATTERY
INVOICE: LUDM-1219				CHECKDATE: 04/30/2018						
86969		03/27/2018		0418-4	20413	36.80	04/30/2018	DIR	PD	FIREPLACE AUTHORITY-THERMOCOUP
INVOICE: LUDM-1220				CHECKDATE: 04/30/2018						
86970		03/27/2018		0418-4	20414	622.50	04/30/2018	DIR	PD	NATIONAL PARTS-PARTS
INVOICE: LUDM-1221				CHECKDATE: 04/30/2018						
5823312		03/27/2018		0418-4	20454	149.00	04/30/2018	DIR	PD	LAWLINE-
INVOICE: MATG-17				CHECKDATE: 04/30/2018						
838624		03/27/2018		0418-4	20415	2.49	04/30/2018	DIR	PD	HOME DEPOT-SUPPLIES
INVOICE: MENJ-8				CHECKDATE: 04/30/2018						
86971		03/27/2018		0418-4	20416	37.41	04/30/2018	DIR	PD	MENARDS-SEALANT, EDGING
INVOICE: MENJ-9				CHECKDATE: 04/30/2018						
MILC-89		03/27/2018		0418-4	20424	-395.80	04/30/2018	CRM	PD	AMAZON-CREDIT GUN STOCKS, SUPP
INVOICE: MILC-601				CHECKDATE: 04/30/2018						
86973		03/27/2018		0418-4	20425	5.12	04/30/2018	DIR	PD	JIMMY JOHNS-EOC MTG
INVOICE: MILC-602				CHECKDATE: 04/30/2018						
86974		03/27/2018		0418-4	20426	7.15	04/30/2018	DIR	PD	USPS-SHIPPING
INVOICE: MILC-603				CHECKDATE: 04/30/2018						
86975		03/27/2018		0418-4	20427	36.99	04/30/2018	DIR	PD	WALL ST JOURNAL-SUBSCRIPTION
INVOICE: MILC-604				CHECKDATE: 04/30/2018						
86976		03/27/2018		0418-4	20428	78.96	04/30/2018	DIR	PD	EINSTEIN-COF W/COPS, FTO MEETI
INVOICE: MILC-605				CHECKDATE: 04/30/2018						
86977		03/27/2018		0418-4	20429	53.89	04/30/2018	DIR	PD	MICHAELS-BASKETS
INVOICE: MILC-606				CHECKDATE: 04/30/2018						
86978		03/27/2018		0418-4	20430	114.66	04/30/2018	DIR	PD	VERIZON-FEB/MAR 2018
INVOICE: MILC-607				CHECKDATE: 04/30/2018						
806762		03/27/2018		0418-4	20431	35.40	04/30/2018	DIR	PD	SHELL OIL-ILEAS FUEL
INVOICE: MONJ-5				CHECKDATE: 04/30/2018						
PEKC-135		03/27/2018		0418-4	20432	404.73	04/30/2018	DIR	PD	AMAZON-SUPPLIES
INVOICE: PEKC-845				CHECKDATE: 04/30/2018						
86979		03/27/2018		0418-4	20433	305.66	04/30/2018	DIR	PD	VINYLGUARD-FLAG STICKS
INVOICE: PEKC-846				CHECKDATE: 04/30/2018						
86980		03/27/2018		0418-4	20434	197.98	04/30/2018	DIR	PD	HOME DEPOT-PAINT, BENCH BOARDS
INVOICE: PEKC-847				CHECKDATE: 04/30/2018						
6929921		03/27/2018		0418-4	20447	10.00	04/30/2018	DIR	PD	CANVA-GRAPHIC DESIGN TEMPLATE
INVOICE: PLAM-82				CHECKDATE: 04/30/2018						
86987		03/27/2018		0418-4	20448	47.00	04/30/2018	DIR	PD	BLUE OCTANE-WEBFORMS SUBSCR
INVOICE: PLAM-83				CHECKDATE: 04/30/2018						
86988		03/27/2018		0418-4	20449	50.00	04/30/2018	DIR	PD	GE CHAMBER-MP, MH MEETING
INVOICE: PLAM-84				CHECKDATE: 04/30/2018						
86989		03/27/2018		0418-4	20450	59.00	04/30/2018	DIR	PD	SPROUT SOCIAL-SOCIAL MEDIA
INVOICE: PLAM-85				CHECKDATE: 04/30/2018						
TAVE-82		03/27/2018		0418-4	20435	206.37	04/30/2018	DIR	PD	RESTAURANT DEPOT-COFFEE SUPPLI
INVOICE: TAVE-124				CHECKDATE: 04/30/2018						
700288		03/27/2018		0418-4	20436	24.06	04/30/2018	DIR	PD	SUBWAY-YAEGER PTI VISIT



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INVOICE:TERJ-17		03/27/2018	CHECKDATE:04/30/2018	0418-4	20437	25.93	04/30/2018	DIR	PD	MARATHON-PTI VISIT FUEL
INVOICE:TERJ-18		03/27/2018	CHECKDATE:04/30/2018	0418-4	20438	44.36	04/30/2018	DIR	PD	AMAZON-OFFICE SUPPLIES
INVOICE:THOL-26		03/27/2018	CHECKDATE:04/30/2018	0418-4	20455	3.08	04/30/2018	DIR	PD	TARGET-SUPPLIES LK RETIREMENT
INVOICE:THOL-27		03/27/2018	CHECKDATE:04/30/2018	0418-4	20456	7.03	04/30/2018	DIR	PD	JEWEL-SUPPLIES LK RETIREMENT
INVOICE:THOL-28		03/27/2018	CHECKDATE:04/30/2018	0418-4	20440	202.00	04/30/2018	DIR	PD	BANNER UP-SIGNAGE
INVOICE:VAVK-100		03/27/2018	CHECKDATE:04/30/2018	0418-4	20439	3.66	04/30/2018	DIR	PD	MCDONALD'S-PRISONER MEAL
VAVK-52		03/27/2018	CHECKDATE:04/30/2018	0418-4	20441	44.98	04/30/2018	DIR	PD	ADOBE-INDESIGN, PRO
INVOICE:VAVK-99		03/27/2018	CHECKDATE:04/30/2018	0418-4	20442	75.00	04/30/2018	DIR	PD	MAILCHIMP-EMAIL SERVICE
VESJ-134		03/27/2018	CHECKDATE:04/30/2018	0418-4	20443	95.67	04/30/2018	DIR	PD	AT&T-U-VERSE MAR/APR 2018
INVOICE:VESJ-584		03/27/2018	CHECKDATE:04/30/2018	0418-4	20444	26.00	04/30/2018	DIR	PD	SQUARESPACE-WEBSITE FEE
86983		03/27/2018	CHECKDATE:04/30/2018	0418-4	20445	14.97	04/30/2018	DIR	PD	RESTAURANTOWNER.COM-SUBSCRIPTI
INVOICE:VESJ-585		03/27/2018	CHECKDATE:04/30/2018	0418-4	20446	474.60	04/30/2018	DIR	PD	CROWNE PLAZA-ILEAS CONF X3
86984		03/27/2018	CHECKDATE:04/30/2018	0418-4						
INVOICE:VESJ-586		03/27/2018	CHECKDATE:04/30/2018	0418-4						
86985		03/27/2018	CHECKDATE:04/30/2018	0418-4						
INVOICE:VESJ-587		03/27/2018	CHECKDATE:04/30/2018	0418-4						
86986		03/27/2018	CHECKDATE:04/30/2018	0418-4						
INVOICE:VESJ-588		03/27/2018	CHECKDATE:04/30/2018	0418-4						
WEBN-90		03/27/2018	CHECKDATE:04/30/2018	0418-4						
INVOICE:WEBN-186			CHECKDATE:04/30/2018							
4466 FIRE SERVICE, INC.						32,443.55				
86735		04/12/2018		0418-3	230608	1,444.20	04/19/2018	INV	PD	OUT RIGGER STRING POTS #1T62
INVOICE:14840			CHECKDATE:04/27/2018							
11059 FIVE STAR HEATING AND COOLING INC										
86736		04/20/2018		0418-3	230609	10.00	04/20/2018	INV	PD	REGISTRATION OVERPAYMENT
INVOICE:42418			CHECKDATE:04/27/2018							
10787 FOSTER & FOSTER CONSULTING ACTUARIES, INC										
86811		01/12/2018		0418-3	230610	675.00	04/26/2018	INV	PD	ACTUARIAL STUDY, MEETING
INVOICE:11632			CHECKDATE:04/27/2018							
7971 MARK FRANZ										
87018		05/03/2018		0518-1	230694	11.00	05/03/2018	INV	PD	REIMBURSE PARKING SPFLD LOBBY
INVOICE:ER050318			CHECKDATE:05/04/2018							
6616 MIDWEST AUTO REBUILDERS										
86737		04/19/2018		0418-3	230611	821.29	04/20/2018	INV	PD	REAR DOOR, GLASS REPAIR #219
INVOICE:2891			CHECKDATE:04/27/2018							
5886 G W BERKHEIMER CO, INC										
86524		03/13/2018		0418-2	230496	78.72	04/17/2018	INV	PD	RAIN CAPS



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INVOICE:177850		CHECKDATE:04/20/2018								
11074 TOM GALLAHUE										
86874		04/26/2018		0418-3	230574	300.00	04/26/2018	INV	PD	ASSESSMENT INTERVIEW STIPEND
INVOICE:42618		CHECKDATE:04/26/2018								
2886 GENTILE & ASSOC. INC										
86739		04/11/2018		0418-3	230612	4,310.00	05/01/2018	INV	PD	SURVEY PLATS-CHURCHILL WOODS
INVOICE:31706		CHECKDATE:04/27/2018								
348 GLEN ELLYN CHAMBER OF COMMERCE										
86525		04/10/2018		0418-2	230497	50.00	04/17/2018	INV	PD	APRIL LUNCHEON-COYLE, MCGINLEY
INVOICE:16133		CHECKDATE:04/20/2018								
1012 VIL. OF G.E., POLICE-PETTY CASH										
86488		04/16/2018		0418-2	230454	178.65	04/16/2018	INV	PD	PETTY CASH
INVOICE:41618		CHECKDATE:04/17/2018								
355 GLEN ELLYN PUBLIC LIBRARY										
PPRT-100		04/30/2018		0418-4	20422	5,397.28	04/30/2018	DIR	PD	PPRT TO LIBRARY
INVOICE:PPRT-119		CHECKDATE:04/30/2018								
922 VILLAGE OF GLEN ELLYN										
120495-154		04/01/2018		0418-2	20326	117.64	04/16/2018	DIR	PD	120495 WATER BILL
INVOICE:120495-156		CHECKDATE:04/20/2018								
121350-157		04/01/2018		0418-2	20327	34.85	04/16/2018	DIR	PD	121350 WATER BILL
INVOICE:121350-158		CHECKDATE:04/20/2018								
122670-157		04/01/2018		0418-2	20328	41.20	04/16/2018	DIR	PD	122670 WATER BILL
INVOICE:122670-158		CHECKDATE:04/20/2018								
4709548		04/01/2018		0418-2	20329	19.86	04/16/2018	DIR	PD	122675 WATER
INVOICE:122675-82		CHECKDATE:04/20/2018								
127680-159		04/01/2018		0418-2	20330	19.86	04/16/2018	DIR	PD	127680 WATER BILL
INVOICE:127680-160		CHECKDATE:04/20/2018								
6348330		04/01/2018		0418-2	20331	41.14	04/16/2018	DIR	PD	132570 WATER BILL
INVOICE:132570-30		CHECKDATE:04/20/2018								
140210-155		04/01/2018		0418-2	20332	19.86	04/16/2018	DIR	PD	140210 WATER BILL
INVOICE:140210-156		CHECKDATE:04/20/2018								
140220-157		04/01/2018		0418-2	20333	19.86	04/16/2018	DIR	PD	140220 WATER BILL
INVOICE:140220-158		CHECKDATE:04/20/2018								
140250-156		04/01/2018		0418-2	20334	22.86	04/16/2018	DIR	PD	140250 WATER BILL
INVOICE:140250-157		CHECKDATE:04/20/2018								
315090-155		04/01/2018		0418-2	20336	212.60	04/16/2018	DIR	PD	315090 WATER BILL
INVOICE:315090-156		CHECKDATE:04/20/2018								
315215-135		04/01/2018		0418-2	20335	19.86	04/16/2018	DIR	PD	315215 WATER BILL
INVOICE:315215-136		CHECKDATE:04/20/2018								
410010-156		04/01/2018		0418-2	20337	319.54	04/16/2018	DIR	PD	410010 WATER BILL
INVOICE:410010-157		CHECKDATE:04/20/2018								
411170-145		04/01/2018		0418-2	20338	30.04	04/16/2018	DIR	PD	411170 WATER BILL
INVOICE:411170-146		CHECKDATE:04/20/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
413030-152		04/01/2018		0418-2	20339	723.33	04/16/2018	DIR	PD	413030 WATER BILL
INVOICE: 413030-153				CHECKDATE: 04/20/2018						
793489		04/01/2018		0418-2	20341	88.72	04/16/2018	DIR	PD	423765 WATER BILL
INVOICE: 423765-10				CHECKDATE: 04/20/2018						
423925-157		04/01/2018		0418-2	20340	122.77	04/16/2018	DIR	PD	423925 WATER BILL
INVOICE: 423925-158				CHECKDATE: 04/20/2018						
						1,853.99				
356 GLEN ELLYN VOLUNTEER FIRE CO.										
86612		04/04/2018		0418-2	230498	5,832.00	04/19/2018	INV	PD	FIRE INSPECTIONS 1/1-3/31/18
INVOICE: 41918				CHECKDATE: 04/20/2018						
840964		05/03/2018		0518-1	230695	39,944.67	05/03/2018	INV	PD	MONTHLY CONTRIBUTION
INVOICE: FY18-5				CHECKDATE: 05/04/2018						
						45,776.67				
357 GLEN ELLYN YOUTH/FAMILY COUNSELING										
86704	20180014	04/20/2018		0418-2	230499	25,000.00	04/20/2018	INV	PD	ANNUAL CONTRIBUTION
INVOICE: 42018				CHECKDATE: 04/20/2018						
360 GLENBARD W. W. TREATMENT PLT.										
7499514		04/30/2018		0418-4	20423	300,033.92	04/30/2018	DIR	PD	MONTHLY FLOW BILL
INVOICE: FY18-4				CHECKDATE: 04/30/2018						
9692 LOUIS GLUNZ BEER, INC										
86610		04/06/2018		0418-2	230500	283.40	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE: 163769				CHECKDATE: 04/20/2018						
86812		04/20/2018		0418-3	230613	281.00	04/26/2018	INV	PD	BEVERAGE RESALE
INVOICE: 167629				CHECKDATE: 04/27/2018						
						564.40				
368 GRACE LUTHERAN CHURCH										
GRACE-62		05/03/2018		0518-1	230696	310.00	05/03/2018	INV	PD	CUSTODIAL/TELECOM
INVOICE: GRACE-80				CHECKDATE: 05/04/2018						
11072 GINA GRADY										
86872		04/26/2018		0418-3	230575	300.00	04/26/2018	INV	PD	ASSESSMENT INTERVIEW STIPEND
INVOICE: 42618				CHECKDATE: 04/26/2018						
929 W.W. GRAINGER INC										
86522		03/23/2018		0418-2	230501	218.24	04/17/2018	INV	PD	ELECTRICAL SUPPLIES
INVOICE: 9737517368				CHECKDATE: 04/20/2018						
87020		03/26/2018		0518-1	230697	12.05	05/03/2018	INV	PD	GREASE
INVOICE: 9738155739				CHECKDATE: 05/04/2018						
						230.29				
6221 GRANICUS, LLC										
86738		05/01/2018		0418-3	230614	914.53	05/01/2018	INV	PD	ELECTRONIC AGENDA



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:96547		CHECKDATE:04/27/2018								
370 GRAYBAR ELECTRIC COMPANY INC										
86306		03/22/2018		0418-2	230502	-107.53	04/03/2018	CRM	PD	CREDIT ELECTRICAL SUPPLIES
INVOICE:9303118783		CHECKDATE:04/20/2018								
86305		03/22/2018		0418-2	230502	1.20	04/03/2018	INV	PD	ELECTRICAL SUPPLIES
INVOICE:9303125715		CHECKDATE:04/20/2018								
86523		03/29/2018		0418-2	230502	233.76	04/17/2018	INV	PD	ELECTRICAL SUPPLIES
INVOICE:9303250680		CHECKDATE:04/20/2018								
87019		04/18/2018		0518-1	230698	17,628.00	05/03/2018	INV	PD	LED STREET LIGHTS
INVOICE:9303578469		CHECKDATE:05/04/2018								
						17,755.43				
5049 GROOT INDUSTRIES INC.										
86611		04/01/2018		0418-2	230503	645.00	04/19/2018	INV	PD	3107-61815-001 0418 LINKS
INVOICE:1571985		CHECKDATE:04/20/2018								
87076		04/19/2018		0518-1	230699	73,829.00	05/03/2018	INV	PD	3107-31803 SPRING CLEAN-UP
INVOICE:1668961		CHECKDATE:05/04/2018								
						74,474.00				
11051 H&H ELECTRIC CO										
86527		03/31/2018		0418-2	230504	613.80	04/17/2018	INV	PD	COMED METER REPLACE-TAYLOR/WAL
INVOICE:30236		CHECKDATE:04/20/2018								
87024		04/30/2018		0518-1	230700	800.00	05/03/2018	INV	PD	STREETLIGHT ARM & LIGHT
INVOICE:30406 R1		CHECKDATE:05/04/2018								
						1,413.80				
8386 BRYAN/JENNIFER HAMBELL										
86823		04/23/2018		0418-3	230615	25.00	04/25/2018	INV	PD	VEHICLE STICKER REFUND
INVOICE:VR042618		CHECKDATE:04/27/2018								
2081 HAMPTON, LENZINI AND RENWICK, INC.										
86529		04/04/2018		0418-2	230505	2,500.00	04/17/2018	INV	PD	TREE PRESERVATION SERVICES
INVOICE:20180584		CHECKDATE:04/20/2018								
2324 HARRIS MOTOR SPORTS, INC.										
86629	20170055	04/03/2018		0418-2	230506	2,501.66	04/19/2018	INV	PD	YAMATRACK GPS SYSTEM
INVOICE:2-204247		CHECKDATE:04/20/2018								
11053 AMY HASSO										
86530		04/04/2018		0418-2	230507	440.00	04/17/2018	INV	PD	WATER METER REFUND
INVOICE:41718		CHECKDATE:04/20/2018								
10954 VIA CARLITA LLC										
86526		04/10/2018		0418-2	230508	179.95	04/17/2018	INV	PD	ALIGNMENT #206
INVOICE:103904		CHECKDATE:04/20/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9766 HEARTLAND										
6387629 INVOICE:HEARTLAND-30		03/31/2018		0418-4	20417	1,992.03	04/30/2018	DIR	PD	CREDIT CARD FEES
				CHECKDATE:04/30/2018						
7442 JODI HEFLER										
87028 INVOICE:ER050318		04/20/2018		0518-1	230701	19.25	05/03/2018	INV	PD	TRAVEL REIMBURSEMENT
				CHECKDATE:05/04/2018						
7972 HENDERSON PRODUCTS, INC										
86528 INVOICE:267932		02/12/2018		0418-2	230509	188.30	04/17/2018	INV	PD	PLOW HITCH PINS #203, 251
				CHECKDATE:04/20/2018						
86740 INVOICE:271502		04/10/2018		0418-3	230616	944.95	05/01/2018	INV	PD	PREWET MOTOR & PUMP #203
				CHECKDATE:04/27/2018						
86741 INVOICE:271503		04/10/2018		0418-3	230616	944.95	05/01/2018	INV	PD	PREWET MOTOR & PUMP #251
				CHECKDATE:04/27/2018						
87025 INVOICE:271778		04/17/2018		0518-1	230702	132.90	05/03/2018	INV	PD	PREWET BRACKET, COUPLER 3203
				CHECKDATE:05/04/2018						
87026 INVOICE:271779		04/17/2018		0518-1	230702	132.90	05/03/2018	INV	PD	PREWET BRACKET, COUPLER #251
				CHECKDATE:05/04/2018						
						2,344.00				
11081 ZACHARY HERNANDEZ										
87023 INVOICE:CR050318		05/02/2018		0518-1	230703	25.00	05/03/2018	INV	PD	CITATION REFUND
				CHECKDATE:05/04/2018						
6405 HIGHLAND BAKING CO										
86621 INVOICE:1661507		04/06/2018		0418-2	230510	71.41	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86622 INVOICE:1662435		04/07/2018		0418-2	230510	114.50	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86623 INVOICE:1663061		04/07/2018		0418-2	230510	51.34	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86624 INVOICE:1663199		04/08/2018		0418-2	230510	17.74	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86625 INVOICE:1663550		04/09/2018		0418-2	230510	72.00	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86626 INVOICE:1664753		04/10/2018		0418-2	230510	60.53	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86627 INVOICE:1665808		04/11/2018		0418-2	230510	79.16	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86628 INVOICE:1666738		04/12/2018		0418-2	230510	68.87	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86620 INVOICE:1667647		04/13/2018		0418-2	230510	64.39	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86619 INVOICE:1669131		04/14/2018		0418-2	230510	150.79	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86618 INVOICE:1669565		04/15/2018		0418-2	230510	42.33	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						
86617 INVOICE:1670075		04/16/2018		0418-2	230510	23.04	04/19/2018	INV	PD	FOOD RESALE
				CHECKDATE:04/20/2018						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86813		04/14/2018		0418-3	230617	-12.42	04/14/2018	CRM	PD	CREDIT FOOD
INVOICE:1670619				CHECKDATE:04/27/2018						
86616		04/17/2018		0418-2	230510	58.48	04/19/2018	INV	PD	FOOD RESALE
INVOICE:1671446				CHECKDATE:04/20/2018						
86615		04/18/2018		0418-2	230510	69.77	04/19/2018	INV	PD	FOOD RESALE
INVOICE:1672398				CHECKDATE:04/20/2018						
86818		04/19/2018		0418-3	230617	31.42	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1673442				CHECKDATE:04/27/2018						
86819		04/20/2018		0418-3	230617	72.91	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1674414				CHECKDATE:04/27/2018						
86817		04/21/2018		0418-3	230617	106.22	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1675637				CHECKDATE:04/27/2018						
86816		04/22/2018		0418-3	230617	93.10	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1675916				CHECKDATE:04/27/2018						
86815		04/23/2018		0418-3	230617	186.37	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1676373				CHECKDATE:04/27/2018						
86820		04/24/2018		0418-3	230617	74.63	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1677728				CHECKDATE:04/27/2018						
86814		04/25/2018		0418-3	230617	28.29	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1678835				CHECKDATE:04/27/2018						
						1,524.87				
5380 L & R MORAN, INC										
86822		03/31/2018		0418-3	230618	2,153.73	04/25/2018	INV	PD	BACKGROUND VERIFICATION
INVOICE:62518				CHECKDATE:04/27/2018						
388 H-O-H WATER TECHNOLOGY, INC										
87021		04/20/2018		0518-1	230704	499.70	05/03/2018	INV	PD	BOILER CHEMICALS
INVOICE:529430				CHECKDATE:05/04/2018						
389 HOLSTEIN'S GARAGE										
87027		03/31/2018		0518-1	230705	262.00	05/03/2018	INV	PD	SAFETY INSPECTIONS MARCH 2018
INVOICE:346				CHECKDATE:05/04/2018						
391 HORNUNGS GOLF PRODUCTS, INC.										
86613		04/09/2018		0418-2	230511	321.00	04/19/2018	INV	PD	CLUB REPAIR SUPPLIES
INVOICE:432318				CHECKDATE:04/20/2018						
86614		04/11/2018		0418-2	230511	84.09	04/19/2018	INV	PD	CLUB REPAIR SUPPLIES
INVOICE:432619				CHECKDATE:04/20/2018						
86821		04/17/2018		0418-3	230619	23.65	04/25/2018	INV	PD	CLUB REPAIR SUPPLIES
INVOICE:432921				CHECKDATE:04/27/2018						
						428.74				
8568 HOUSE OF GRAPHICS, INC										
87022		04/20/2018		0518-1	230706	426.00	05/03/2018	INV	PD	BIG BELLY POSTERS
INVOICE:1804086				CHECKDATE:05/04/2018						
5988 HR SIMPLIFIED										
86742		04/12/2018		0418-3	230620	133.15	05/01/2018	INV	PD	COBRA-0318, FLEX 0418



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:55490										CHECKDATE:04/27/2018
										1860 ILLINOIS DEPT. OF EMPLOYMENT SECURT
86824		04/13/2018		0418-3	230621	2.48	04/25/2018	INV	PD	0800937 INTEREST
INVOICE:1474626644										CHECKDATE:04/27/2018
										414 ILLINOIS DEPT. OF REVENUE
ST-1-135		04/30/2018		0418-4	20421	9,936.00	04/30/2018	DIR	PD	LINKS SALES TAX
INVOICE:ST-1-152										CHECKDATE:04/30/2018
										2873 ILLINOIS EMERGENCY MANAGEMENT AGENCY
87077		04/25/2018		0518-1	230707	44,529.00	05/03/2018	INV	PD	CLOSEOUT PW 1177 FEMA RESTORAT
INVOICE:50318										CHECKDATE:05/04/2018
										415 ILLINOIS EPA
86538		04/16/2018		0418-2	230455	250.00	04/16/2018	INV	PD	STORMWATER PERMIT
INVOICE:41718										CHECKDATE:04/17/2018
										422 ILLINOIS SECRETARY OF STATE
87034		03/31/2018		0518-1	230708	101.00	05/03/2018	INV	PD	LICENSE VIN #8897
INVOICE:50318										CHECKDATE:05/04/2018
										425 ILLINOIS SECTION AWWA
86743		03/08/2018		0418-3	230622	180.00	05/01/2018	INV	PD	TRAINING 5 ATTENDEES
INVOICE:200034901										CHECKDATE:04/27/2018
86532		04/09/2018		0418-2	230512	285.00	04/17/2018	INV	PD	TRAINING-HUGHES, WEIGAND, OCHR
INVOICE:200035747										CHECKDATE:04/20/2018
						465.00				
										426 ILLINOIS STATE POLICE
86531		03/31/2018		0418-2	230513	27.00	04/17/2018	INV	PD	ORI: IL022090L, COST CTR 04654
INVOICE:41718										CHECKDATE:04/20/2018
86631		03/31/2018		0418-2	230513	135.00	04/19/2018	INV	PD	ORI ILL4530S, COST CTR 06156
INVOICE:41918										CHECKDATE:04/20/2018
87029		04/20/2018		0518-1	230709	1,383.00	05/03/2018	INV	PD	GEPD 170527017214 DPC 17 MR 75
INVOICE:50318										CHECKDATE:05/04/2018
87030		04/20/2018		0518-1	230710	6,632.00	05/03/2018	INV	PD	GEPD 171212040188 DPC 17 MR 16
INVOICE:50318-1										CHECKDATE:05/04/2018
87031		04/20/2018		0518-1	230711	3,508.00	05/03/2018	INV	PD	GEPD 151112036717 DPC 15 MR 16
INVOICE:50318-2										CHECKDATE:05/04/2018
87032		04/20/2018		0518-1	230712	7,051.00	05/03/2018	INV	PD	GEPD 140527018416 DPC 14 MR180
INVOICE:50318-3										CHECKDATE:05/04/2018
87033		04/20/2018		0518-1	230713	1,440.00	05/03/2018	INV	PD	GEPD 140522017815 DPC 14 MR 77
INVOICE:50318-4										CHECKDATE:05/04/2018
						20,176.00				
										1355 ILLINOIS STATE POLICE ACADEMY



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86630 INVOICE:41918		04/03/2018		0418-2	230514	146.73	04/19/2018	INV	PD	BREATH ANALYSIS TRAINING X3
				CHECKDATE:04/20/2018						
										10456 IMPACT NETWORKING, LLC
86533 INVOICE:1079915		04/06/2018		0418-2	230515	265.00	04/17/2018	INV	PD	OFFICE SUPPLIES
				CHECKDATE:04/20/2018						
87035 INVOICE:1093613		04/23/2018		0518-1	230714	134.00	05/03/2018	INV	PD	OFFICE SUPPLIES
				CHECKDATE:05/04/2018						
						399.00				
										2476 INLAD TRUCK & VAN EQUIPMENT CO. INC.
87068 INVOICE:67281		04/19/2018		0518-1	230715	484.91	05/03/2018	INV	PD	STEEL PARTITION #245
				CHECKDATE:05/04/2018						
										10880 IRTS SOLUTIONS LLC
86734 INVOICE:SIR001785		04/01/2018		0418-3	230623	200.00	04/19/2018	INV	PD	JULIE TRACKING SOFTWARE
				CHECKDATE:04/27/2018						
										11049 J J BEAM INC
86535 INVOICE:41718		04/05/2018		0418-2	230516	60.00	04/17/2018	INV	PD	PERMIT REFUND
				CHECKDATE:04/20/2018						
										10157 MICHAEL JAGODZINSKI
86825 INVOICE:ER042618		04/23/2018		0418-3	230624	32.39	04/25/2018	INV	PD	GAS REIMBURSEMENT
				CHECKDATE:04/27/2018						
87036 INVOICE:ER050318		04/23/2018		0518-1	230716	20.00	05/03/2018	INV	PD	TRAVEL REIMBURSEMENT
				CHECKDATE:05/04/2018						
						52.39				
										11056 JERRY HAGGERTY
86702 INVOICE:41918		04/13/2018		0418-2	230517	80,754.06	04/13/2018	INV	PD	2017 SALES TAX INCENTIVE
				CHECKDATE:04/20/2018						
										6470 JOHN S NEENAN
86632 INVOICE:81625		04/05/2018		0418-2	230518	399.50	04/19/2018	INV	PD	RAIN SUITS
				CHECKDATE:04/20/2018						
										500 JULIE, INC.
86744 INVOICE:2018-0639-1		03/31/2018		0418-3	230625	1,771.08	05/01/2018	INV	PD	JULIE SERVICES 2ND QTR
				CHECKDATE:04/27/2018						
										6459 KIESLER POLICE SUPPLY, INC
86633 INVOICE:851591		04/02/2018		0418-2	230519	1,837.08	04/19/2018	INV	PD	AMMUNITION
				CHECKDATE:04/20/2018						
										11060 KLF ENTERPRISES, INC



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86745 INVOICE:HMR042418		04/24/2018		0418-3	230626	425.00	05/01/2018	INV	PD	HYDRANT METER REFUND
				CHECKDATE:04/27/2018						
612 KONICA MINOLTA BUSINESS SOLUTIONS INC										
86829 INVOICE:31775267		04/19/2018		0418-3	230627	275.00	04/25/2018	INV	PD	COPIER C754E MAINT
				CHECKDATE:04/27/2018						
86534 INVOICE:354414591		03/31/2018		0418-2	230520	231.00	04/17/2018	INV	PD	COPIER C454E MAINT
				CHECKDATE:04/20/2018						
87039 INVOICE:9004524775		04/23/2018		0518-1	230717	387.38	05/03/2018	INV	PD	COPIER C454E MAINT
				CHECKDATE:05/04/2018						
87038 INVOICE:9004529436		04/24/2018		0518-1	230717	342.99	05/03/2018	INV	PD	COPIER C754E MAINT
				CHECKDATE:05/04/2018						
						1,236.37				
11073 MICHAEL J KRAFT										
86873 INVOICE:42618		04/26/2018		0418-3	230576	300.00	04/26/2018	INV	PD	ASSESSMENT INTERVIEW STIPEND
				CHECKDATE:04/26/2018						
10897 KRESKA CONSULTANTS LLC										
86746 INVOICE:16.2017.3		04/03/2018		0418-3	230628	705.98	05/01/2018	INV	PD	PROFESSIONAL SERVICES
				CHECKDATE:04/27/2018						
11078 ADAM KREUZER										
86912 INVOICE:42718		04/27/2018		0418-3	230629	88.39	04/27/2018	INV	PD	REIMB COFFEE/BAGELS RECYLING E
				CHECKDATE:04/27/2018						
10087 KRISTIN SALVADOR DESIGN, INC										
87037 INVOICE:496		04/16/2018		0518-1	230718	590.00	05/03/2018	INV	PD	PROFESSIONAL SERVICES
				CHECKDATE:05/04/2018						
3044 KUSTOM SIGNALS, INC.										
86826 INVOICE:552010		04/17/2018		0418-3	230630	152.06	04/25/2018	INV	PD	RADIO REPAIR
				CHECKDATE:04/27/2018						
86828 INVOICE:552011		04/17/2018		0418-3	230630	145.53	04/25/2018	INV	PD	RADIO REPAIR
				CHECKDATE:04/27/2018						
86827 INVOICE:552014		04/17/2018		0418-3	230630	145.53	04/25/2018	INV	PD	RADIO REPAIR
				CHECKDATE:04/27/2018						
						443.12				
2746 LANGUAGE LINE SERVICES, INC										
86747 INVOICE:4295058		03/31/2018		0418-3	230631	56.89	05/01/2018	INV	PD	POLICE INTERP SVCS
				CHECKDATE:04/27/2018						
8983 ANDREW WOOD INC										
86634 INVOICE:402824		04/15/2018		0418-2	230521	1,750.00	04/19/2018	INV	PD	WEB SITE SERVICES
				CHECKDATE:04/20/2018						



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11061 LEN'S ACE HARDWARE										
86830		04/19/2018		0418-3	230632	791.14	04/25/2018	INV	PD	P & D DEPOSIT REFUND
INVOICE:17.0006		CHECKDATE:04/27/2018								
644 NETTOYER, INC.										
86547		03/31/2018		0418-2	230522	199.65	04/17/2018	INV	PD	CAR WASHES MARCH 2018
INVOICE:7419		CHECKDATE:04/20/2018								
10615 BEN LIVERMORE										
87040		04/23/2018		0518-1	230719	1,592.50	05/03/2018	INV	PD	OVERHEAD SEWER COST SHARER
INVOICE:SWR050318		CHECKDATE:05/04/2018								
11082 MADRONA POINT DEVELOPMENT, LLC										
87041		04/23/2018		0518-1	230720	3,745.16	05/03/2018	INV	PD	P & D DEPOSIT REFUND
INVOICE:15.0007		CHECKDATE:05/04/2018								
11079 MATRIX PAYMENT SYSTEMS										
86972		03/31/2018		0418-4	20458	842.57	04/30/2018	DIR	PD	CC PROCESSOR FOR VEHICLE STICK
INVOICE:43018		CHECKDATE:04/30/2018								
584 MCCANN INDUSTRIES, INC.										
86537		04/03/2018		0418-2	230523	90.47	04/17/2018	INV	PD	OIL, AIR FILTERS FOR SAWS
INVOICE:1412249		CHECKDATE:04/20/2018								
11075 MEMA PARTNERSHIP										
86908		04/23/2018		0418-3	230633	24,124.71	04/26/2018	INV	PD	2017 SALES TAX INCENTIVE
INVOICE:42618		CHECKDATE:04/27/2018								
595 MENARDS, INC.										
86539		03/27/2018		0418-2	230524	33.51	04/17/2018	INV	PD	LED LIGHTS
INVOICE:81107		CHECKDATE:04/20/2018								
86753		04/11/2018		0418-3	230634	59.94	05/01/2018	INV	PD	LED LIGHTS
INVOICE:82426		CHECKDATE:04/27/2018								
86752		04/13/2018		0418-3	230634	36.33	05/01/2018	INV	PD	PAVERS, CABLE
INVOICE:82610		CHECKDATE:04/27/2018								
87043		04/23/2018		0518-1	230721	169.00	05/03/2018	INV	PD	TOOL BOX
INVOICE:83534		CHECKDATE:05/04/2018								
						298.78				
596 METRO PARAMEDIC SERVICES, INC.										
87081		03/15/2018		0518-1	230722	31,310.00	05/03/2018	INV	PD	PARAMEDIC SERVICES APRIL 2018
INVOICE:20-00758		CHECKDATE:05/04/2018								
1089 METROPOLITAN INDUSTRIES, INC.										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87042 INVOICE:333234		03/29/2018		0518-1	230723	315.92	05/03/2018	INV	PD	PARTS
966 WM. F. MEYER CO.										
87080 INVOICE:S3360601.001		12/05/2017		0518-1	230724	36.96	05/03/2018	INV	PD	PLUMBING SUPPLIES
87079 INVOICE:S3388576.001		01/04/2018		0518-1	230724	425.90	05/03/2018	INV	PD	FLUSHOMETER
87078 INVOICE:S3388582.001		01/04/2018		0518-1	230724	47.36	05/03/2018	INV	PD	SOLENOIDS
86754 INVOICE:S3437795.001		04/09/2018		0418-3	230635	424.45	05/01/2018	INV	PD	VALVES FOR METER HORNS
4643 MIDWEST LUBE, INC.						934.67				
86748 INVOICE:27965		04/13/2018		0418-3	230636	404.56	05/01/2018	INV	PD	AUTO LUBE REPAIR #214
10749 DOUGLAS/LAURA MILLS										
86831 INVOICE:20170659		04/19/2018		0418-3	230637	6,290.00	04/25/2018	INV	PD	RESTORATION DEPOSIT REFUND
615 MIZUNO USA, INC.										
86635 INVOICE:5326928 RI		08/21/2017		0418-2	230525	500.00	04/19/2018	INV	PD	PRODUCT RESALE
86641 INVOICE:5384372 RI		10/11/2017		0418-2	230525	1,469.50	04/19/2018	INV	PD	PRODUCT RESALE
86640 INVOICE:5392948 RI		10/23/2017		0418-2	230525	107.50	04/19/2018	INV	PD	PRODUCT RESALE
86639 INVOICE:5405283 RI		11/06/2017		0418-2	230525	259.00	04/19/2018	INV	PD	PRODUCT RESALE
86642 INVOICE:5410597 RI		11/10/2017		0418-2	230525	320.00	04/19/2018	INV	PD	PRODUCT RESALE
86638 INVOICE:5416148 RI		11/16/2017		0418-2	230525	200.00	04/19/2018	INV	PD	PRODUCT RESALE
86643 INVOICE:5418592 RI		11/20/2017		0418-2	230525	213.00	04/19/2018	INV	PD	PRODUCT RESALE
86636 INVOICE:5468162 RI		01/10/2018		0418-2	230525	128.00	04/19/2018	INV	PD	PRODUCT RESALE
86637 INVOICE:5573082 RI		04/03/2018		0418-2	230525	514.77	04/19/2018	INV	PD	PRODUCT RESALE
624 MUNICIPAL FLEET MANAGERS ASSN.						3,711.77				
86749 INVOICE:42418		04/01/2018		0418-3	230638	30.00	05/01/2018	INV	PD	ANNUAL DUES
1212 MURPHY & MILLER, INC										
86832		03/30/2018		0418-3	230639	1,179.04	04/25/2018	INV	PD	ROOFTOP REPAIR CIVIC CTR

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: SVC00014269		CHECKDATE: 04/27/2018								
11069 TOM/HOLLIE MYERS										
86833		04/23/2018		0418-3	230640	37.50	04/25/2018	INV	PD	VEHICLE STICKER REFUND
INVOICE: VR042618		CHECKDATE: 04/27/2018								
5841 GENUINE PARTS CO-NAPA										
86548		12/12/2017		0418-2	230526	4.69	04/17/2018	INV	PD	IMPACT SOCKET #255
INVOICE: 443569		CHECKDATE: 04/20/2018								
86758		04/11/2018		0418-3	230641	85.01	05/01/2018	INV	PD	AIR FILTERS #214
INVOICE: 458185		CHECKDATE: 04/27/2018								
86756		04/17/2017		0418-3	230641	51.77	05/01/2018	INV	PD	OIL, FILTERS
INVOICE: 458885		CHECKDATE: 04/27/2018								
86755		04/17/2018		0418-3	230641	19.26	05/01/2018	INV	PD	AIR FILTER #203A
INVOICE: 458889		CHECKDATE: 04/27/2018								
86757		04/17/2017		0418-3	230641	-5.49	05/01/2018	CRM	PD	CREDIT SWITCH
INVOICE: 458904		CHECKDATE: 04/27/2018								
87045		04/20/2018		0518-1	230725	19.53	05/03/2018	INV	PD	FILTERS
INVOICE: 459369		CHECKDATE: 05/04/2018								
87046		04/23/2018		0518-1	230725	92.71	05/03/2018	INV	PD	FILTERS
INVOICE: 459568		CHECKDATE: 05/04/2018								
						267.48				
635 NATIONAL ELEVATOR INSPECTION SVCS INC										
86763		04/04/2018		0418-3	230642	260.00	05/01/2018	INV	PD	INSPECTIONS
INVOICE: 306773		CHECKDATE: 04/27/2018								
86764		04/04/2018		0418-3	230642	980.00	05/01/2018	INV	PD	INSPECTIONS
INVOICE: 306851		CHECKDATE: 04/27/2018								
86762		04/04/2018		0418-3	230642	65.00	05/01/2018	INV	PD	INSPECTIONS
INVOICE: 307729		CHECKDATE: 04/27/2018								
87047		04/16/2018		0518-1	230726	65.00	05/03/2018	INV	PD	INSPECTION
INVOICE: 308048		CHECKDATE: 05/04/2018								
						1,370.00				
6044 TRI-TECH FORENSICS INC										
86687		03/29/2018		0418-2	230527	438.21	04/16/2018	INV	PD	EVIDENCE SUPPLIES
INVOICE: 157125		CHECKDATE: 04/20/2018								
10278 NELS J JOHNSON TREE EXPERTS, INC										
86546	20180008	03/21/2018		0418-2	230528	6,801.00	04/17/2018	INV	PD	TREE PRUNING SERVICES
INVOICE: 119441		CHECKDATE: 04/20/2018								
9719 NETWORKFLEET, INC										
86536		04/01/2018		0418-2	230529	1,191.90	04/17/2018	INV	PD	GPS FLEET TRACKING 0318
INVOICE: OSV1365608		CHECKDATE: 04/20/2018								
7183 NEWEGG INC										
86545		03/29/2018		0418-2	230530	39.99	04/17/2018	INV	PD	LABELS



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:1301183565			CHECKDATE:04/20/2018							
86761		04/13/2018		0418-3	230643	133.99	05/01/2018	INV	PD	ROUTER
INVOICE:1301209039			CHECKDATE:04/27/2018							
86760		04/13/2018		0418-3	230643	189.00	05/01/2018	INV	PD	CABLE MODEM
INVOICE:1301209918			CHECKDATE:04/27/2018							
						362.98				
651 NORTHERN ILLINOIS GAS COMPANY										
86540		04/06/2018		0418-2	230531	112.69	04/17/2018	INV	PD	28-61-60-1000 6 0418
INVOICE:86540			CHECKDATE:04/20/2018							
86541		04/06/2018		0418-2	230531	329.98	04/17/2018	INV	PD	14-78-54-4533 0 0418
INVOICE:86541			CHECKDATE:04/20/2018							
86542		03/26/2018		0418-2	230531	55.10	04/17/2018	INV	PD	65-16-52-1000 9 0318
INVOICE:86542			CHECKDATE:04/20/2018							
86543		03/26/2018		0418-2	230531	238.89	04/17/2018	INV	PD	33-46-52-1000 4 0318
INVOICE:86543			CHECKDATE:04/20/2018							
86544		03/29/2018		0418-2	230531	48.21	04/17/2018	INV	PD	05-47-62-1000 9 0318
INVOICE:86544			CHECKDATE:04/20/2018							
86759		04/17/2018		0418-3	230644	79.03	05/01/2018	INV	PD	48-18-21-7173 5 0418
INVOICE:86759			CHECKDATE:04/27/2018							
						863.90				
654 NORTHEAST MULTI-REG. TRAINING										
86644		03/05/2018		0418-2	230532	200.00	04/19/2018	INV	PD	TRAINING 2/12-16/18 CARIUS, WO
INVOICE:232455			CHECKDATE:04/20/2018							
87044		03/26/2018		0518-1	230727	3,800.00	05/03/2018	INV	PD	ANNUAL MEMBERSHIP
INVOICE:233664			CHECKDATE:05/04/2018							
86645		04/04/2018		0418-2	230532	150.00	04/19/2018	INV	PD	TRAINING 3/30-31/18 DUVAL
INVOICE:234354			CHECKDATE:04/20/2018							
						4,150.00				
4701 RYAN DUNHAM										
86915		04/10/2018		0418-3	230645	425.00	04/27/2018	INV	PD	HYDRANT METER REFUND
INVOICE:HMR042718			CHECKDATE:04/27/2018							
1458 OFFICE DEPOT, INC										
86766		04/09/2018		0418-3	230646	28.99	05/01/2018	INV	PD	OFFICE SUPPLIES
INVOICE:123805149001			CHECKDATE:04/27/2018							
86765		04/09/2018		0418-3	230646	29.87	05/01/2018	INV	PD	OFFICE SUPPLIES
INVOICE:123805264001			CHECKDATE:04/27/2018							
86772		04/13/2018		0418-3	230646	21.78	04/13/2018	INV	PD	OFFICE SUPPLIES
INVOICE:126027643001			CHECKDATE:04/27/2018							
87048		04/18/2018		0518-1	230728	52.78	05/03/2018	INV	PD	OFFICE SUPPLIES
INVOICE:128292202001			CHECKDATE:05/04/2018							
87049		04/18/2018		0518-1	230728	149.05	05/03/2018	INV	PD	OFFICE SUPPLIES
INVOICE:128314723001			CHECKDATE:05/04/2018							
						282.47				
2670 PACE SUBURBAN BUS										
87051		04/27/2018		0518-1	230729	1,374.55	05/03/2018	INV	PD	RIDE DUPAGE FEB 2018

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:507059		CHECKDATE:05/04/2018								
676 PACKEY WEBB FORD, INC.										
86767		04/16/2018		0418-3	230647	389.51	05/01/2018	INV	PD	GASKET, BOOT, COILS, PLUGS #00
INVOICE:141860		CHECKDATE:04/27/2018								
86768		04/18/2018		0418-3	230647	69.35	05/01/2018	INV	PD	EMERG BRAKE CABLE #1C61
INVOICE:141887		CHECKDATE:04/27/2018								
87052		04/26/2018		0518-1	230730	35.75	05/03/2018	INV	PD	REAR WIPER AND ARM #211
INVOICE:142004		CHECKDATE:05/04/2018								
						494.61				
8777 BRENT PACYGA										
86774		04/12/2018		0418-3	230648	40.00	04/13/2018	INV	PD	TRAVEL REIMBURSEMENT
INVOICE:ER042418		CHECKDATE:04/27/2018								
9516 PAHCS II/CADENCE OCC HEALTH										
86555		04/02/2018		0418-2	230533	653.10	04/17/2018	INV	PD	SCREENINGS MARCH 18
INVOICE:217865		CHECKDATE:04/20/2018								
11070 PALICKI FAMILY TRUST										
86834		04/23/2018		0418-3	230649	1,914.00	04/25/2018	INV	PD	TRANSFER TAX REFUND
INVOICE:TXR042618		CHECKDATE:04/27/2018								
11054 PAPER SYSTEMS, INC										
86649		04/11/2018		0418-2	230534	1,274.62	04/19/2018	INV	PD	CITATION FORMS
INVOICE:16730		CHECKDATE:04/20/2018								
6453 PARAMEDIC BILLING SERVICES, INC.										
1676571		04/30/2018		0418-4	20419	-42.06	04/30/2018	CRM	PD	AMBULANCE BILLING FEES-MAR 18
INVOICE:PBS-93		CHECKDATE:04/30/2018								
2962 PATTEN INDUSTRIES INC.										
86769		04/11/2018		0418-3	230650	468.89	05/01/2018	INV	PD	FUEL FILTERS #214
INVOICE:P50C1039076		CHECKDATE:04/27/2018								
86770		04/12/2018		0418-3	230650	38.91	05/01/2018	INV	PD	OIL FILTER #214
INVOICE:P50C1039316		CHECKDATE:04/27/2018								
87053		04/24/2018		0518-1	230731	97.89	05/03/2018	INV	PD	FILTERS
INVOICE:P60C0231790		CHECKDATE:05/04/2018								
86771		04/11/2018		0418-3	230650	-420.18	04/11/2018	CRM	PD	CREDIT PART
INVOICE:P60R0047191		CHECKDATE:04/27/2018								
						185.51				
7749 PAYMENT SERVICE NETWORK, INC										
6592125		04/30/2018		0418-4	20418	492.95	04/30/2018	DIR	PD	CUST ONLINE BANKING FEE
INVOICE:PSN-70		CHECKDATE:04/30/2018								
10823 PEST MANAGEMENT SERVICES, INC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86549 INVOICE:14355		04/10/2018 CHECKDATE:04/20/2018		0418-2	230535	349.00	04/17/2018	INV	PD	PEST CONTROL 7 LOCATIONS
700 THE PITNEY BOWES BANK INC										
86647 INVOICE:3102097824		04/09/2018 CHECKDATE:04/20/2018		0418-2	230536	338.25	04/19/2018	INV	PD	QTRLY METER PW
86648 INVOICE:3102098446		04/09/2018 CHECKDATE:04/20/2018		0418-2	230536	157.98	04/19/2018	INV	PD	PW METER CATCH UP PMT
86646 INVOICE:3102098447		04/09/2018 CHECKDATE:04/20/2018		0418-2	230536	157.98	04/19/2018	INV	PD	PW METER CATCH UP PMT
86705 INVOICE:42318		04/24/2018 CHECKDATE:04/27/2018		0418-3	20342	2,000.00	04/24/2018	DIR	PD	POSTAGE METER REFILL
						2,654.21				
702 PJ'S CAMERA & PHOTO SUPPLY										
86773 INVOICE:15968		04/12/2018 CHECKDATE:04/27/2018		0418-3	230651	169.97	04/13/2018	INV	PD	CAMERA
1721 PORTER PIPE & SUPPLY CO.										
86550 INVOICE:11724203-00		04/03/2018 CHECKDATE:04/20/2018		0418-2	230537	5.21	04/17/2018	INV	PD	GASKETS
86551 INVOICE:11724693-00		04/04/2018 CHECKDATE:04/20/2018		0418-2	230537	35.00	04/17/2018	INV	PD	SHEET GASKET MATERIAL
						40.21				
5678 PRIORITY PRODUCTS, INC										
87054 INVOICE:922092		04/20/2018 CHECKDATE:05/04/2018		0518-1	230732	469.70	05/03/2018	INV	PD	PLOW HARDWARE, GRINDING DISCS
6552 PROVANTAGE CORPORATION										
86554 INVOICE:8120875		04/02/2018 CHECKDATE:04/20/2018		0418-2	230538	68.00	04/17/2018	INV	PD	ETHERNET SWITCH
86552 INVOICE:8121093		04/02/2018 CHECKDATE:04/20/2018		0418-2	230538	993.00	04/17/2018	INV	PD	MONITORS
86553 INVOICE:8124929		04/09/2018 CHECKDATE:04/20/2018		0418-2	230538	288.00	04/17/2018	INV	PD	PRINTER
87050 INVOICE:8134588		04/23/2018 CHECKDATE:05/04/2018		0518-1	230733	332.00	05/03/2018	INV	PD	NETWORK FIREWALL
						1,681.00				
5901 QUALITY BLUEPRINT, INC										
86650 INVOICE:85262		03/12/2018 CHECKDATE:04/20/2018		0418-2	230539	44.51	04/19/2018	INV	PD	PRINT COPIES
87056 INVOICE:85762		04/27/2018 CHECKDATE:05/04/2018		0518-1	230734	10.00	05/03/2018	INV	PD	PLAT COPIES
						54.51				
737 RAILROAD MANAGEMENT CO., LLC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86556 INVOICE:367074		04/02/2018		0418-2	230540	506.65	04/17/2018	INV	PD	ELECTRIC LINE, CONTROL BOX
		CHECKDATE:04/20/2018								
11076 RENATA LOS, INC										
86909 INVOICE:42618		04/23/2018		0418-3	230652	90.00	04/26/2018	INV	PD	725 RIFORD CLEANING SERVICE
		CHECKDATE:04/27/2018								
754 RIGGS BROS. AUTO INTERIORS, INC.										
87057 INVOICE:138016		04/20/2018		0518-1	230735	325.00	05/03/2018	INV	PD	DRIVER SEAT BACK REPAIR #020
		CHECKDATE:05/04/2018								
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC										
86775 INVOICE:3010168320		04/13/2018		0418-3	230653	440.00	04/13/2018	INV	PD	TRANSMISSION GAUGE #234
		CHECKDATE:04/27/2018								
5477 BRIAN/KIM SAMMARCO										
86841 INVOICE:VR042618		04/23/2018		0418-3	230654	25.00	04/25/2018	INV	PD	VEHICLE STICKER REFUND
		CHECKDATE:04/27/2018								
6093 SCHAMBERGER BROTHERS, INC										
86651 INVOICE:415127		04/13/2018		0418-2	230541	908.80	04/19/2018	INV	PD	BEVERAGE RESALE
		CHECKDATE:04/20/2018								
86836 INVOICE:415223		04/19/2018		0418-3	230655	205.40	04/25/2018	INV	PD	BEVERAGE RESALE
		CHECKDATE:04/27/2018								
11071 WILLIAM J SCOTT JR						1,114.20				
86842 INVOICE:TXR042618		04/23/2018		0418-3	230656	2,010.00	04/25/2018	INV	PD	TRANSFER TAX REFUND
		CHECKDATE:04/27/2018								
10953 SEECO CONSULTANTS, INC										
87062 INVOICE:17651	20180007	03/09/2018		0518-1	230736	14,837.00	05/03/2018	INV	PD	ENVIRON & GEOTECH SVCS CAP IMP
		CHECKDATE:05/04/2018								
9994 SIGHTS ON SERVICE, INC										
86662 INVOICE:247521		04/05/2018		0418-2	230542	206.00	04/19/2018	INV	PD	SECRET SHOPPER SERVICE
		CHECKDATE:04/20/2018								
9897 SITEONE LANDSCAPE SUPPLY HOLDING, LLC										
86779 INVOICE:84827924		03/26/2018		0418-3	230657	994.96	04/13/2018	INV	PD	LANDSCAPE MATERIAL
		CHECKDATE:04/27/2018								
11050 SMITH BROTHERS TREE & LANDSCAPE										
86562		04/06/2018		0418-2	230543	2,000.00	04/17/2018	INV	PD	RESTORATION DEPOSIT REFUND

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:20172023		CHECKDATE:04/20/2018								
3571 HARRY C SMITH LTD										
87058		04/24/2018		0518-1	230737	6,897.00	05/03/2018	INV	PD	LEGAL SERVICES
INVOICE:1981		CHECKDATE:05/04/2018								
5109 SOUTH SIDE CONTROL SUPPLY, CO.										
86557		04/12/2018		0418-2	230544	17.88	04/17/2018	INV	PD	SILICONE
INVOICE:S100461644.001		CHECKDATE:04/20/2018								
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC										
86659		03/22/2018		0418-2	230545	2,875.74	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:2031865		CHECKDATE:04/20/2018								
86660		04/12/2018		0418-2	230545	2,298.67	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:2064165		CHECKDATE:04/20/2018								
86838		04/19/2018		0418-3	230658	675.00	04/25/2018	INV	PD	BEVERAGE RESALE
INVOICE:2074844		CHECKDATE:04/27/2018								
86661		04/05/2018		0418-2	230545	183.00	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE:5541466		CHECKDATE:04/20/2018								
						6,032.41				
806 STANDARD EQUIPMENT COMPANY										
86558		04/05/2018		0418-2	230546	11.56	04/17/2018	INV	PD	BEARING #259
INVOICE:P05360		CHECKDATE:04/20/2018								
2687 STAPLES CONTRACT & COMMERCIAL, INC.										
86559		03/20/2018		0418-2	230547	69.20	04/17/2018	INV	PD	SUPPLIES
INVOICE:3372365961		CHECKDATE:04/20/2018								
86560		03/23/2018		0418-2	230547	444.93	04/17/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:3372581720		CHECKDATE:04/20/2018								
86561		03/24/2018		0418-2	230547	243.76	04/17/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:3372726472		CHECKDATE:04/20/2018								
87059		04/10/2018		0518-1	230738	56.75	05/03/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:3374716926		CHECKDATE:05/04/2018								
87060		04/12/2018		0518-1	230738	110.29	05/03/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:3374845308		CHECKDATE:05/04/2018								
						924.93				
9084 STATE INDUSTRIAL PRODUCTS CORPORATION										
87061		04/23/2018		0518-1	230739	531.79	05/03/2018	INV	PD	CUSTODIAL SUPPLIES
INVOICE:900460138		CHECKDATE:05/04/2018								
7600 STUEVER & SONS, INC										
86663		04/11/2018		0418-2	230548	222.00	04/19/2018	INV	PD	BEER LINE CLEANING, PATIO BAR
INVOICE:219257		CHECKDATE:04/20/2018								
86837		04/25/2018		0418-3	230659	142.00	04/25/2018	INV	PD	BEER LINE CLEANING
INVOICE:224379		CHECKDATE:04/27/2018								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC						364.00				
86563		03/30/2018		0418-2	230549	255.75	04/17/2018	INV	PD	LOCK REKEY
INVOICE: IN499269		CHECKDATE: 04/20/2018								
9832 SUNICE USA INC										
86664		04/06/2018		0418-2	230550	1,897.41	04/19/2018	INV	PD	PRODUCT RESALE
INVOICE: U7165520		CHECKDATE: 04/20/2018								
835 SUPERIOR BEVERAGE CO.										
86653		04/06/2018		0418-2	230551	94.00	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE: 689331		CHECKDATE: 04/20/2018								
86652		04/13/2018		0418-2	230551	521.00	04/19/2018	INV	PD	BEVERAGE RESALE
INVOICE: 689393		CHECKDATE: 04/20/2018								
86835		04/20/2018		0418-3	230660	115.70	04/25/2018	INV	PD	BEVERAGE RESALE
INVOICE: 689467		CHECKDATE: 04/27/2018								
10104 SUPREME LOBSTER CO						730.70				
86658		04/05/2018		0418-2	230552	486.76	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 6343633		CHECKDATE: 04/20/2018								
86654		04/07/2018		0418-2	230552	94.75	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 6345347		CHECKDATE: 04/20/2018								
86656		04/12/2018		0418-2	230552	566.44	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 6348196		CHECKDATE: 04/20/2018								
86657		04/12/2018		0418-2	230552	180.60	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 6348217		CHECKDATE: 04/20/2018								
86655		04/16/2018		0418-2	230552	90.15	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 6350726		CHECKDATE: 04/20/2018								
86839		04/19/2018		0418-3	230661	609.09	04/25/2018	INV	PD	FOOD RESALE
INVOICE: 6353004		CHECKDATE: 04/27/2018								
86840		04/23/2018		0418-3	230661	92.63	04/25/2018	INV	PD	FOOD RESALE
INVOICE: 6355734		CHECKDATE: 04/27/2018								
5758 SWAHM						2,120.42				
724795		05/03/2018		0518-1	20460	213,777.71	05/03/2018	DIR	PD	SWAHM INSURANCE PAYMENT
INVOICE: SWAHM-113		CHECKDATE: 05/04/2018								
11062 TEM ENVIRONMENTAL, INC										
86780		04/02/2018		0418-3	230662	368.00	04/13/2018	INV	PD	ASBESTOS INSPECTION
INVOICE: 34812		CHECKDATE: 04/27/2018								
853 TERMINAL SUPPLY CO, INC										
87064		04/23/2018		0518-1	230740	190.33	05/03/2018	INV	PD	BACK-UP ALARMS
INVOICE: 19408-00		CHECKDATE: 05/04/2018								

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
854 TERRACE SUPPLY COMPANY										
86565		03/31/2018		0418-2	230553	24.18	04/17/2018	INV	PD	CYLINDER RENTAL
INVOICE: 986559		CHECKDATE: 04/20/2018								
86675		03/31/2018		0418-2	230553	13.64	04/13/2018	INV	PD	CYLINDER RENTAL MARCH 18
INVOICE: 987088		CHECKDATE: 04/20/2018								
						37.82				
55 ANTHONY R. TERRANOVA										
86907		04/23/2018		0418-3	230663	425.00	04/26/2018	INV	PD	REIMBURSE INIA CONF FEE
INVOICE: ER042618		CHECKDATE: 04/27/2018								
87063		04/30/2018		0518-1	230741	840.60	05/03/2018	INV	PD	TRAVEL REIMBURSEMENT
INVOICE: ER050318		CHECKDATE: 05/04/2018								
						1,265.60				
10558 TESTA PRODUCE, INC										
86848		03/23/2018		0418-3	230664	-23.00	03/23/2018	CRM	PD	CREDIT FOOD
INVOICE: 229891		CHECKDATE: 04/27/2018								
86669		03/26/2018		0418-2	230554	-18.75	03/26/2018	CRM	PD	CREDIT FOOD
INVOICE: 230364		CHECKDATE: 04/20/2018								
86846		04/19/2018		0418-3	230664	-11.50	04/19/2018	CRM	PD	CREDIT FOOD
INVOICE: 233009		CHECKDATE: 04/27/2018								
86847		04/18/2018		0418-3	230664	-6.55	04/18/2018	CRM	PD	CREDIT FOOD
INVOICE: 233063		CHECKDATE: 04/27/2018								
86852		04/24/2018		0418-3	230664	-19.50	04/24/2018	CRM	PD	CREDIT FOOD
INVOICE: 233546		CHECKDATE: 04/27/2018								
86853		04/23/2018		0418-3	230664	-25.50	04/23/2018	CRM	PD	CREDIT FOOD
INVOICE: 233706		CHECKDATE: 04/27/2018								
86672		04/05/2018		0418-2	230554	215.40	04/13/2018	INV	PD	FOOD RESALE
INVOICE: 4401940		CHECKDATE: 04/20/2018								
86673		04/06/2018		0418-2	230554	166.12	04/13/2018	INV	PD	FOOD RESALE
INVOICE: 4402992		CHECKDATE: 04/20/2018								
86674		04/09/2018		0418-2	230554	161.00	04/13/2018	INV	PD	FOOD RESALE
INVOICE: 4404576		CHECKDATE: 04/20/2018								
86670		04/12/2018		0418-2	230554	376.03	04/12/2018	INV	PD	FOOD RESALE
INVOICE: 4407083		CHECKDATE: 04/20/2018								
86671		04/13/2018		0418-2	230554	289.25	04/13/2018	INV	PD	FOOD RESALE
INVOICE: 4408815		CHECKDATE: 04/20/2018								
86668		04/14/2018		0418-2	230554	215.15	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 4409856		CHECKDATE: 04/20/2018								
86667		04/16/2018		0418-2	230554	210.67	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 4410701		CHECKDATE: 04/20/2018								
86666		04/17/2017		0418-2	230554	71.75	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 4411532		CHECKDATE: 04/20/2018								
86665		04/18/2018		0418-2	230554	241.73	04/19/2018	INV	PD	FOOD RESALE
INVOICE: 4412720		CHECKDATE: 04/20/2018								
86843		04/19/2018		0418-3	230664	197.06	04/25/2018	INV	PD	FOOD RESALE
INVOICE: 4412851		CHECKDATE: 04/27/2018								
86851		04/21/2018		0418-3	230664	325.14	04/23/2018	INV	PD	FOOD RESALE
INVOICE: 4413896		CHECKDATE: 04/27/2018								
86845		04/20/2018		0418-3	230664	14.19	04/25/2018	INV	PD	FOOD RESALE
INVOICE: 4414192		CHECKDATE: 04/27/2018								
86844		04/20/2018		0418-3	230664	258.32	04/25/2018	INV	PD	FOOD RESALE

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 4414758				CHECKDATE: 04/27/2018						
86849		04/23/2018		0418-3	230664	19.50	04/23/2018	INV	PD	FOOD RESALE
INVOICE: 4416207				CHECKDATE: 04/27/2018						
86850		04/23/2018		0418-3	230664	548.75	04/23/2018	INV	PD	FOOD RESALE
INVOICE: 4416743				CHECKDATE: 04/27/2018						
						3,205.26				
863 THORNE ELECTRIC INC.										
86781	20170081	03/30/2018		0418-3	230665	16,468.89	04/13/2018	INV	PD	2 STREET LIGHT CONTROLLER BOX
INVOICE: 19867				CHECKDATE: 04/27/2018						
865 ACUSHNET COMPANY										
86683		04/04/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905607016				CHECKDATE: 04/20/2018						
86682		04/05/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905615854				CHECKDATE: 04/20/2018						
86681		04/05/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905616437				CHECKDATE: 04/20/2018						
86680		04/10/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905644434				CHECKDATE: 04/20/2018						
86684		04/10/2018		0418-2	230555	1,129.92	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905645861				CHECKDATE: 04/20/2018						
86679		04/10/2018		0418-2	230555	71.25	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905650390				CHECKDATE: 04/20/2018						
86678		04/16/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905683466				CHECKDATE: 04/20/2018						
86677		04/16/2018		0418-2	230555	119.72	04/16/2018	INV	PD	PRODUCT RESALE
INVOICE: 905685384				CHECKDATE: 04/20/2018						
86854		04/17/2018		0418-3	230666	936.00	04/23/2018	INV	PD	PRODUCT RESALE
INVOICE: 905696680				CHECKDATE: 04/27/2018						
86855		04/17/2018		0418-3	230666	63.77	04/23/2018	INV	PD	PRODUCT RESALE
INVOICE: 905699442				CHECKDATE: 04/27/2018						
86857		04/18/2018		0418-3	230666	236.50	04/23/2018	INV	PD	PRODUCT RESALE
INVOICE: 905705796				CHECKDATE: 04/27/2018						
86858		04/18/2018		0418-3	230666	116.78	04/23/2018	INV	PD	PRODUCT RESALE
INVOICE: 905709976				CHECKDATE: 04/27/2018						
86856		04/23/2018		0418-3	230666	119.72	04/23/2018	INV	PD	PRODUCT RESALE
INVOICE: 905738200				CHECKDATE: 04/27/2018						
						3,392.26				
870 TOUR EDGE GOLF MFG INC										
86676		04/13/2018		0418-2	230556	40.18	04/13/2018	INV	PD	PRODUCT RESALE
INVOICE: IN-01203643				CHECKDATE: 04/20/2018						
10477 TPI BUILDING CODE CONSULTANTS, INC										
86685		03/31/2018		0418-2	230557	18,748.62	04/16/2018	INV	PD	REVIEWS, INSPECTIONS MARCH 18
INVOICE: 201803				CHECKDATE: 04/20/2018						
9078 KEYSTONE MANAGEMENT, INC										
86686		04/07/2018		0418-2	230558	138.00	04/16/2018	INV	PD	01300 133267672 PD QTRLY ALARM



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:30370709		CHECKDATE:04/20/2018								
1007 TYLER TECHNOLOGIES, INC.										
86564		03/29/2018		0418-2	230559	400.00	04/17/2018	INV	PD	FIRE DEPT CHECK REDESIGN
INVOICE:45-219674		CHECKDATE:04/20/2018								
892 UNITED COFFEE SERVICE, INC.										
86566		03/29/2018		0418-2	230560	194.50	04/17/2018	INV	PD	COFFEE SERVICE
INVOICE:576676		CHECKDATE:04/20/2018								
4922 UNITED SEPTIC, INC.										
86696		04/02/2018		0418-2	230561	500.00	04/18/2018	INV	PD	PUMP OUT GREASE PIT
INVOICE:6274		CHECKDATE:04/20/2018								
898 UNITED STATES POSTMASTER										
86786		04/26/2018		0418-3	230573	4,306.38	04/26/2018	INV	PD	PERMIT PI149 SPRING POSTCARD
INVOICE:42618		CHECKDATE:04/26/2018								
6191 M.E.C. ENTERPRISES INC										
86567		03/01/2018		0418-2	230562	72.80	04/17/2018	INV	PD	SHIPPING
INVOICE:11925		CHECKDATE:04/20/2018								
886 U.S. VENTURE, INC										
87065		04/26/2018		0518-1	230742	310.84	05/03/2018	INV	PD	DIESEL EXHAUST FLUID
INVOICE:1009768		CHECKDATE:05/04/2018								
884 U.S. FOODSERVICE, INC.										
86860		04/25/2018		0418-3	230667	928.68	04/25/2018	INV	PD	FOOD RESALE
INVOICE:1071340		CHECKDATE:04/27/2018								
86859		04/25/2018		0418-3	230667	9.77	04/25/2018	INV	PD	SUPPLIES
INVOICE:1071341		CHECKDATE:04/27/2018								
86877		03/27/2018		0418-3	230667	210.00	04/13/2018	INV	PD	PLATES
INVOICE:115647		CHECKDATE:04/27/2018								
86883		03/27/2018		0418-3	230667	76.80	04/13/2018	INV	PD	SUPPLIES
INVOICE:115648		CHECKDATE:04/27/2018								
86878		03/27/2018		0418-3	230667	39.79	04/13/2018	INV	PD	TORCH
INVOICE:115649		CHECKDATE:04/27/2018								
86879		03/29/2018		0418-3	230667	11.96	04/13/2018	INV	PD	SUPPLIES
INVOICE:198876		CHECKDATE:04/27/2018								
86880		03/29/2018		0418-3	230667	161.54	04/13/2018	INV	PD	SLICER
INVOICE:198877		CHECKDATE:04/27/2018								
86881		03/30/2018		0418-3	230667	237.90	04/13/2018	INV	PD	FOOD RESALE
INVOICE:247504		CHECKDATE:04/27/2018								
86882		03/30/2018		0418-3	230667	394.94	04/13/2018	INV	PD	GLASSES
INVOICE:247505		CHECKDATE:04/27/2018								
86900		03/30/2018		0418-3	230667	40.52	04/20/2018	INV	PD	SUPPLIES
INVOICE:247506		CHECKDATE:04/27/2018								
86884		03/31/2018		0418-3	230667	155.51	04/13/2018	INV	PD	FOOD RESALE



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE: 254012										
86885		03/31/2018			230667	25.51	04/13/2018	INV	PD	SUPPLIES
INVOICE: 254013										
86898		03/24/2018			230667	266.96	04/13/2018	INV	PD	SUPPLIES
INVOICE: 26019										
86886		03/13/2018			230667	26.93	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2608323										
86887		03/14/2018			230667	133.48	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2647991										
86888		03/16/2018			230667	8.36	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2743084										
86889		03/16/2018			230667	41.78	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2743085										
86890		03/17/2018			230667	47.55	04/13/2018	INV	PD	FOOD RESALE
INVOICE: 2749644										
86891		03/17/2018			230667	298.35	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2749646										
86892		03/20/2018			230667	63.99	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2839458										
86893		03/20/2018			230667	20.34	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2839459										
86894		03/20/2018			230667	39.79	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2839460										
86895		03/20/2018			230667	18.83	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2839461										
86896		03/22/2018			230667	31.15	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2917545										
86897		03/22/2018			230667	21.48	04/13/2018	INV	PD	SUPPLIES
INVOICE: 2917546										
86862		04/21/2018			230667	-94.37	04/21/2018	CRM	PD	REBATE
INVOICE: 2952308										
86863		02/05/2018			230667	-40.45	02/05/2018	CRM	PD	CREDIT FOOD
INVOICE: 2952410										
86864		04/23/2018			230667	-123.55	04/23/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2967522										
86865		04/23/2018			230667	-111.03	04/23/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2967735										
86866		04/06/2018			230667	-24.03	04/06/2018	CRM	PD	CREDIT FOOD
INVOICE: 2973505										
86867		04/13/2018			230667	-22.24	04/13/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2980341										
86876		04/13/2018			230667	-48.57	04/13/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2980342										
86868		03/29/2018			230667	-66.50	03/29/2018	CRM	PD	CREDIT SLICER
INVOICE: 2987311										
86869		04/03/2018			230667	-1,173.63	04/03/2018	CRM	PD	REBATE
INVOICE: 2994618										
86870		04/20/2018			230667	-26.36	04/20/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2998624										
86871		04/20/2018			230667	-17.56	04/20/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2998625										
86875		04/20/2018			230667	-67.95	04/20/2018	CRM	PD	CREDIT SUPPLIES
INVOICE: 2998654										
86695		04/05/2018			230563	102.37	04/18/2018	INV	PD	SUPPLIES
INVOICE: 412219										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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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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8565 WIDEOPENWEST FINANCE LLC										



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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** END OF REPORT - Generated by Lori Thomas **



Glen Ellyn Village Board

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3282)

DOC ID: 3282

April 16, 2018 Regular Workshop Meeting Minutes

ATTACHMENTS:

- 4.16.18 - Minutes - Village of Glen Ellyn Regular Workshop Meeting (PDF)

Minutes**Regular Workshop Meeting****Glen Ellyn Village Board of Trustees****Monday, April 16, 2018****Call to Order**

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

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call: Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak answered "Present."

In Attendance: Recording Secretary Solomon, Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Planning and Development Director Hulseberg, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton, Economic Development Coordinator Hannah and Communications Coordinator Plahm.

President McGinley explained the physical set-up of the Galligan Board Room and stated they are trying out different configurations in preparation for the remodel of the building.

Audience Participation

None

Agenda Item E. – Tobacco 21

President McGinley stated this discussion is a continuation from the conversation at last week's Village Board Meeting.

Assistant Village Manager Holmer reviewed the information on this proposed ordinance which is to raise the age to 21 for the sale of tobacco products and e-cigarettes (alternative nicotine products). Assistant Village Manager Holmer stated an amendment to the Village Code regulating tobacco products includes redefining the meaning of tobacco products to include alternative nicotine products such as liquid substances (with and without nicotine) used for vaping.

Village Manager Franz stated letters of invitation to this Workshop discussion were sent to the 15 retailers in the Village that do sell tobacco products.

Trustee Enright asked about the sales tax revenue impact of this. Assistant Village Manager Holmer stated they did not dig into this.

Lisa Hinton, who resides on Main Street in Glen Ellyn, stated her mother is a life-long smoker and has gone through many health issues recently due to her smoking habit. Ms. Hinton stated her mother's surgeon has said that her mother will suffer premature death if she continues to smoke. Ms. Hinton stated Tobacco 21 has shown that teen smoking rates have dropped by over one-third. Ms. Hinton stated if the age is raised to 21, tobacco products would get out of the high schools. Ms. Hinton stated the lives of young people outweigh the other concerns on Tobacco 21.

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Justine Drake, who resides in Glen Ellyn and is a part of Reality Illinois, stated 98% of tobacco sales should be unaffected by raising the selling age to 21. Ms. Drake stated towns with less youth smoking do have a higher socioeconomic status. Ms. Drake stated with each town that takes the selling age to 21, the surrounding towns are more likely to adopt Tobacco 21 also. Ms. Drake stated the military has said that soldiers who smoke are not combat-ready, and tobacco is banned during basic training.

Mattie Bertrand, who resides in Glen Ellyn and attends Glenbard West High School, stated she is awaiting a double-lung transplant. Ms. Bertrand stated raising the age to 21 is an important step in protecting young people from a deadly addiction to tobacco products. Ms. Bertrand stated nicotine is addictive, and young adults are more susceptible to nicotine. Ms. Bertrand stated the Village Board should do everything they can to keep young people from starting to use tobacco products.

Trustee Ladesic asked if the selling age for tobacco products is 21 if the ordinance passes. Attorney Mathews stated he does not have a definitive answer on this, but he does think this is correct. Attorney Mathews stated he could not find anything on this from a legal standpoint. Assistant Village Manager Holmer stated he has seen this written two different ways in different ordinances: that a seller must be over the age of 21, or a seller can sell at the age of 18 as long as someone who works in the store is 21 and is present at the store at this time.

Trustee Ladesic stated he is opposed to restricting the rights of law-abiding citizens. Trustee Ladesic stated it is great to see that education is driving teen smoking rates down, and the conversation should shift to increasing education more on teen smoking. Trustee Ladesic stated they need to push parental and personal responsibility of young adults.

Trustee Fasules stated he understands the health argument of this, but he is concerned with the arbitrariness of the age of 21. Trustee Fasules asked when they should stop making laws to protect people who need to take control of their own lives. Trustee Fasules stated the only reason the Village can implement Tobacco 21 is because it is a Home Rule community, but he feels they are not equipped to do this. Trustee Fasules stated he supports different types of activities, such as education and teaching the harms of youth smoking.

Trustee Pryde stated he is generally in support of not encouraging people to smoke and is in favor of creating a healthier environment through his choices. Trustee Pryde stated this is not a political move, but a health-conscious move.

Trustee Enright stated he agrees that he does not want to legislate to 18-year olds; however, he heard from a vast majority of people that they want the age raised to 21, and he is inclined to go with the Village's constituents.

Trustee Kenwood stated it is good that there is an expansion of the definition of tobacco products written in the proposed ordinance. Trustee Kenwood stated he does not like to pass regulations on residents and get in the way of their lives; however, he was a youth smoker and stopped early. Trustee Kenwood stated he hopes they can prevent life-long smokers by enacting Tobacco 21. Trustee Kenwood stated he is generally in favor of this, and they are not telling people they cannot smoke, but they cannot buy in the Village. Trustee Kenwood stated the retailers will need time to figure out how to operationalize this and suggests giving the retailers two months for this. Trustee Kenwood stated 21 is arbitrary, but 21 seems to be the age when a casual smoker crosses to a habitual smoker. Trustee Kenwood asked what would happen if an individual is caught selling to someone under 21 to which Assistant Village Manager Holmer stated the individual selling would be penalized and not the business.

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Trustee Pryde asked about wording in the definition of tobacco products. Assistant Village Manager Holmer stated this refers to smoking-cessation products which can be sold to 18-year olds still.

Trustee Senak stated he shares that concerns of Trustees Ladesic and Fasules. Trustee Senak stated any time the Village encroaches on the civil liberties of the residents or elsewhere, the Village Board should do this carefully as once taken, those civil liberties are hard to get back. Trustee Senak stated civil liberties are synonymous with freedom; however, tobacco takes freedom away. Trustee Senak stated he understands the point about the age of 21; however, the Village Board did not pick this age, but the Tobacco Industry continues to target 18- to 21-year olds. Trustee Senak stated the economics are undeniable as the cost of smoking on our society is enormous as compared to the benefit it might derive. Trustee Senak stated he is in favor of Tobacco 21.

Trustee Fasules stated the Village is not equipped to take this on and vet this properly. Trustee Fasules stated if Glen Ellyn was not a Home Rule community, Tobacco 21 would not even be discussed. Trustee Fasules stated he does support and back educational programs.

Trustee Ladesic stated this will negatively impact the retailers in the Village, and he does not want to be a part of this legislation.

President McGinley stated this is an important discussion to have, and there are four Trustees and herself who support this ordinance. President McGinley stated this proposed ordinance will come back to the April 23rd Village Board Meeting to be voted on. President McGinley stated she like Trustee Kenwood's suggestion to give the retailers time to figure this out so she would like to see this ordinance active as of July 1st, 2018. President McGinley stated if the retailers can contact Assistant Village Manager Holmer if they are still have issues with this after July 1st.

Trustee Kenwood stated it would be good to clear the legality piece and clarify what age person can sell cigarettes.

Agenda Item F. – Central Business District (CBD) Parking

Village Manager Franz presented background on parking in the Central Business District (CBD) and reviewed the pieces talked about at the previous two Workshops on this.

Planning and Development Director Hulseberg stated at a previous meeting, a valet parking program for the CBD was proposed so Walker Consultants did work on this.

Ashley Hiniker, from Walker Consultants, stated she did walk around town on Saturday, February 17th to look at the current parking supply in the study area. Ms. Hiniker stated there are 907 spaces on-street and off-street in this study area, and the results of the study indicate that approximately 76% of the public parking supply is full on peak weekend evenings. Ms. Hiniker stated there are six restaurants or bars that are to open, and when these other six establishments open, this would results in approximately 92% of the parking occupancy.

Ms. Hiniker stated a proposed Valet Program would have two valet stands with one north of the railroad tracks and one south of the railroad tracks. Ms. Hiniker stated each stand would be manned by a supervisor and one to three parking attendants. Ms. Hiniker stated the estimated cost for this first year of the proposed program would be approximately \$121,000 which would cover the manager, labor, insurance and operating supplies. Ms. Hiniker stated a 3rd-party management company would be used for the valet service. Ms. Hiniker stated LaGrange is doing a valet program with this cost being subsidized by

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their town, and the valet parking is then free to the patrons.

Trustee Fasules asked if a model for total privatization of the valet program had been done to which Ms. Hiniker stated they had not done this model, but could do one. Ms. Hiniker stated the margin on this is very slim.

Trustee Fasules asked what the industry standard is for how many patrons use restaurants valet service. Ms. Hiniker stated this is usually 10% to 15%, but can be up to 50%. Ms. Hiniker stated if valet service is complementary, it is used often by patrons; however, if there is a cost for the valet service, there is a major reduction in use.

Trustee Pryde asked what the response time would be for the valet service based on the proposal for the Village. Ms. Hiniker stated a patron would wait between three to five minutes for the retrieval of their car, and this is why two stations were suggested.

Trustee Senak asked what other suburbs have this type of service. Ms. Hiniker stated many suburbs do have a valet service; however, LaGrange is the only suburb that subsidizes this service for its residents.

Trustee Pryde asked about possible challenges with this program. Ms. Hiniker stated cars can be expensive to repair, and if a repair claim came from the valet service, this could be the Village's biggest vulnerability.

There was a discussion of the cost estimate for the proposed valet service. Village Manager Franz stated the Duane/Lorraine parking lot and the Montclair parking lot were not included in this study as these locations are too far from the downtown area.

President McGinley asked if Ms. Hiniker had any experience with self-parking and then a shuttle. Ms. Hiniker stated in her experience, a shuttle service can be very expensive.

Trustee Fasules asked what the parking capacity would be if employee parking was moved outward. Ms. Hiniker stated she did not know this.

Planning and Development Director Hulseberg stated they can do more research on the valet service in LaGrange as no one has been able to talk to anyone at the Village of LaGrange about this. Planning and Development Director Hulseberg stated the article written on LaGrange's valet service said that valets were parking over 200 cars a night. Planning and Development Director Hulseberg stated the staff could ask the businesses to help with the cost of the valet service then patrons of the businesses that do help with the cost could park for free. Planning and Development Director Hulseberg stated the patrons of businesses that do not participate in the cost of the valet service would then have to pay for the valet service.

Trustee Kenwood asked how hard it is to pilot a valet service program. Ms. Hiniker stated there are many smaller operators that are open to this, and they would need to begin to get proposals from valet companies to gauge the cost.

Trustee Ladesic asked if any businesses in the Village currently do valet service. Trustee Pryde stated he thought Fire and Wine had tried this, but had not been successful.

Trustee Fasules stated there is capacity in the parking lots, and no restaurant is more than a four-block walk from a parking lot.

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Trustee Senak stated he is looking at the Chicago Tribune article on LaGrange's valet service, and it seems the sales tax increase was about 6% in the first month. Trustee Senak stated according to the article, LaGrange financed their valet service through a sales tax increase. Trustee Senak stated he is supportive of exploring a valet service, but he is not sure the economics of this service makes sense for long-term. Trustee Senak stated the Village could subsidize the cost of a valet service for a period of time, but not permanently.

Trustee Ladesic stated a valet service could be a liability to the Village, and he does not see any net gain on this. Trustee Ladesic stated he is open to testing a valet service; however, he is concerned about the costs. Trustee Ladesic stated if the businesses are open to paying some of the cost for a valet service, he would be open to a test of this service.

Trustee Fasules stated before they explore a valet service, they need to see how to take the employee parking out of the parking capacity and then see what the parking capacity really is. Village Manager Franz stated at the last Village Board Meeting, Customer-Only Parking was changed to 8:00 a.m. to 9:00 p.m. Trustee Fasules stated he has a difficult time spending \$121,000 for a valet service.

Trustee Pryde stated a valet service could be utilized while they are building a parking garage or doing another parking option. Trustee Pryde stated he does not think the businesses will see enough benefit of a valet service to pay for this themselves. Trustee Pryde stated he thinks the cost for a valet service will be more than \$121,000.

Trustee Enright stated he sees a lot of available parking in the downtown on weekend nights; however, they could test a valet service for a two or three-month period and then give the businesses the data from the test and see if the businesses would like to help with the valet service cost. Trustee Enright stated if the businesses say the valet service is not worth it then it is probably not worth doing.

Trustee Kenwood stated he is supportive of the pilot, and the Village would need to market this outside of Glen Ellyn. Trustee Kenwood stated the Village should not do a one-year contract at this point.

President McGinley stated the consensus of the Village Board is to gather more information on a possible valet service and contact the restaurants that are open at night about this possible valet service.

Village Manager Franz stated the possible long-term parking solution is to build a parking garage at one of four sites: Crescent Boulevard south of the intersection of Crescent and Glenwood, Main Street by the Flower Clock, Main Street and Pennsylvania Avenue behind the Fire Station or behind the Civic Center. Village Manager Franz referred to the Potential Parking Garage Options: Cost Estimates grid and stated the approximate cost per new space for these four options can be from the mid \$20,000's to the mid \$60,000's. Village Manager Franz stated there was a discussion about the use of private parking lots; however, there was not much interest from the businesses on this, and the staff will continue to explore this option.

Trustee Senak asked about a four or five-level parking garage behind the Civic Center. Trustee Pryde stated each store is approximately 11 feet. Trustee Pryde stated a parking garage behind the Civic Center will depend on the height of the first floor because it would be below grade. Village Manager Franz stated the estimated excavation cost is included in the cost estimate.

President McGinley asked for the Trustees to share their garage location preference and a floor/level preference.

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Trustee Pryde stated he looked at the concepts, and the concept for a possible Civic Center garage is good. Trustee Pryde stated if the Civic Center location is used for a parking garage then this allows the primary surface parking lots to become available for economic development. Trustee Pryde stated if the Civic Center parking garage has its first floor below grade then they could get a fifth story on this garage. Trustee Pryde stated a possible parking garage on Crescent would be a challenge to go over the street for this. Trustee Pryde stated he likes the Main/Pennsylvania option; however, a parking garage would prevent economic development on this site. Trustee Pryde he prefers the Civic Center option, and if they do build a parking garage north of the railroad tracks then he would focus on Crescent.

Trustee Enright stated he feels a parking garage discussion is still premature, and they need to get the wayfinding signs up. Trustee Enright stated he sees too many open parking spaces still, and the discussion of two parking garages seems outlandish. Trustee Enright stated if he had to choose a site, he prefers the Main Street Flower Clock option.

Trustee Fasules stated the Village Boards for the past 20 years have been told by the residents that a parking garage is needed; however, there are multiple projects proposed, and the costs are high. Trustee Fasules stated the Village has a lot of wants, but no means. Trustee Fasules stated until they figure out what problem they are really solving then the Village Board cannot pick a possible parking garage location and possible cost and how to finance a parking garage. Trustee Fasules stated if they did a parking garage on the Montclair lot then there could be a parking level for Glenbard West High School.

President McGinley stated the Village Board cannot solve the problems all at once for all the groups who are affected by parking issues. President McGinley stated they need to prioritize the customers first as the Village has lost possible development due to a lack of customer parking.

Trustee Kenwood stated they need to solve the parking problems for the businesses, patrons and commuters. Trustee Kenwood stated he was against a possible parking garage behind the Civic Center previously; however, the newer proposal makes more sense with less cost and more projected parking spaces. Trustee Kenwood stated he does not want to see anything done with the Main Street Flower Clock option nor the Crescent option. Trustee Kenwood stated if they build a parking garage behind the Civic Center, four levels does sound reasonable, but they could possibly do five levels as well.

Trustee Senak stated the debate is about where the best possible option for parking garage would be, and he feels behind the Civic Center is the best option. Trustee Senak stated behind the Civic Center is the least desirable piece of property for economic development, and this would be centrally located. Trustee Senak stated they will need to provide pedestrian access onto Main Street. Trustee Senak stated they already own the land for a parking garage behind the Civic Center, and the Civic Center should obstruct the view of the parking garage. Trustee Senak stated Main Street Flower Clock and Crescent should be preserved for economic development. Trustee Senak stated in order to finance the building of a parking garage, he supports a 0.5% food and beverage tax and then bonds could be issued. Trustee Senak stated he sees the building of a parking garage as a higher priority than any other capital projects that have been discussed previously.

Trustee Ladesic stated a parking garage behind the Civic Center would address a most immediate need, and they do need to address immediate and long-term parking needs. Trustee Ladesic stated a parking garage behind the Civic Center does free up the other parking lots for possible income-producing properties. Trustee Ladesic stated the residents have asked for a parking garage for many years. Trustee Ladesic stated a possible parking garage behind the Civic Center could be one level below grade and then three levels above grade. Trustee Ladesic stated they could do a referendum question on funding for a parking garage to see what the residents would support.

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Village Manager Franz stated the Capital Improvements Commission did start last week to revisit the Capital Improvements Plan and the possible Capital Improvements projects.

Agenda Item G. – Lenox Road Parking

Police Chief Norton presented background on the Lenox Road Parking changes and stated the Village Board recently approved changes to the parking ordinances on Lenox Road near Lake Ellyn Park. Police Chief Norton stated these changes included adding additional student parking spaces between Hawthorne Boulevard and Linden Avenue as well as adding some spaces in that same area that would be reserved for playground park patrons. Police Chief Norton stated the Village Board wanted to revisit this issue in April to gauge the status of the changes.

Police Chief Norton stated to date, the Village has received a couple of negative responses from the neighbors which were received soon after the changes were implemented. Police Chief Norton stated one of the complaints involved litter on the parkway so the Park District added additional trash receptacles in the area, and this has helped the issue. Police Chief Norton stated Community Service Officer Rick Perez has reported speaking to several residents directly across from the impacted area, and the residents seem to be pleased with the changes.

Sheila Faber, who resides on Park Boulevard, asked what the cost is for the student parking permits. Police Chief Norton stated he was not sure on this as Glenbard West High School gets the money for these permits. Police Chief Norton stated the school does use different factors to figure out which students should get the parking permits. Village Manager Franz stated he has heard the cost is \$100 per parking spot permit.

Trustee Fasules stated the Village Board owes it to the residents to solve this parking problem.

Gloria Gogola, who resides in Glen Ellyn, stated this seems to be an exclusive parking arrangement with the high school, and the people going to the park cannot park anywhere. Ms. Gogola stated Glenbard West High School has a parking dilemma, but the Park District should not have a parking dilemma. Ms. Gogola stated this seems to be a violation of the public's rights, and the 1-hour parking limit for people going to the park is not reasonable. Ms. Gogola stated the Village Board needs to reconsider these parking restrictions.

Linda Sander, who resides at 670 Lenox Road, stated this is a 2-block area with prime access to Lake Ellyn which is now blocked. Ms. Sander stated she is adamantly opposed to these student parking spaces. Ms. Sander stated she is against using spaces that should be reserved for people going to the park for students who may not live in Glen Ellyn and whose parents do not pay Glen Ellyn property taxes. Ms. Sander stated the designated student parking spots are not always 100% full, and Glenbard West needs to do significant research on this parking issue.

Nico Nitti, who resides on Lenox Road, stated he closed on his home two weeks ago and since then, has seen confusion about the parking. Mr. Nitti stated he does not like the exclusiveness of the student parking. Mr. Nitti stated it is not good with kids crossing the street to go to the park, and new student drivers are driving on the street. Mr. Nitti stated he does not know what the solution is, but safety in the area seems rather vague.

Jon Tennant, who resides at 622 Lenox Road, stated he is not pleased with how this has been developed. Mr. Tennant stated on a nice day, there is not enough parking for people going to the park. Mr. Tennant stated many of the student parking spaces are empty each day. Mr. Tennant stated parking on Crescent

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Boulevard is to be reserved for special events; however, he thinks this should be used for student parking too.

Anthony Lanzillo, who resides at 820 Crescent Boulevard, stated he is a student at Glenbard West. Mr. Lanzillo stated it is interesting that this is a big debate, and many of the students who have the parking permits do not necessarily have after-school jobs.

Ms. Faber stated she walks this area most every day, and there are eight to ten student parking spaces open on Lenox Road on a daily basis. Ms. Faber stated Glenbard West is not doing its job to make more parking spots available for its students, and park parking should be a priority. Ms. Faber asked the Village Board to not open any more parking spots for the students.

President McGinley asked the Village Board for their feedback on the continuation of monitoring this parking program and any possible changes that need to be made. President McGinley stated these parking changes were made in January, and the Village Board wanted to get feedback at three months into the program to see how it is going.

Trustee Ladesic stated they should continue to monitor this parking program, and he supports re-assessing the program at the end of the school year. Trustee Ladesic asked if signs are posted for the park parking to which Assistant Village Manager Holmer stated they are. Trustee Ladesic asked if there have been complaints from the Park District to which Police Chief Norton stated there have not. Trustee Ladesic stated Glenbard West needs to come up with a plan to address the parking issue.

Trustee Pryde stated it seems that some kinks need to be ironed out from the comments made at tonight's Workshop. Trustee Pryde stated the Village Board has heard that there is not enough parking for people going to the park. Trustee Pryde stated the Village Board needs to direct Glenbard West to take a more serious look at the parking situation, and there may need to be more discussion on this parking situation. Trustee Pryde stated if this parking program is on the Village's streets then maybe the Village should be administering the program.

Trustee Enright stated the student parking spaces should be taken away from Glenbard West and given back to park parking.

Trustee Kenwood stated a conversation with Glenbard West is needed as they need to free up parking spots in the Glenbard West parking lots. Trustee Kenwood stated he suggests cutting down the number of student parking spaces next year from 17 spaces to 10 spaces.

Trustee Senak stated the Village Board needs to help the School District with this parking problem. Trustee Senak stated Glenbard West needs to come up with long-term solutions for this problem as the residents should have priority over the students. Trustee Senak stated the Village Board needs to continue to monitor this program and suggested a possible parking app that would help to solve or alleviate this issue.

President McGinley stated Glenbard West needs to be a bigger partner in this parking issue, and Glenbard West needs to see what other long-term plans can be done. President McGinley stated school is out on May 24th so the program will be done for the school year at that point. President McGinley stated the Village Board will have another discussion on this before renewing the student parking program for the next school year.

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Agenda Item H. – Fats, Oils and Grease (FOG)

Public Works Director Hansen presented background on this issue and stated Fats, Oils and Grease (FOG) are generated by the preparation and clean-up of food. Public Works Director Hansen stated FOG causes clogs and obstructions in the sanitary sewer system that can disrupt service for those connected to the impacted portion of the system. Public Works Director Hansen stated restaurants are required by code to have a grease interceptor installed to separate the FOG from wastewater during dish washing, food preparation and clean-up; however, these interceptors can be installed and then forgotten by the business owners so the interceptors need to be monitored by an inspector to ensure they are installed properly, properly maintained and functioning appropriately. Public Works Director Hansen stated the Village does not have a formal program or an ordinance to regulate this issue and provide proper oversight; however, in conjunction with the Village of Lombard, the Glenbard Wastewater Authority (GWA) has hired a professional to establish this program and oversee its success.

Public Works Director Hansen stated Public Works is recommending a FOG inspection program with GWA administering the program. Public Works Director Hansen stated Lombard and Glen Ellyn has worked on this ordinance collectively, and the program will consist of inspection and maintenance monitoring of these interceptors. Public Works Director Hansen stated this program could equal a total annual savings of \$4,500.

Public Works Director Hansen stated Planning and Development has also vetted this program with the Building Board of Appeals, and everyone supports the need for this program.

Trustee Ladesic asked about current Health Department regulations on these interceptors. Public Works Director Hansen stated these interceptors are a part of the Building Code under Health and Sanitation, but the Health Department does not regulate the interceptors. Trustee Pryde stated this is under the Illinois Plumbing Code that is enforceable. Trustee Ladesic asked if Public Works Director Hansen would check with the Health Department on this before the next meeting. Trustee Ladesic asked if other towns have this. Public Works Director Hansen stated he only knows of Lombard since they have worked closely on this.

Trustee Senak stated he thinks this is good, and the cost should be borne by the restaurants and people who create the problem. Public Works Director Hansen stated this should prevent businesses from contaminating the sewer system.

Village Manager Franz stated during the permit process, the Village will ensure that the right-sized trap is installed and then ensure the interceptors are being cleaned out. Village Manager Franz stated the Village is saving money on this since they are doing this program with Lombard. Village Manager Franz stated the burden for this has already been placed on the restaurants by design.

President McGinley stated the consensus of the Village Board is to move forward with this program and put this item on next week's Consent Agenda for a vote. The Village Board agreed with this.

Agenda Item I. – Assault Weapons

Attorney Mathews presented background on this proposed resolution and stated a question was presented and discussed at a recent Workshop as to whether the Village has the authority to regulate possession of assault weapons. Attorney Mathews stated the idea was raised to take action on this to let the lawmakers in Springfield know that they should take a hard look at weapons legislation. Attorney Mathews referred to the proposed resolution and stated the two final clauses could be eliminated.

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President McGinley stated she is in support of this resolution, and there are 13 public schools in Glen Ellyn that the Village Board is responsible to ensure the safety of. President McGinley stated the Village Board wants to ensure everyone's rights are protected.

Trustee Kenwood asked if it is clear from a legal perspective that the Village has no authority around the regulation and legislation of weapons to which Attorney Mathews stated this is correct.

Tiffany Ruddle, who resides at 560 Taylor Avenue, stated she worries about the topic of weapons as she has a four-year-old who has learned how to do a lockdown drill as well as flee, throw or fight. Ms. Ruddle stated she understands there is a lot of talk about civil liberties with this; however, assault weapons were designed to kill people. Ms. Ruddle stated the proposed resolution would send a message. Ms. Ruddle stated there were many people at the March for our Lives rally, and the residents have shown this is a priority. Ms. Ruddle stated this proposed resolution would carry the Village's voice to Springfield about common sense and safety.

Erica Nelson, who resides at 1734 Kay Road in Wheaton, stated she thinks this proposed resolution is a thoughtful response and shows support of the current statistics. Ms. Nelson stated House Bill 183 pre-empted municipalities from regulating legislation on this. Ms. Nelson stated House Bill 183 did not give municipalities enough time to react to the legislation which stated a municipality had 10 days after the legislation was enacted to do their own municipality ordinance on this. Ms. Nelson stated a partnership with Springfield is important.

Trustee Ladesic stated he does not think this proposed resolution will get unanimous support from the Village Board so they may need to rework this resolution a bit. Trustee Ladesic stated he would like to see language added that would encourage the legislators in Springfield to adopt school safety measures. Trustee Ladesic stated he suggests replacing "assault weapons" with "firearms." Trustee Ladesic stated he does not support the current proposed resolution as written, but he does support common-sense firearm legislation. Trustee Ladesic stated he suggests striking the last two clauses as Attorney Mathews had mentioned.

Trustee Fasules stated he is good with the current proposed resolution or an amended version as he is open to anything. Trustee Fasules stated he would not want to see the Village Board do nothing on this.

Trustee Pryde stated he is generally in support of this proposed resolution, and they should take out "common sense," but could either leave in or take out the last two clauses. Trustee Pryde stated it is a good thing to send a message to the state.

Trustee Enright stated he wants to see the full support of the Village Board on this, and he definitely wants to see something sent to Springfield. Trustee Enright stated he is fine with changing some of the language, and the last two clauses could be removed. Trustee Enright stated he would use the term "firearms," and something about school safety should be included.

Trustee Kenwood stated he has an issue with "assault weapons" and he likes the concept of legislation of firearms. Trustee Kenwood stated he is fine with the first four clauses in the proposed resolution, but would amend the fifth clause, possibly take out the sixth clause, keep the 7th clause and remove the eighth and ninth clauses. Trustee Kenwood stated he is fine with adding an emphasis on safety of the schools and of the community.

Trustee Senak stated he is very happy to see this proposed resolution even though he does fully support the 2nd Amendment; however, but they need to recognize other rights as well such as life, liberty and the

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pursuit of happiness. Trustee Senak reviewed several shootings that have happened over the years and stated the elimination of assault weapons will reduce the amount of damage that could be inflicted. Trustee Senak stated the Village Board needs to continue to discuss the funding of mental health programs and mental health facilities. Trustee Senak stated school safety should be addressed in the resolution, and he is in favor of the term “firearms.”

Attorney Mathews stated they would change “assault weapons” to “certain weapons.” Attorney Mathews stated as this is being discussed in the Village, it needs to be emphasized that this is a resolution and not just a proclamation. Attorney Mathews stated he would add school safety language. There was a discussion about the wording and clauses to keep or change.

Village Manager Franz asked if it is fine with the Village Board if this proposed resolution goes on next week’s Consent Agenda. Trustee Enright stated he would want this as an individual item instead, and the other Trustees agreed.

Other Business

None

I. Adjournment

At 10:39 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn. Motion carried.

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

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: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3286)

DOC ID: 3286

April 16, 2018 Special Workshop Meeting Minutes

ATTACHMENTS:

- 4.23.18 - Minutes - Village of Glen Ellyn Special Workshop Meeting (PDF)

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, April 23, 2018**

Call to Order

President McGinley called the meeting to order at 6:18 p.m.

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call: Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Kenwood, Pryde and Senak answered “Present.” Trustees Fasules and Ladesic were excused.

In Attendance: Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton and Building and Zoning Official Witt.

Audience Participation

None

Agenda Item E. – Village Board and Staff Ethics Training and Rules of Order

Attorney Mathews lead a presentation on the roles of the Village Board in terms of communication, ethics, OMA, FOIA and other topics. Attorney Mathews stated the Village Board will be doing a refresher on ethics topics as they relate to the Village Board and reviewed the purpose and definitions of ethics.

Attorney Mathews referred to Village Code Section 1-12-1 and stated the following sentence is important: “Undisclosed and unmanaged conflicts of interest are undesirable because they may lead to the appearance that a civil servant is placing his or her interests above the public interest.” Attorney Mathews stated the “appearance” of impropriety is important and could be seen as conflicts of interest on behalf of elected officials.

Trustee Kenwood asked if something you care about can become an interest. Attorney Mathews stated it can as it relates to Trustee Liaisons and Commissions. Attorney Mathews stated it can become a conflict of interest if an individual has rendered a decision before hearing all the facts on this interest.

Attorney Mathews referred to Village Code Section 1-12-3 and stated this is the section you can go to if you need to understand what a Financial Interest might be. Attorney Mathews stated a Non-Financial Interest is something that is big enough to affect a civil servant’s judgment, and this does apply to elected officials and staff. Attorney Mathews stated this can be something that affects judgment or demonstrates that someone’s judgment itself has been affected.

Attorney Mathews stated to Recuse oneself is to refrain from participation in any official discussion, meeting or deliberation regarding a transaction and, where permitted to vote, to cast a vote of recusal when any vote is taken on such transaction. Trustee Pryde asked discussions with which persons relate to this. Attorney Mathews stated these can be discussions with staff members or Village Board Trustees.

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Attorney Mathews stated a Transaction is any matter, including contracts, work or business with the Village. Attorney Mathews stated Transaction is used in the Recuse definition so he wanted to ensure this term was understood. Attorney Mathews stated a Transaction is any action taken on which you would render a vote. President McGinley stated she remembers from the past that Trustees would recuse themselves from a discussion and vote and then stand up to speak as a resident. President McGinley asked if this is acceptable to which Attorney Mathews stated he does not feel this is appropriate.

Attorney Mathews stated Village Code Section 1-12-9 (A) refers the use of position to influence employment for others. Attorney Mathews stated Trustees should not attempt to influence the staff's decision on any hiring as this would be considered improper use of authority/influence; however, a recommendation of someone is fine. Trustee Kenwood asked what would happen if a Trustee is listed as a reference for someone seeking employment with the Village. Attorney Mathews stated any communication on this would need to be done with the Village Manager or Village President. Village Manager Franz stated as of a few years ago, the Village did change their anti-nepotism policy so the Village is not allowed to hire any relatives of the Village Board and Commissioners as well as employees.

Attorney Mathews stated Village Code Section 1-12-9 (B) refers to the use of position to seek favors, and he gets a lot of questions about the acceptance of gifts by the Village Board or the staff. Attorney Mathews stated the law says accepting gifts is fine if the total is under \$75 per day; however, this can be trumped by the acceptance of gifts for less than \$100 per year from any individual or vendor. Attorney Mathews stated a Trustee or staff member could accept a gift and then donate this, and this would be fine. Attorney Mathews stated the laws say you can do this; however, they have not usually done this in Glen Ellyn. There was a discussion regarding different situations and this policy. Attorney Mathews stated situations will always come up where you will need to exercise good judgment and discretion.

Attorney Mathews stated in regards to Constituents/Constituency, negative connotations can be generated with this term. Attorney Mathews stated Glen Ellyn has set-up a process where it elects the Village Board on an "At Large" basis. Attorney Mathews stated the Village Board is there to represent everyone in the Village so the terms "residents" or "citizens" are better to use.

Attorney Mathews referred to Village Code Section 1-12-8 regarding the treatment of confidential and sensitive information and stated the Village Board should not improperly disclose any confidential communication that the Village has as this could really hurt the process. Trustee Senak asked once the information is made public then is all the information public information. Attorney Mathews stated some components may still need to stay confidential as there is no public consideration as of yet.

Attorney Mathews stated for Executive Session discussions, these bring forth a confidence amongst the members participating in the Executive Session. Attorney Mathews stated the only time Executive Session discussions or confidential information from Executive Sessions can be disclosed is when the Village Board votes to release the Executive Session minutes. President McGinley asked how often the Village Board votes to release these minutes to which Attorney Mathews stated twice per year.

Trustee Kenwood asked if there are penalties for a Trustee who breeches confidentiality. Attorney Mathews stated there are no penalties. Attorney Mathews stated a Village Board could do a censure vote on this which could cause humiliation, but he does not think a Trustee could be voted off a Village Board. Trustee Senak asked if this can affect the legality of a Village Board action is there is a disclosure to which Attorney Mathews stated no.

Attorney Mathews reviewed highlights for a good model used during Business Meetings. Attorney Mathews stated Village business is conducted by the Trustees and the Commissioners. Attorney Mathews

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stated they should read the material and be prepared and be mindful of others' time. Attorney Mathews stated if you do have questions, the questions can be called in to the Village Manager, Village President or Village Attorney ahead of time. Attorney Mathews stated it is good to not surprise the staff or other Trustees with something new during the meeting if at all possible. Trustee Kenwood stated when he served on the School Board, if you had a topic to add to the agenda, you went to the School Board President before-hand. Attorney Mathews stated this is an excellent suggestion.

Attorney Mathews relayed the history of the creation and the role of Trustee Liaison in the Village. Attorney Mathews stated a Trustee Liaison is assigned to each Commission/Board to give each Trustee a face. Attorney Mathews stated the concept of a Trustee Liaison was not created so a Trustee Liaison could advance their own ideas, concepts or agendas, but a Trustee Liaison should be at these meetings to listen and possibly give a brief report on the prior Village Board Meeting. Attorney Mathews stated a Trustee Liaison should be mindful of the Commissioners' time. Trustee Kenwood stated the value of a Trustee Liaison is that if a question comes before the Village Board about an item then the Trustee Liaison can provide context from the conversation had at the Commission/Board meeting.

Attorney Mathews stated the Freedom of Information Act (FOIA) has to do with any written communication on Village business, and it does not matter what device or platform is used. Attorney Mathews stated any written communication is subject to FOIA requests if this written communication is discussing Village business, and this does include texts. Attorney Mathews stated he is a strong proponent of making a phone call if you need to discuss something.

Attorney Mathews stated texting during Village Board Meetings can be viewed as breaking the trust of transparency in the process.

Attorney Mathews stated they have been a bit lax with Remote Participation. Village Manager Franz stated the Village does have a form for this, and they need to get back to using this. Attorney Mathews stated Village Board Trustees must list certain reasons why they would need to participate remotely, including illness or disability, for employment purposes or a family emergency. Attorney Mathews stated the Village Clerk is to be notified at least three days in advance of a Village Board Meeting or Workshop if the Trustee would need to participate remotely. Trustee Pryde stated in this age, they could get calls on Sunday to travel. Attorney Mathews stated a provision could be added to make this policy more applicable to this day and age.

Village Manager Franz presented information on the Rules of Engagement, including staff communication and emergency communication.

Attorney Mathews stated a former Village President has recreated Robert's Rules of Order in a much more readable and understandable way. Attorney Mathews stated this update has been offered to the Village Board on a trial basis for free and will be sold later on. Attorney Mathews stated the Village Board should take a look at this and see if they want to use this.

Agenda Item F. – Other Items

None

G. Adjournment

At 7:01 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn. Motion carried.

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Upon roll call, Trustees Enright, Kenwood, Pryde and Senak answered “aye.”

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: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Minutes
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3287)

DOC ID: 3287

April 23, 2018 Regular Village Board Meeting Minutes

ATTACHMENTS:

- 4.23.18 minutes - Village of Glen Ellyn Regular Board Meeting (PDF)

**Minutes
Village Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, April 23, 2018**

Call to Order

President McGinley called the meeting to order at 7:04 p.m.

Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

Roll Call:

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Enright, Fasules Kenwood, Ladesic, Pryde and Senak answered "Present."

In Attendance: Village Manager Franz, Assistant Village Manager Holmer, Village Attorney Mathews, Public Works Director Hansen, Finance Director Coyle, Police Chief Norton and Building and Zoning Official Witt.

Village Recognition

1. The Village would like to thank John Mulherin for his service on the Finance Commission.
2. The Village would like to thank Terra Costa-Howard for her service on the Plan Commission.
3. The Village would like to thank Rick Garrity for his service on the Zoning Board of Appeals.

Audience Participation

1. Village Clerk Chereskin read a proclamation in recognition of Arbor Day 2018. Public Works Director Hansen stated Public Works will be planting 405 trees in the Village during the spring and fall of this year. Public Works Director Hansen stated everyone is invited to an Arbor Day celebration held at the Police Station on Friday, April 27th at 12:00 p.m. Public Works Director Hansen stated two trees will be planted – one honoring the past, present and future police officers that serve the citizens of Glen Ellyn and one for former Village President Alex Demos. Public Works Director Hansen stated former Village President Demos has donated both trees and is covering the cost of planting those trees.
2. Trustee Enright thanked the Environmental Commission for their work on the Recycling Extravaganza that happened this past Saturday. Many items were collected for recycling including over 1,500 gallons of paint, a large amount of styrene and other items.

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. Total Expenditures (Payroll and Vouchers) - \$1,289,537.66. The vouchers have been reviewed by Trustee Ladesic and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

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2. March 19, 2018 Special Board Meeting Minutes
3. March 19, 2018 Regular Workshop Meeting Minutes
4. April 9, 2018 Regular Board Meeting Minutes
5. Approve the Recommendation of Village President Diane McGinley for the Appointment of Finance Commissioner Michael Campagna, for a Term Ending May 31, 2021
6. Approve the Recommendation of Village President Diane McGinley for the Appointment of Finance Commissioner Lea Dan, for a Term Ending May 31, 2021
7. Approve the Recommendation of Village President Diane McGinley for the Appointment of Plan Commissioner John Mulherin, for a Term Ending May 31, 2021
8. Designate Trustee Mark Senak as Village President Pro Tem for the four month period from May 1, 2018 through August 31, 2018.
9. Resolution No. 18-10, A Resolution Affirming the Village's Commitment to Avoid Using Coal-Tar Products and Encouraging Other Entities to Refrain from their Use.
10. Ordinance No. 6595-VC. An Ordinance to Regulate Businesses that Produce Fats, Oils, and Grease (FOG) into the Sanitary Sewer System.
11. Approve an Intergovernmental Agreement with School District 41 for the transfer of a Water Main located on District Property (Hadley Jr. High) to the Village and for Maintenance of the Water Main, and to direct the Village Manager to execute a Bill of Sale and Easement Agreement pursuant to the Agreement.

Trustee Kenwood asked for Item #11 to be pulled from the Consent Agenda to be discussed and voted on separately.

Regarding Item #9, Trustee Ladesic asked if this resolution was being done because an agreement was signed some time ago. Public Works Director Hansen stated Glen Ellyn's Public Works Department does not use Coal-Tar products and have not in the six years he has been with the Village. Assistant Village Manager Holmer stated this resolution was due to the Environmental Commission asking that the Village resolve that the Village will refrain from using Coal-Tar sealants and, by acting as an example, encourage the Park District, local school districts, churches, commercial businesses (including multi-residential facilities) and the Village residents to discontinue any use of Coal-Tar sealants in the future.

A motion was made by Trustee Ladesic and seconded by Trustee Kenwood to approve Consent Agenda Items 1-10.

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

Consent Agenda Item #11

Trustee Kenwood asked what 50% of the cost to maintain this water main. Public Works Director Hansen stated it is hard to predict costs when infrastructure is involved and when infrastructure might break and need to be repaired. Public Works Director Hansen stated water mains usually have a long life, and if a water main does break, Public Works usually does the repair job in-house. Public Works Director Hansen stated if the job is bigger or will need deep excavation, Public Works may have to hire a contractor to fix these issues. Public Works Director

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Hansen stated he does not predict any water main break on this section of water main for a long time.

Public Works Director Hansen stated maintenance for this water main will be done annually as is on all water lines in the Village. Public Works Director Hansen stated the lines are flushed annually. Public Works Director Hansen stated maintenance should be minimal, and School District 41 will be for half of this cost. Public Works Director Hansen stated the Village was not responsible for this water main previous to this agreement as this was considered water service.

Trustee Kenwood asked what the cost is to flush the line. Public Works Director Hansen stated a Public Works employee would go out, open the hydrant and flush the line for a certain period of time, and the cost would be under \$200 to do this.

Trustee Kenwood stated the memo says the water main must be owned and maintained by the Village and asked if this is a legal requirement. Attorney Mathews stated it is not a recommendation and owning the water main is the Illinois Environmental Protection Agency's (IEPA) standard for water systems. Attorney Mathews stated when Hawthorne Boulevard was reconstructed, the water mains were reconstructed as well to improve efficiency. Attorney Mathews stated the Village has to own and maintain the water main under the law. Attorney Mathews stated this is a true intergovernmental operation.

Trustee Kenwood asked if this water main is 99% used by the school. Attorney Mathews stated this water main does help improve safety down to the Linden water line and does benefit other people as well as the school.

A motion was made by Trustee Ladesic and seconded by Trustee Pryde to approve an Intergovernmental Agreement with School District 41 for the transfer of a Water Main located on District Property (Hadley Jr. High) to the Village and for Maintenance of the Water Main, and to direct the Village Manager to execute a Bill of Sale and Easement Agreement pursuant to the Agreement.

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

Agenda Item G – 462 Stagecoach Run Fence Height Variation

Building and Zoning Official Witt presented background on this variation request and stated the petitioners are requesting approval of a variation from the Glen Ellyn Zoning Code to allow the replacement of an existing 6-foot fence that runs approximately 120 feet along the rear of their property line, adjacent to the St. Charles Road right-of-way. Building and Zoning Official Witt stated the Zoning Code requires a 4-foot high fence unless the fence line is moved at least 4 feet off the property line, and if this happens, a 6-foot high fence would be allowed, and the property owner would be required to plan a buffer zone of landscaping between the fence and the property line.

Building and Zoning Official Witt stated this variation request was heard at a public hearing at the Zoning Board of Appeals on March 13, 2018. Building and Zoning Official Witt stated based on the discussion at this meeting, there were two motions that were brought up: one motion was for the recommendation of approval for a 5-foot high fence which did not carry by a vote of three (3) yes and two (2) no votes, and the other motion was for the recommendation of approval for the 6-foot high fence which did not carry by a vote of one (1) yes and four (4) no votes. Building and Zoning Official Witt stated since neither motion passed, staff did prepare two versions of the ordinance.

Building and Zoning Official Witt reviewed the background on the history of the Zoning Code regarding this fence height and showed an overview map of the property and the area surrounding. Building and Zoning Official Witt

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stated six properties on Geneva Road have received previously-granted variations for a 6-foot high fences, and since 2010, the Village has granted four other variation requests for 6-foot high fence with similar conditions.

Trustee Ladesic asked about the maximum height for the fence. Building and Zoning Official Witt stated a property owner can install a 4-foot fence across the property; however, the concern is for through-lots where a 6-foot high fence is only permitted with a 4-foot setback off the property line. Building and Zoning Official Witt stated the concern for here is that there are other properties along St. Charles Road, and this could create a castle-type effect at some point with some fences being 4 feet in height while other fences are 6 feet in height. Building and Zoning Official Witt stated if a 6-foot fence is done, the fence line has to be pulled in and a 4-foot landscaping buffer zone is to be installed as well; however, this would be the only property along St. Charles Road that would have a 6-foot fence.

Trustee Senak asked who is responsible for maintaining the area between the sidewalk and the road. Building and Zoning Official Witt stated the homeowners' association is responsible for this. Trustee Senak stated at the Zoning Board of Appeals meeting, there was concern expressed that the homeowners' association had not been living up to their obligation to maintain this area, and this was a large critical feature of why the request was denied. Building and Zoning Official Witt stated staff has attempted to contact the homeowners' association to make them aware they need to do things. Building and Zoning Official Witt stated the residents have indicated the homeowners' association is mowing this area, but there are some concerns over garbage, errant trees and a culvert. Trustee Senak asked if the homeowners' association has acknowledged they are responsible for this and made a commitment to take steps to rectify this problem. Building and Zoning Official Witt stated not to his knowledge at this point, but the staff is continuing toward this.

Trustee Kenwood asked what the rationale for this since it seems if a 6-foot fence is allowed which would be pulled back 4 feet and then the homeowners' association would have more work to do. Trustee Kenwood stated if the homeowners' association is not maintaining the area now then the Village Board should not think the homeowners' association would want to do more. Trustee Senak stated if the 6-foot fence is pulled back then the landscape buffer area is the homeowners' responsibility. Trustee Kenwood stated it does not seem right that the property owner is penalized due to the homeowners' association. Trustee Senak stated it is the belief that the Village would get greater compliance from the homeowners' association if the fences were moved back and shortened. Building and Zoning Official Witt stated at the meeting, the conversation was started by a resident on the opposite side of the street from the petitioners, and this resident said with a 6-foot high fence, a property owner cannot see filth accumulating on the other side of the fence, but a 4-foot high fence would allow more visibility and a desire to keep this area clean.

Trustee Fasules stated this is the homeowners' association's responsibility and independent of the property owner's request. Trustee Fasules stated the original plat of the property shows a fence, but since this fence was installed, the Village's laws changed. Trustee Fasules stated the property owner wants to replace this fence so the property owner would have to move the fence back if the fence is 6-feet high, and this then creates a hardship for the property owner. Trustee Fasules he does not see the logic in this and supports approving the 6-foot fence variation and possibly any replacement of this fence in the future as this on the original property plat.

Trustee Ladesic stated the Village Board has addressed this issue on other through-lot properties on Stagecoach Run and in Stacy's Wood subdivision as well as a property on Route 53, and the Village Board has allowed 6-foot fences with no adjustments. Trustee Ladesic stated he is fine with this.

Trustee Pryde stated included in the 2008 ordinance, properties along Geneva Road had effectively recognized Geneva Road as the backyards and allowed 6-foot fences; however, he did not find the same ordinance for St. Charles Road. Building and Zoning Official Witt stated he is not sure on this and would do research. Trustee Pryde

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Village Board Regular Meeting
Glen Ellyn Board of Trustees
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stated if there is an ordinance then this would supersede a need for the variation. Trustee Pryde stated he is in favor of the variation, and Trustees Kenwood, Enright and Senak agreed with this. Trustee Kenwood stated the property owner should not need to go through this.

John Mache, who resides at 437 Stagecoach Run, stated he is here in support of the variance. Mr. Mache stated he is on the homeowners' association, which does own the fences along Geneva Road, and the homeowners' association is responsible for maintaining the parkway, the fences and the area between the fences and the sidewalk. Mr. Mache stated the fences along St. Charles Road are owned by the property owners and not the homeowners' association. Mr. Mache stated along St. Charles Road, the homeowners' association is only responsible for the parkway while the property owners are responsible for maintaining the areas between the fence and the sidewalk. Mr. Mache stated the homeowners' association does try to remind the property owners along St. Charles Road once or twice a year to maintain these areas. Mr. Mache stated per the homeowners' association by-laws, a property owner has to seek approval from the homeowners' association about a fence, and the homeowners' association will approve a fence if it is like or in-kind and the aesthetic is maintained. There was a discussion regarding what the property owners are to maintain and what the homeowners' association is to maintain. Mr. Mache stated he will ensure the litter is taken care of by the maintenance people.

Paul Nickoley, homeowner of 462 Stagecoach Run, stated he understands he needs to maintain the extra space which he does, but the litter issue does not have to do with the fence variation request.

A motion was made by Trustee Senak and seconded by Trustee Fasules to approve Ordinance No. 6596, An Ordinance Approving of a Fence Height Variation to allow the Replacement of a 6-Foot Wood Fence on the Property Located at 462 Stagecoach Run.

Trustee Kenwood asked if something was going to be added to the ordinance about replacement of this fence going forward. President McGinley stated this is a task for the staff and thanked Trustee Kenwood for bringing this part up.

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

President McGinley thanked the Zoning Board of Appeals for their work on this request as they were looking out for the Village overall.

Agenda Item H – Resolution Regarding Weapons

Attorney Mathews presented background on this proposed resolution and stated this resolution has been before the Village Board a number of times and has been modified a number of times. Attorney Mathews stated there were some changes in language.

Tiffany Ruddle, who resides at 560 Taylor Avenue, stated she wants to express her gratitude to the Village Board at their combined work on this proposed resolution. Ms. Ruddle stated it is refreshing during these divided times to see people on different sides of the political spectrum able to work together on something like this. Ms. Ruddle stated she was a little disappointed to see the "assault weapons" language taken out; however, she understands there is wisdom in this decision. Ms. Ruddle stated they are united in seeing the Village united in the quest for common sense and safety for the schools and the community.

Trustee Enright stated for those interested in getting something through the state legislature on this, reach out to your state senators, state representatives and state legislators as this is the best way to get something like this through the state legislature.

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Trustee Ladesic stated he is not in favor of the Village Board pushing this resolution and forwarding a resolution like this to the state legislators. Trustee Enright stated the Village Board is responsible for the safety of the Village's constituents, and to have common-sense safety is watching out for the safety of the Village's constituents. Trustee Enright stated this is why he strongly supports sending a message to the state legislators to ensure the Village's citizens and students are safe.

Trustee Kenwood stated he suggests the Village Board should have a Workshop on what a resolution means and when the Village should get involved. Trustee Kenwood stated the Village Board should talk about this as they need to discuss what they want to support and the scope of these issues.

Trustee Fasules does support this; however, the tradition that had made Glen Ellyn is the tradition of the Village Board doing what is best for the Village. Trustee Fasules stated he has seen politics come more into play in the past few years.

Trustee Senak stated he concurs with Trustee Enright as he does not feel the safety of the Village's residents is a political issue, and this is an appropriate response to the events that have taken place the last several years. Trustee Senak stated he supports the proposed resolution.

Trustee Pryde stated he supports the proposed resolution. Trustee Pryde stated he agrees with Trustee Kenwood about when it might appropriate for the Village Board to pass resolutions.

President McGinley stated she wants to commend the Village Board as this is a tough subject that has come before the Board several times. President McGinley stated the Village Board spent a long time on this, and the Board came together to try to come up with the document that everyone can support. President McGinley stated she fully supports this proposed resolution as the state legislators are debating this right now. President McGinley stated while she does not consider this to be a political issue but a safety issue, it is turning into a political issue at the state level. President McGinley stated this proposed resolution reminds the state legislators that this is not, and they need to work together as there are multiple bills on the table. President McGinley stated this proposed resolution is basic and encourages the state legislators to look more at this.

Trustee Kenwood stated the whole Village Board did support adding the school safety language to the proposed resolution. President McGinley stated she spoke with some school superintendents who asked for the language to be generic.

A motion was made by Trustee Enright and seconded by Trustee Senak to approve Resolution No. 18-07, A Resolution to Encourage the State of Illinois to Consider and Adopt Common Sense Legislation Regarding Weapons.

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

President McGinley stated the Village will pass this resolution to the state legislators in Springfield.

Agenda Item I – Ordinance to Amend Minimum Age Requirements and Alternative Nicotine Products

Assistant Village Manager Holmer stated this is a continuation of a discussion to regulate tobacco products.

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Assistant Village Manager Holmer stated this proposed amendment to raise the age to 21 for the sale of tobacco products and e-cigarettes (alternative nicotine products) and will redefine the meaning of tobacco products to include alternative nicotine products such as liquid substances (with and without nicotine) used for vaping. Assistant Village Manager Holmer stated notification about this proposal was made to the retailers in the Village who sell tobacco products about the April 16th Workshop and tonight's meeting. Assistant Village Manager Holmer stated if this ordinance is approved, the change would take effect July 1, 2018.

J.B. Bledsas, who is a resident of Glen Ellyn and attends Glenbard West High School, stated he wants to clear up one misconception about teen smoking today. Mr. Bledsas stated after many years of a decrease in teen smoking, surveys done nationally and in the State of Illinois clearly show teen smoking on the rise due to marketing efforts of the tobacco companies targeting teens.

Mattie Bertrand, who is a resident of Glen Ellyn and attends Glenbard West High School, stated she is in need of a double-lung transplant. Ms. Bertrand stated young people who use e-cigarettes are seven times more likely to begin smoking regular cigarettes in one year. Ms. Bertrand stated more and more high school students are using vaping products every day. Ms. Bertrand stated Tobacco 21 policy has been proven to work, and this is their chance to protect young people from a lifetime of addiction.

A motion was made by Trustee Pryde and seconded by Trustee Kenwood to approve Ordinance No. 6591-VC, An Ordinance to Amend Title 3, Chapter 6 (Comprehensive Regulation of Tobacco Products) of the Village Code Regarding Minimum Age Requirements and Alternative Nicotine Products.

President McGinley asked if there were any questions or comments from the Village Board.

Trustee Fasules stated they should move forward with this vote.

Upon roll call, Trustees Enright, Fasules, Kenwood, Pryde and Senak voted "aye." Trustee Ladesic voted "no." Motion carried.

President McGinley commended the students involved in Reality DuPage for pushing this effort.

Village Manager Franz stated this will go into effect on July 1, 2018, to ensure the staff has time to work with the retailers on education of the changes.

Trustee Fasules stated he wanted to explain why he changed his vote, and he does believe this could be a slippery slope to regulate rights of citizens; however, he has the privilege of meeting with a group of Boy Scouts who are going for their Civic Merit Badge. Trustee Fasules stated he has been explaining what the Village Board does and how they work. Trustee Fasules stated he told the Boy Scouts the Village Board was working on this proposed ordinance and asked their thoughts on this. Trustee Fasules stated he discussed both sides of this with the Boy Scouts, and the Boy Scouts felt nothing would change. Trustee Fasules stated he did not want to see these Boy Scouts turn into cynics, and it is up to the next generation to make society better.

Agenda Item J – Reminders

1. A tentative Village Board Workshop may possibly be on Monday, May 7, 2018 at 7:00 p.m. Village Manager Franz stated this will be confirmed in the next week.

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2. A Village Board Meeting is scheduled for Monday, May 14, 2018 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Village Board Workshop is scheduled for Monday, May 21, 2018 at 7:00 p.m. in Room 301 of the Glen Ellyn Civic Center.

Other Business

Trustee Pryde stated it would be good to treat the residents on Stagecoach Run the same on those properties that have two front yards. Trustee Pryde stated there may need to be a discussion with the homeowners' association as some property owners own their fences and some do not. Trustee Pryde stated it would be good for there to be one policy for rear-property lining fences and would like to see a discussion on this with the homeowners' association.

Adjournment

At 8:06 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn.

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

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: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Angela Andrianopoulos
Category: Recognition
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3313)

DOC ID: 3313

**Affirm the Appointment of John Zemenak by Village President
Diane McGinley to Serve as Ethics Officer**



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

Meeting: 05/14/18 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Appointment
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 3312)

DOC ID: 3312

**Approve the Recommendation of Village President Diane McGinley
that the Following Appointments and Reapportionments be made
for Various Commissions:**



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

Meeting: 05/14/18 07:00 PM
Department: Administration
Department Head: Mark Franz
Category: Amendment
Prepared By: Meredith Hannah

SCHEDULED

AGENDA ITEM (ID # 3307)

DOC ID: 3307

Amend the Fire Prevention Award Program to Include Properties in the Roosevelt Road Tax Increment Financing District (Economic Development Coordinator Hannah)

Background:

In July 2014, the Village Board created a Fire Prevention Award Program for properties located in the Central Business District. The program was created to assist business and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarm and sprinkler systems in buildings located in the Central Business District. The program was created independent of the existing downtown interior improvement award program, and applicants could not apply for both programs.

In July 2017, the Village Board determined the program could be run in conjunction with the downtown interior improvement award if necessary to assist with new businesses opening. Since inception, the Fire Prevention Award Program has facilitated the life safety improvements to nine (9) businesses/properties in the downtown and has invested a total of \$76,000 over four (4) years.

The Village Board considered the expansion of the existing Fire Prevention Award program to include properties in the Roosevelt Road Tax Increment Financing (TIF) District on May 7, during a Special Workshop meeting. The program presented allows businesses within the C5A, C5B or Roosevelt Road TIF to be eligible for the Fire Prevention Award program. Per Board direction, businesses on Roosevelt Road not in the TIF District may be considered under a supplemental funding program and will be considered separately for financial assistance.

Subject:

The current Fire Prevention Award Program is available to all downtown business/property owners with the following stipulations:

1. Projects must have a minimum budget of \$2,000.
2. All contractors working on the project must be registered with the Village's Planning and Development Department prior to building permits being issued.
3. Award applicants will be reviewed on a case-by-case basis.
4. The determination of eligibility and priority for awards is at the discretion of the Village Board, is subject to the scope of the work completed and is subject to funds availability. The Village Board may approve awards up to \$15,000.
5. Eligible Improvements include only:
 - a. Fire Alarm systems, including any needed electrical service improvements;

- b. Fire sprinkler system installations or upgrade, including any needed water service improvements.
6. The Fire Prevention Award is not a reimbursement or direct payment for the costs of fire safety improvements. Rather, the award is designed to encourage business owners to make their own investment into fire prevention. Awards are only valid if the fire prevention improvements in question are completed within a year of the date of the Award approval.

For the Roosevelt Road TIF Corridor, staff proposes the addition of the following criteria:

1. Façade improvements must be made to the existing property in order to be eligible for the Fire Prevention Award Program.
2. All other rules would still apply.

Budget Impact:

Since the current Fire Prevention Award program is only available to downtown properties, it has been funded by the Downtown TIF along with the Downtown Interior Improvement and Façade (downtown properties only) Award programs since 2016.

Staff proposes expanding the program to Roosevelt Road businesses within the Roosevelt Road TIF (see attached map) and funding the program with the Roosevelt Road TIF. Currently there is \$19,000 in the Roosevelt Road TIF Fund. The 2017 tax rate sheets from DuPage County indicate there will be \$83,000 of increment for FY2018. We had budgeted \$40,000. Therefore, staff is recommending allocating \$30,000 of the additional increment for the fire award program which would allow for two \$15,000 maximum awards or a greater number of smaller awards.

Strategic Plan Initiative:

Strategic Issue II: ECONOMIC DEVELOPMENT. Engage in progressive and proactive economic development to attract and retain key businesses to foster a vibrant business community by strategically increasing the Village's footprint, adding housing variety and increasing downtown commercial growth and residential density.

Expanding the Fire Prevention Award Program encourages new and expanding businesses in the Roosevelt Road TIF corridor to make investments to the existing properties and assist with life safety improvements to the Village's business district.

Action Requested:

Approve the amended Fire Prevention Award program to allow eligibility to Roosevelt Road businesses located within the TIF District as attached.

List of Attachments:

Current Fire Prevention Award Application
Roosevelt Road TIF Map

Agenda Item (ID # 3307)

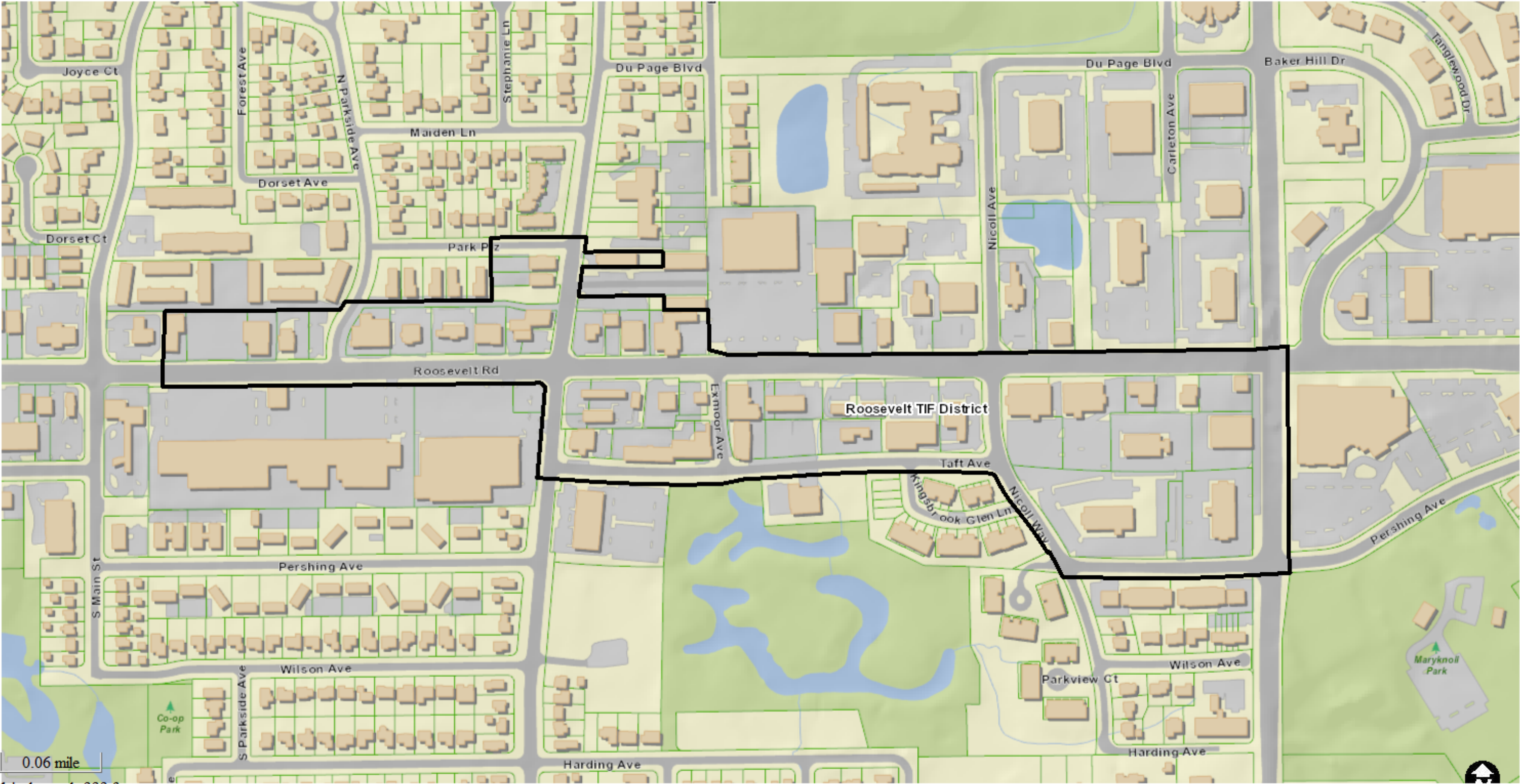
Meeting of May 14, 2018

ATTACHMENTS:

- Roosevelt Road TIF District (PDF)
- Fire Prevention Award Program Updated 05-18 (PDF)



Roosevelt Road TIF District



1 inch equals 333 feet

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

VILLAGE OF GLEN ELLYN

Fire Prevention Award Program
Application Packet



Village Manager's Office
535 Duane Street — Glen Ellyn, IL 60137 — Telephone 630.547.5345 — Fax 630.547.8849

VILLAGE OF GLEN ELLYN
Fire Prevention Award Program
As of May 14, 2018

Purpose

The goal of the Village of Glen Ellyn Fire Prevention Award Program is to assist businesses and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarm and sprinkler systems in buildings located in the C5A and C5B business districts and Roosevelt Road Tax Increment Financing (TIF) District. The Village Board reserves the sole right to amend, modify, add, or delete any part or subpart of this program.

Assistance Available

Approved projects are eligible to receive Fire Prevention Award in an amount not to exceed \$15,000, as determined by the Village Board. Awards will be formally issued after the fire safety improvements are completed and all requested documentation is received and reviewed by the Village to verify completion.

Eligibility Requirements

- Commercial property owners or business owners in the Central Business Districts (C5A or C5B) or Roosevelt Road TIF District who meet the application requirements are invited to submit applications.
- Projects must have a minimum budget of \$2,000.

Financial awards are available to business owners or property owners, for no more than \$15,000, per building, per unit, and is paid based on the following award scale:

Investment			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$ 1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$13,750.00
\$ 30,000.00	up to	+	\$15,000.00

- All contractors working on the project must be registered with the Village Planning and Development Department prior to building permits being issued.
- Award applicants will be reviewed on a case by case basis.
- The determination of eligibility and priority for awards is at the discretion of the Village Board, is subject to the scope of the work completed and is subject to funds availability. The Village Board may approve awards up to \$15,000.
- Roosevelt Road TIF businesses must also be making façade improvements to the property to be eligible for the program.
- Roosevelt Road businesses not in the TIF District may be considered under a supplemental funding program. (meet with Village Staff to discuss)

Eligible Improvements

This program provides awards for installation of fire safety and suppression systems. Types of improvements include but are not limited to:

- Fire Alarm systems , including any needed electrical service improvements;
- Fire sprinkler system installations or upgrade, including any needed water service improvements;

In general, changes to the project scope will not be considered for supplemental assistance after award approval is obtained. Unforeseeable changes will be considered on a case by case basis.

The Fire Prevention Award is not a reimbursement or direct payment for the costs of fire safety improvements. Rather, the award is designed to encourage business to make their own investment into fire prevention. Awards are only valid if the fire prevention improvements in question are completed within a year of the date of the Award approval. Written requests for time extensions may be considered by the Village Manager.

Required Submittals With Application:

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).

- Signed vendor contract(s) with detailed costs for each proposed improvement. Any selected contractor(s) must be registered with the Village's Planning and Development Department prior to beginning any work on site.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification

Application and Approval Process

Submission and approval of a complete award application is required PRIOR to the start of any improvements eligible for assistance. The applicant must submit all required documents as outlined on the first page of the application. Applicants should expect the review and approval process to take approximately 4 weeks. The applicant must secure any required Village approvals, licenses or permits prior to starting improvements. The application process is outlined below:

- Contact the Economic Development Coordinator for program information and to determine project eligibility.
- Submit an award application, including all required submittals, to the Economic Development Coordinator.
- The Economic Development Coordinator will review the application and make a recommendation of approval, partial approval or denial of the award application to the Village Board. Village staff will attempt to review applications within 4 weeks of submittal.
- The application will be considered by the Village Board. The applicant's attendance is required at Village Board meeting as part of the application review process. The Village Board typically meets on the 2nd and 4th Monday evenings of every month.

Award Process

- Once work is completed, applicant submits copies of paid invoices from all contractors, proof of payment (copies of canceled checks and/or credit card receipts), a signed Award Request Certification form (attached) and Applicant's Affidavit for Award (attached), a Contractor's Affidavit that the work was complete as outlined in their final invoices submitted and paid to the Economic Development Coordinator.
- The Economic Development Coordinator along with the Planning and Development Department reviews completed project and work for conformance to the application and the Village Code.
- Check is distributed.

VILLAGE OF GLEN ELLYN**Fire Prevention Award****REQUIRED SUBMITTALS WITH APPLICATION:**

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).
- Signed vendor estimate(s) with detailed costs for each proposed improvement.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification

BUSINESS OWNER INFORMATION:

Business Owner Name: _____

Home Address: _____

Business Name: _____

Business Address: _____

Business Phone: _____ Fax: _____

Home Phone: _____ Email: _____

If tenant, what is the expiration date of your current lease? _____

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: _____

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Fax: _____

Property Owner E-mail: _____

DESCRIPTION OF PROPOSED IMPROVEMENTS

ITEMIZED ACTIVITY DESCRIPTION	COST

TOTAL PROJECT COST:	
AMOUNT OF AWARD REQUESTED:	

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Fire Prevention Award Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction. I further understand all eligible improvements identified in support of the award are permanent fixtures and will remain with the building.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

Applicant Name (PRINT)

Applicant Signature

Date: _____

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)

Property Owner Signature

Date: _____

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President

Date

Economic Development Coordinator

Date

VILLAGE OF GLEN ELLYN
Fire Prevention Award
Award Request Certification

SUBMITTAL FOR AWARD

Please submit the following information to the Economic Development Coordinator once approved work is complete for award payment:

- This signed Award Request Certification
- Copies of invoices stamped “PAID” from all contractors, companies, individuals
- Proof of payment (limited to copies of canceled checks and/or credit card receipts)
- A signed and notarized Applicant’s Affidavit for Award form provided by the Village of Glen Ellyn
- Contractor’s Affidavit for Award (attached)

CERTIFICATION

I, the undersigned, warrant that all representations of the application submitted under the program are true and accurate and that there has been no material change which would in itself or cumulatively with other events impair the profitable functioning of my business operation. All agreements, warranties and representations made to the Village of Glen Ellyn are true at the time they were made and shall remain true at the time of submittal for Award under the program. The Village of Glen Ellyn may in its sole option cancel its assistance commitment either in whole or in part for failure to comply with the requirements of this award program or applicable Village Codes and Regulations.

Applicant Name (PRINT)

Applicant Signature

Date: _____

APPLICANT'S AFFIDAVIT FOR AWARD

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

TO: The Village of Glen Ellyn

The undersigned, _____ (Name), being duly sworn, deposes and says that he or she is the Owner/Tenant (strike one) of the property located at _____ (the "Premises") and has applied for a Fire Prevention Award from the Village of Glen Ellyn, in the amount of \$ _____, for interior improvements to the following commercial structure: _____ (the "Work.").

The attached proof of payment is true, correct, and genuine, and delivered unconditionally and the work set forth in said proof of payment has been completed and/or the materials set forth in the attached proof of payment has been used in connection with the Work in the Premises.

Upon payment of \$ _____ from the Village of Glen Ellyn, there shall be nothing due or to become due from the Village of Glen Ellyn in connection with the disbursement of the approved award amount from the Village of Glen Ellyn based on the documentation submitted to the Village of Glen Ellyn for the Work set forth in said proof of payment.

 Date

 Signature

SUBSCRIBED AND SWORN to
 before me this ____ day of
 _____, 20__.

 Notary Public

CONTRACTOR'S AFFIDAVIT FOR WORK COMPLETED

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

TO: The Village of Glen Ellyn

The undersigned, _____ (Name), being duly sworn, deposes and says that he or she is the Owner/Employee (strike one) of _____ Construction Company (the "Contractor") and has completed work for _____, (the "Applicant) recipient of the Village of Glen Ellyn Fire Prevention Award Program.

The attached proof of payment is true, correct, and genuine, and delivered unconditionally and the work set forth in said proof of payment has been completed and/or the materials set forth in the attached proof of payment by the Contractor for the Applicant.

 Date

 Signature

SUBSCRIBED AND SWORN to
 before me this ____day of
 _____, 20____.

 Notary Public



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

Meeting: 05/14/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6598

DOC ID: 3306

Ordinance No. 6598, An Ordinance Granting Exterior Appearance Approval for Nobel House Restaurant, to be located at 419A North Main Street (Planning and Development Director Hulseberg)

Background: Dave Cilio of Nobel House Restaurant, future tenant of 419A North Main Street, is requesting Exterior Appearance approval for proposed exterior modifications to the building at the subject property to accommodate a new restaurant in an existing vacant ground floor commercial space. The property is located on the east side of North Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core Sub-district.

The existing building is a three-story Federal-style brick structure with a basement. The 3,520 square foot first floor space was previously used for Soukup's Hardware, which occupied the subject space as well as the ground floor space in 419B North Main Street to the north. The building currently has apartments on floors two and three which are undergoing renovation. The façade previously had an awning expanding across the entire length of the subject tenant space. The fabric material of the awning has been removed and the frame remains. The building contains a metal railing on west elevation spanning across the windows on the second story, which does not allow sufficient emergency egress from the windows and staff has determined it to be a violation of the Fire Code and must be removed. The rear of the tenant space portion of building, which is adjacent to the Village's parking lot at the Civic Center, is one story with red brick masonry. This portion of the building is in need of repairs including foundation work and brick repair.

The petitioner is proposing to replace the existing storefront with a new Kawneer storefront window framing system with a black anodized finish with glazing. The mullion system will be black anodized aluminum. HardieTrim panels painted black will be installed around the storefront system. The existing awning frame will be refurbished and a new marine blue vinyl awning material will be installed. The awning will contain signage including the Nobel House name and logo. The awning signage will have an area of 24.5 square feet to comply with the maximum area of 25 feet permitted. No other signage is proposed. No changes are proposed for the existing masonry on the building except to clean and tuck point on the entire building as needed. The existing railing on the second floor is proposed to be removed. Exterior planters will be added to the entrance to the building on Main Street. The exposed masonry at the foundation of the rear of building will be patched and painted. The existing masonry on the rest of the rear elevation will be cleaned, repaired, tuck pointed and painted. The existing door on the rear of the building will be replaced with black steel doors. Mechanical units will be located on the lower building roof located in the rear of the building with a new 42" mechanical screen.

The business and property owners will be signing a temporary deferral agreement to delay the installation of a code-compliant garbage enclosure while the Village investigates the construction of a shared garbage enclosure at the rear of the Civic Center over the next 180 days. If, however, the Village does not move forward with construction of a shared garbage enclosure, or if it chooses to

discontinue the use of a shared garbage enclosure, the three parties agree to provide adequate refuse containers and to construct a code-compliant enclosure constructed with the same material as the building, in this case brick, within a 90-day notice by the Village.

Staff Recommendation: After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Staff therefore recommends approval of the proposed Exterior Appearance. If approved, the Village Board may wish to consider the following conditions be included on the Ordinance granting the Exterior Appearance approval:

1. The existing railing located in front of the second story windows on the west elevation shall be removed prior to the issuance of a temporary certificate of occupancy for Nobel House.
2. The stone on the first floor of the west elevation, including under the awning frame, shall be cleaned, repaired, and tuck pointed prior to the issuance of a temporary certificate of occupancy for Nobel House.
3. The brick on the first floor of the east elevation shall be cleaned, repaired, tuck pointed, and painted to match the existing brick color no later than September 30, 2018.
4. The southern door on the east elevation shall be painted to match the proposed color of the northern door on the east elevation. Furthermore, the existing wood above the southern door on the east elevation shall be removed and all brick shall be cleaned, repaired, tuck pointed, and painted as needed no later than September 30, 2018.
5. All of the masonry on the west elevation of the building shall be cleaned no later than September 30, 2018.
6. The petitioner shall sign the Garbage Enclosure Compliance Agreement, attached hereto as Exhibit "E", prior to the issuance of a temporary certificate of occupancy for Nobel House.

Village Board Action: The Village Board may approve, approve with conditions or deny the proposed Exterior Appearance. A draft Ordinance approving the request is attached for consideration at the May 14, 2018 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Site Plan Prepared by Architectural Resources (Sheet SP.1) revised April 30, 2018, attached hereto as Exhibit "A"
- West Exterior Elevation prepared by Architectural Resources (Sheet A1.0) revised April 30, 2018, attached hereto as Exhibit "B"
- East Exterior Elevation prepared by Architectural Resources (Sheet A2.0) revised April 30, 2018, attached hereto as Exhibit "C"
- Building Rendering stamped received April 30, 2018

Ordinance 6598

Meeting of May 14, 2018

- Sign Elevation prepared by Architectural Resources dated March 22, 2018, attached hereto as Exhibit “D”
- Garbage Enclosure Compliance Agreement dated May 7, 2018, attached hereto as Exhibit “E”
- Project Narrative prepared by Architectural Resources
- Application for Exterior Appearance Review

CC: Dave Cilio, Petitioner
Robert Akers, Architect
Ariel Darmoni, Property Owner

Ordinance 6598

Meeting of May 14, 2018



Village of Glen Ellyn

Ordinance No. 6598

**An Ordinance Granting Exterior Appearance Approval
for Nobel House Restaurant, to be located at
419A North Main Street
Glen Ellyn, IL 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 6598

Meeting of May 14, 2018

Ordinance No. 6598**An Ordinance Granting Exterior Appearance Approval
for Nobel House Restaurant, to be located at
419A North Main Street
Glen Ellyn, IL 60137**

Whereas, Dave Cilio of Nobel House Restaurant, future tenant of 419A North Main Street, has petitioned the Village President and Board of Trustees for Exterior Appearance approval in accordance with the Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508, to allow exterior modifications to the existing building on the property; and

Whereas, the subject property is located on the east side of Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core Sub-district and is legally described as follows:

THE NORTH 50 FEET OF THE WEST 100 FEET OF LOT 1 IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-11-328-005; and

Whereas, the Planning and Development Department has reviewed the submitted application and plans for the proposed exterior appearance and has found the proposed exterior modifications to the existing building to be in substantial conformance with the Village's Appearance Review Guidelines; and

Whereas, based on its findings, the Planning and Development Department recommends approval of the proposed Exterior Appearance; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials submitted to the Planning and Development Department and have considered the

recommendation of the Planning and Development Department; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508.

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

Section One: Based upon the staff recommendation for Exterior Appearance approval, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for the proposed exterior modifications for Nobel House Restaurant at 419A North Main Street, Glen Ellyn, Illinois 60137.

Section Two: The granting of the Exterior Appearance approval is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted to and 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 Exterior Appearance Review stamped received April 2, 2018
 2. Project Narrative and Description stamped received April 2, 2018
 3. ALTA Survey prepared by Bock & Clark dated November 16, 2016.
 4. Site Plan prepared by Architectural Resources (Sheet SP.1) revised April 30, 2018, attached hereto as Exhibit "A".
 5. West Exterior Elevation prepared by Architectural Resources (Sheet A1.0) revised April 30, 2018, attached hereto as Exhibit "B"
 6. East Exterior Elevation prepared by Architectural Resources (Sheet A2.0) revised April 30, 2018, attached hereto as Exhibit "C"
 7. Sign Elevation prepared by Architectural Resources dated March 22, 2018, attached hereto as Exhibit "D".
 8. Building Rendering prepared by Architectural Resources, stamped received April 30, 2018

9. Light Fixture Cut-sheet prepared by Architectural Resources (One Page) dated April 30, 2018.

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

- B. The existing railing located in front of the second story windows on the west elevation shall be removed prior to the issuance of a temporary certificate of occupancy for Nobel House.
- C. The stone on the first floor of the west elevation, including under the awning frame, shall be cleaned, repaired, and tuck pointed prior to the issuance of a temporary certificate of occupancy for Nobel House.
- D. The brick on the first floor of the east elevation shall be cleaned, repaired, tuck pointed, and painted to match the existing brick color no later than September 30, 2018.
- E. The southern door on the east elevation shall be painted to match the proposed color of the northern door on the east elevation. Furthermore, the existing wood above the southern door on the east elevation shall be removed and all brick shall be cleaned, repaired, tuck pointed, and painted as needed no later than September 30, 2018.
- F. All of the masonry on the west elevation of the building shall be cleaned no later than September 30, 2018.
- G. The petitioner shall sign the Garbage Enclosure Compliance Agreement, attached hereto as Exhibit "E", prior to the issuance of a temporary certificate of occupancy for Nobel House.

Section Three: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to 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 Exterior Appearance approval shall expire and become null and void within 24 months of the date of this Ordinance unless a permit for the exterior modifications to the existing building is applied for within said time period provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance.

Section Four: This Ordinance shall be in full force and effect from and after the passage,

approval, and publication in pamphlet form.

Section Five: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

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

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

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

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

Ordinance 6598

Meeting of May 14, 2018

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

ATTACHMENTS:

- Location Map (PDF)
- Site Plan prepared by Architectural Resources (Sheet SP.1) revised April 30, 2018, attached hereto as Exhibit A (PDF)
- West Exterior Elevation prepared by Architectural Resources (Sheet A1.0) revised April 30, 2018, attached hereto as Exhibit B (PDF)
- East Exterior Elevation prepared by Architectural Resources (Sheet A2.0) revised April 30, 2018, attached hereto as Exhibit C (PDF)
- Building Rendering stamped received April 30, 2018(PDF)
- Sign Elevation prepared by Architectural Resources dated March 22, 2018, attached hereto as Exhibit D (PDF)
- Exterior Appearance Application and Narrative (PDF)
- Garbage Enclosure Compliance Agreement dated May 7, 2018, attached hereto as Exhibit E (PDF)



Location Map - 419A N Main St



Map created on May 8, 2018.

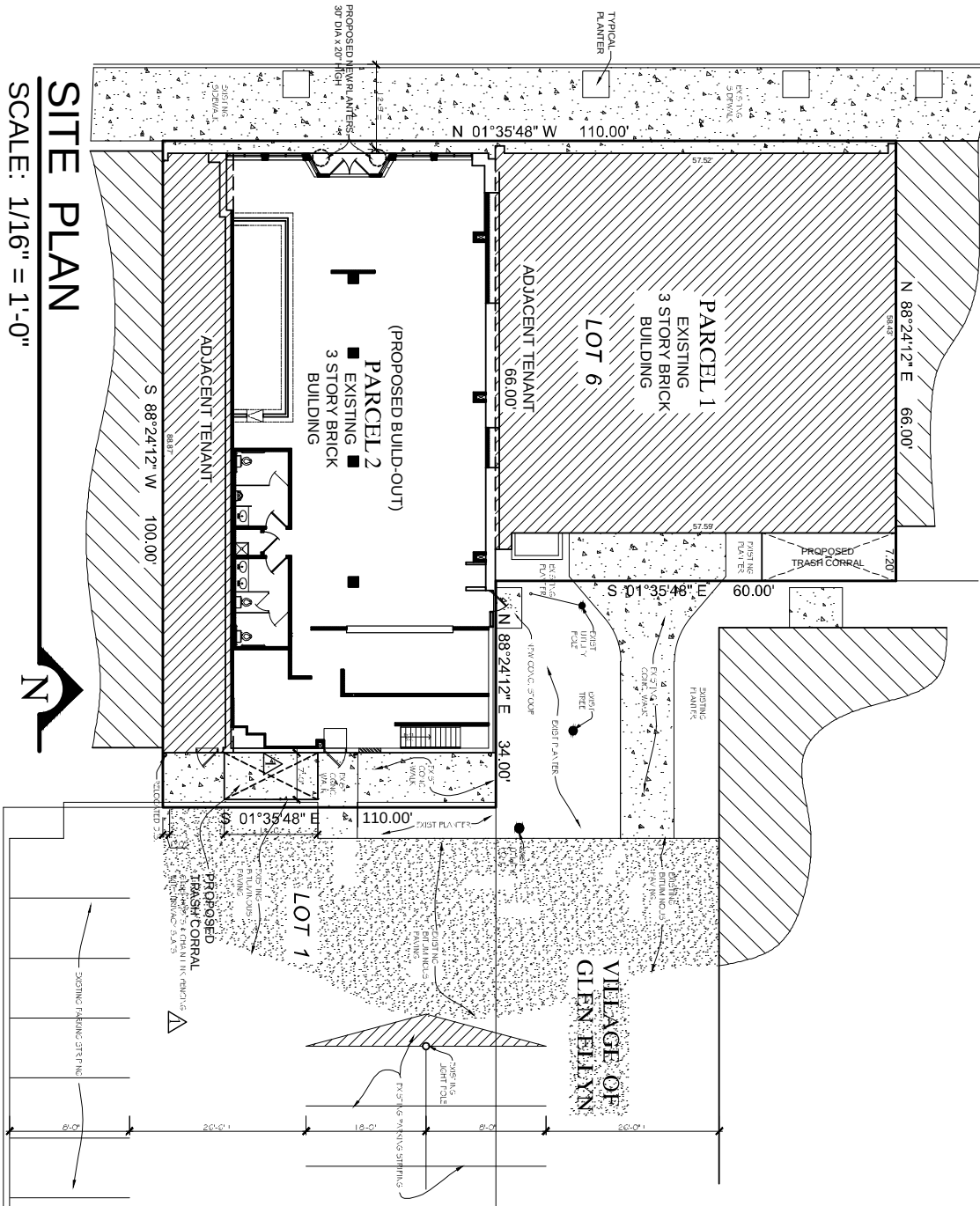
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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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"

N. MAIN STREET

SITE PLAN
SCALE: 1/16" = 1'-0"

OF 1 Sheet

SP.1

Sheet

Job 07-2694

Drawn R.M.A.

Scale AS NOTED

Date 03/22/12

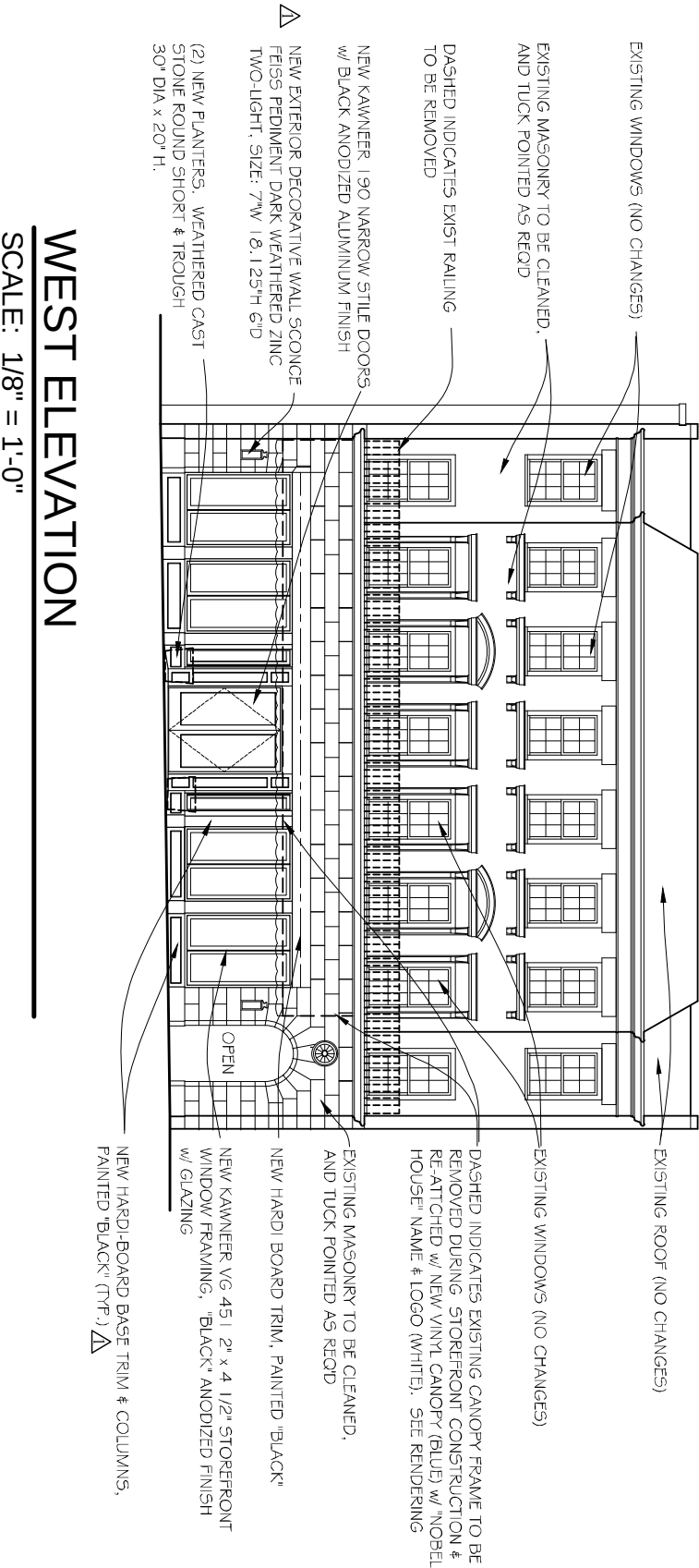
SITE PLAN
Restaurant Build-out for:
NOBEL HOUSE
419 N. Main Street, Unit A
Glen Ellyn, Illinois 60137

W. Alex Teipel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
wateipel3@gmail.com / robert-akers@sbeGLOBAL.net



REVISIONS BY
DATE
BY

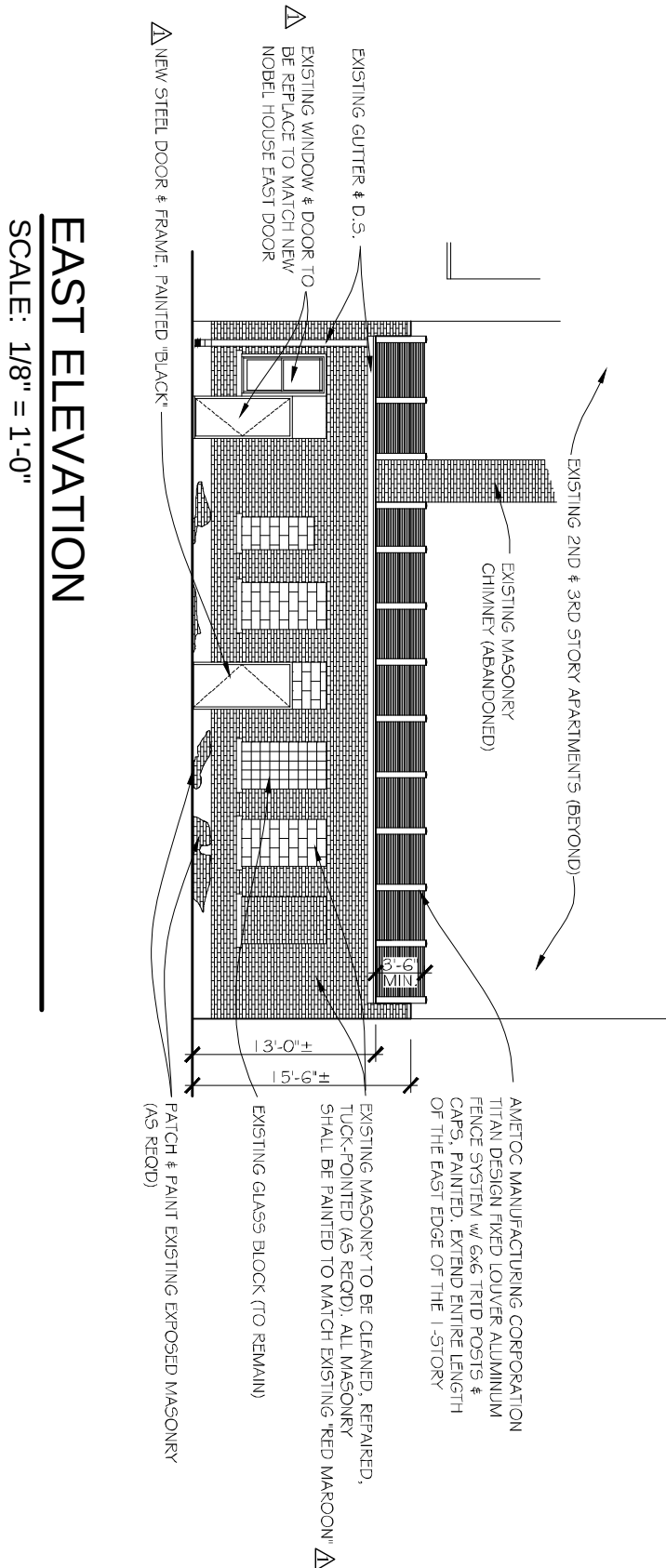
Exhibit "B"



WEST ELEVATION

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

Exhibit "C"



EAST ELEVATION

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



W. Alex Teipel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
wateipel3@gmail.com / robert-akers@sbeGLOBAL.net

REVISIONS BY
DATE
DESCRIPTION

EAST ELEVATION

Restaurant Build-out for:
NOBEL HOUSE
419 N. Main Street, Unit A
Glen Ellyn, Illinois 60137

Date: 03/22/18

Scale: AS NOTED

Drawn: R.M.A.

Job: 07-2694

Sheet

A2.0

Of 2 Sheets



RAILING

Remove existing railing

PLANTERS

Weathered Cast Stone Round
Short & Trough PlanterTrough

Overall: 30” diam., 20”H

EXTERIOR LIGHTS

Feiss Pediment Dark Weathered Zinc Two-Light
18-Inch Outdoor Wall Sconce
Size: 7”w 18.125”h 6”d

AWNING

Vinyl

Color: Pantone 302c
Size: Using pre-existing frame from location

LOGO

Color: White
Size: 180” x 40”

WINDOWS

ALUMINUM MATERIAL:

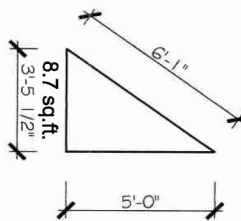
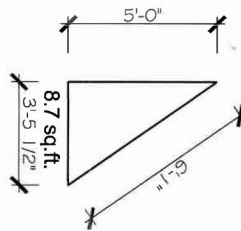
KAWNEER VG 451 2” x 4-1/2” STOREFRONT FRAMING
- BLACK ANODIZED FINISH

DOORS

ALUMINUM MATERIAL:

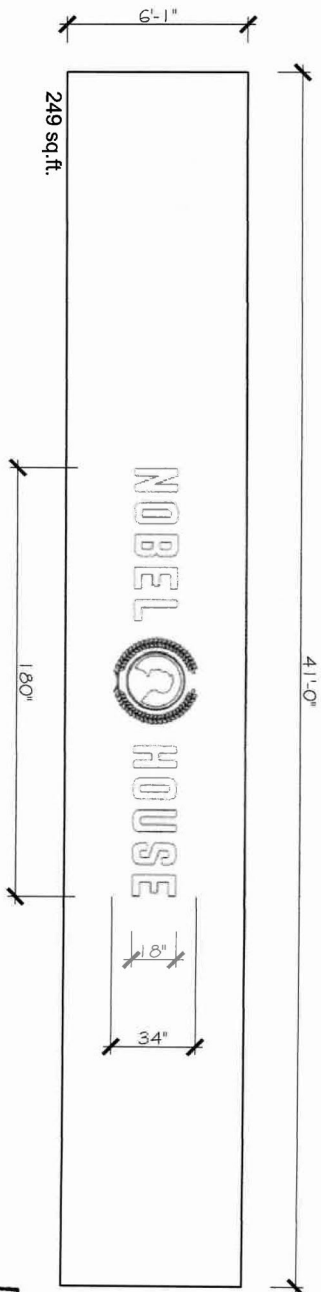
- KAWNEER 190 NARROW STILE DOORS
- BLACK ANODIZED FINISH

Exhibit "D"



AWNING SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"



AWNING FRONT ELEVATION "FLAT VIEW"

SCALE: 1/4" = 1'-0"

SIGN INFORMATION

BUILDING LINEAL FOOTAGE = 50'-5"
 AWNING SIZE = 266.4 sq.ft.
 SIGN AREA = 24.5 sq.ft.
 OR .49 sq.ft. per lineal foot of frontage
 & 10.9% of the Awning size

AWNING RE-COVER USING EXISTING FRAME
 FABRIC - SUNBRELLA - MARINE BLUE
 SIGN GRAPHIC COLOR - WHITE



EXTERIOR APPEARANCE REVIEW APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

CLEAR PAGE

I. APPLICATION INFORMATION:

A. Date Filed: 3/22/2018 B: Application No. _____

C. Project Name: NOBEL HOUSE

D. Project Description:
INTERIOR BUILD-OUT FOR NEW RESTAURANT.

E. Address of Property: 419 N. MAIN ST., UNIT A

F. Permanent Index No.: _____ G. Zoning: _____

H. Name of Applicant: DAVE CILIO

I. Address of Applicant: 305 W. STATE ST., GENEVA, IL 60134

J. Phone No. (Business): _____ (Home) _____

K. (Mobile) 773-680-1958 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: dtc12@aol.com

N. Name of Property Owner: Ariel Duran

O. Address of Property Owner: 5030 N. KENNESAW AVE

P. Phone No. (Business): 773 584 1050 (Home) _____

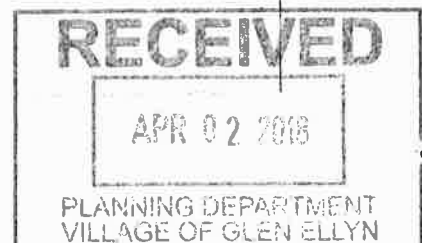
Q. E-Mail Address of Property Owner: Ariel@123Remodeling.com

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

SEE ATTACHED.



ARCHITECTURAL RESOURCES

W. ALEX TEIPEL - ARCHITECT
ROBERT M. AKERS - ARCHITECT

427 W. STATE STREET • GENEVA, ILLINOIS 60134
(630) 232-1774 • FAX (630) 232-1786

March 22, 2018

Village of Glen Ellyn Building Department
535 Duane Street
Glen Ellyn, IL 60137

Attn: John Sterrett
Village Planner

Exterior Appearance Review for:
Nobel House
419 N. Main St., Unit A
Glen Ellyn, IL 60137
Permit No: 2017-2393

Narrative Statement / Project Description**Proposed Architectural Style**

The Proposed Architectural Style was chosen to match what was there previously.

Architectural Style

The Architectural Style of the existing building would be defined as Colonial Federal Style. The exterior materials of the upper stories are solid masonry units, decorative masonry details including trim, window heads, and window sills. The street level has typical aluminum storefront and glazing surrounded by masonry material consistent with what is above. The surrounding buildings are all from the early 1900's. 2 and 3 story mixed use business and residential.

Adherence to the Appearance Review Guidelines

The materials, and finishes which are being replaced are consistent with what was there before.

Deviations from the Appearance Review Guidelines

There are no proposed deviations

Respectfully,



W. Alex Teipel
Architect
Architectural Resources

**Exhibit "E"****GARBAGE ENCLOSURE COMPLIANCE AGREEMENT**

May 7, 2018

Village President
Diane McGinley

Trustees
William Enright
Gary Fasules
John Kenwood
Pete Ladesic
Craig Pryde
Mark Senak

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Planning and Development
630-547-5250

Police
630-469-1187

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180

The Glen Ellyn Zoning Code requires all bulk garbage containers to be enclosed with a maximum 8-foot tall screen wall constructed with the same material as the walls of the principal structure on the zoning lot. As part of the Exterior Appearance and Building Permit approvals required by the Village of Glen Ellyn ("Village"), for Nobel House, Sushi Ukai and the rental apartments at 421 North Main Street (collectively "Parties"), the Parties are each required to comply with the installation of code complaint dumpster enclosures on private property.

At this time, the Village is investigating the construction of a temporary, shared garbage enclosure at the rear of the Civic Center building at 535 Duane Street. This project would eliminate a myriad of garbage containers and enclosures around the Village's Civic Center parking lot. The Village may consider a longer-term solution involving a consolidated garbage compactor, with costs of construction to be shared by adjacent property owners, at some time in the future. Combining garbage storage into a single location on Village-owned property would allow businesses and property owners to use a shared corral in lieu of individual enclosures on each respective property.

While the Village investigates a shared garbage enclosure solution over the next 180 days, Nobel House, Sushi Ukai, and the apartments at 421 North Main Street will not be required to install code compliant garbage enclosures on private property. However, if the Village does not move forward with the construction of a shared garbage collection solution, or in its sole discretion chooses to discontinue such an arrangement, the parties agree that they will provide adequate refuse container(s) and construct code compliant garbage enclosures on private property within 90-days of notice by the Village.

The parties have caused this Agreement to be executed by their duly authorized officer.

VILLAGE OF GLEN ELLYN

419-421 MAIN GLEN ELLYN LLC

BY: _____
Mark Franz, Village Manager

BY: _____
Ariel Darmoni, Managing Partner

DATE: _____

DATE: _____

SUSHI UKAI RESTAURANT

NOBEL HOUSE RESTAURANT

BY: _____
Liyen Huang

BY: _____
Dave Cilio

DATE: _____

DATE: _____



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

Meeting: 05/14/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6599

DOC ID: 3304

Ordinance No. 6599, An Ordinance Approving a Construction-Necessitated Variation from the Accessory Structure Setback Requirements of the Zoning Code to Maintain the Construction of an Outdoor Kitchen, Fire Pit & Trampoline on the Property at 614 Lenox Road (Planning and Development Director Hulseberg)

Background

The property owners, Brian and Christy Collie, are requesting approval of construction necessitated variations from the Glen Ellyn Zoning Code to allow recreational equipment to remain closer to the property lines than permitted by Code. The Village Code defines recreational equipment as follows: "RECREATIONAL EQUIPMENT: A barbecue pit, hot tub, paved court, play structure and equipment, sauna, swimming pool, swing set, tree house, and other similar structures. Recreational equipment is permitted to encroach into the rear yard setback and must be no less than 10% of the lot width from any property line. These regulations are meant to minimize any disruption from recreational activity on adjacent properties."

The property is an interior lot located in the R2 Zoning District on Lenox Road, between Hawthorne Boulevard and Linden Street. The zoning and land use immediately surrounding the subject property is single-family residential and conservation recreation. Notice of the public hearing was published in the Daily Herald on March 22, 2018. The Zoning Board of Appeals conducted a public hearing on the requested construction necessitated variation on Tuesday, April 10, 2018 (minutes attached).

Brian and Christy Collie purchased the property to the north of their home, 618 Lenox Road, in 2016. They consolidated the two lots after demolishing the structures on 618 Lenox Road. Shortly after the consolidation of the lots, the Collie's submitted a building permit application to begin various construction projects on their property.

Brief Background on Construction Necessitated Variations (CNV)

In 2003, at the request of the Village Board, staff proposed some amendments to the requirements of variations requested after construction. Up until this point, the requirements for variances were all the same whether they were applied for before or after construction. As you might imagine this created some problems: from February, 2001 - November, 2003, there were 8 applications for variations post construction. At the time, it was suggested that the relatively low cost of seeking the variance and the short processing time of the request, lead developers/property owners to apply for relief rather than bring the project into compliance. As a result, the Village experienced an increase in the number of requests for forgiveness after construction. In addition to all of the requirements of a regular variation, the following changes were recommended and adopted for CNVs:

1. The fee for a CNV was raised from \$450 (the cost of a regular variance at the time) to \$900 due to the additional time and expense to review these kinds of variances.
2. An escrow fee of \$2,000 was added to pay for Village out-of-pocket expenses including having the property surveyed after completion of the project to ensure compliance with Village Board approvals.
3. A timeline of events was added to the submittal requirements to demonstrate the actions leading up to the violation.
4. Possible alternatives with cost estimates were added to the submittal requirements along with the petitioner's preferred solution.

These additional regulations were meant to encourage developers/owners to be more cautious regarding zoning requirements (setbacks, height, etc.) in the field and/or to encourage developers/owners to bring projects into compliance rather than ask for relief from the Code requirements after violations had been made. Since these additional regulations have been implemented, a total of 11 CNVs have been requested; 3 of the 11 requests were denied. Please see attached, a chart showing details about all of the CNVs requested since the 2003 Code changes.

Staff Presentation

At the ZBA public hearing on April 10, 2018, staff presented a timeline of events leading up to the Planning & Development Department's knowledge of a Code violation on the property at 614 Lenox Road. For the better part of 2 years, Village staff has been working with the Collie's project team on the review and inspection of these projects. In summary, the Collie's have had several projects, in various stages of construction, on the property over the last couple of years including: enlargement of their front porch, a small addition to the home, a garage demo and construction of a new garage and all new landscaping and hardscaping (including new retaining walls, a patio, a pergola, an outdoor kitchen, trampoline timbers (for the trampoline to sit in), and a fire pit). Village building inspectors found work being done without a permit on the front porch in December, 2016. Fortunately, the porch was Code compliant and the permit could be amended to include this scope of work. In December, 2017, Village building inspectors found completed work in the rear of the home, including reconstructed retaining walls, a new patio, pergola, and an outdoor kitchen, which had all been constructed without the issuance of a permit. An "as built" survey of the property, later confirmed that the fire pit and trampoline timbers, which were a part of the original building permit review and were approved by staff in compliant locations, were in fact placed in different, non-compliant locations as well (approved plan and as-built survey attached).

The Collie's were notified of these violations in December, 2017 and rather than bringing the violations into compliance with the Code, preferred to request construction necessitated variations to allow the recreational equipment to remain in the current locations on the property. In order for the petitioners to keep the constructed recreational equipment in the currently non-compliant locations, variations would need to be granted to allow the outdoor kitchen and pergola to remain at a distance of 6.37 feet from the rear property line, the trampoline timbers to

remain at a distance of 9.9 feet from the rear property line, and the fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet (10% of the lot width) required for recreational equipment.

Staff presented alternative solutions with cost estimates, provided by the petitioners as part of their application packet (alternatives & costs attached).

Petitioners' Presentation

The petitioners stated that during the course of construction on their property there were three professional service firms providing support for the projects. It was their expectation that those firms would work closely together to resolve any issues. However, without a general contractor to oversee the entire project there was a lot of miscommunication and finger pointing.

They stated that everything they have done on the property to date, has been to beautify the area and to blend in with the surrounding neighborhood. They had no idea that they were in violation of the Code. Mr. Collie stated that a 600 sf garage used to exist approximately 5 feet from the property line, so it never occurred to them that an outdoor grill, trampoline or fire pit would be an issue. Again, without a background in construction, the petitioners were leaning on their team of experts to provide the appropriate advice. Ultimately, the property owners realize they are accountable for the violations and they stated that they would gladly right their mistakes by paying the applicable fines and securing the appropriate building permits. Mrs. Collie stated that a denial of the request would result in additional disruption to the surrounding neighborhood with prolonged reconstruction on the property.

The petitioners' architect, Jamie Simoneit, stated that the Code was not written with a 200 foot lot-width in mind. The typical lot in the R2 zoning district is between 66 feet and 100 feet wide. The setback requirement for recreational equipment is 10% of the lot width, which would be between 6.6 feet and 10 feet on a normal sized lot. In this case the requirement is 19.8 feet from all property lines, which Mr. Simoneit argued, excessively limits the use of the property. Mr. Simoneit also presented an exhibit which showed the previous conditions on the site, which included a garage on the 614 Lenox Rd. lot at approximately 5 feet from the rear property line, where the pergola and kitchen are now constructed (exhibit attached). The exhibit also showed a non-conforming 2-story home approximately 4 feet 6 inches from the north property line on what was the 618 Lenox Rd. lot. Mr. Simoneit conveyed that the recreational equipment that was constructed on the lot is a great improvement to what used to be on the lot.

Public Comment

Three adjoining property owners spoke in favor of the granting of the variations, stating that the Collie's have improved the neighborhood, created more light and open space and have not created any nuisances to surrounding properties. They stated that continued construction on the lot would be disruptive to the neighborhood. In addition, a petition signed by 5 adjacent property owners was submitted in favor of the granting of the variations.

Issues

Several members of the Zoning Board of Appeals felt that the project should have been better managed, and stated that lack of knowledge of the Code is not an acceptable excuse for what resulted on this property. However, since the standards of approval for construction necessitated variations are the same as those for regular variations, the ZBA members felt that there existed a hardship due to the 200 foot lot width on this property. They felt that the Code was not written with a 200 foot lot width in mind and the use of land would be excessively limited if variations were not granted. Additionally, several members of the ZBA stated that the support from the most affected adjoining property owners was an important factor in their deliberations.

Recommendation

At the public hearing on April 10, 2018, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variations which carried unanimously with seven (7) yes and zero (0) no votes. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested construction necessitated variations.

Action Requested

It is requested that the Village Board consider the petitioners' requests, the recommendation offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Ordinance
- Draft Minutes of the April 10, 2018 ZBA meeting - Exhibit A
- Chart - History of Construction Necessitated Variations (CNV's)
- Aerial View
- Photos - existing conditions
- Approved Site Plan stamped 10/12/16, Steinbrecher Land Surveyors
- Plat of Survey of "as built" conditions dated 01/24/18, Steinbrecher Land Surveyors
- Alternative solutions with cost estimates, submitted by the petitioners
- Architect's Exhibit - previous site conditions

CC: Staci Hulseberg, Director of Planning & Development
Steve Witt, Building & Zoning Official
Paula Moritz, Plan Examiner
Brian and Christy Collie, property owners
Jamie Simoneit, Architect

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Ordinance 6599

Meeting of May 14, 2018



Village of Glen Ellyn

Ordinance No. 6599

**An Ordinance Approving a Construction-Necessitated Variation
from the Accessory Structure Setback Requirements
of the Zoning Code to Maintain the Construction of
an Outdoor Kitchen, Fire Pit & Trampoline
On the Property at
614 Lenox Road
Glen Ellyn, IL 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 6599

Meeting of May 14, 2018

Ordinance No. 6599

**An Ordinance Approving a Construction-Necessitated Variation
from the Accessory Structure Setback Requirements
of the Zoning Code to Maintain the Construction of
an Outdoor Kitchen, Fire Pit & Trampoline
On the Property at
614 Lenox Road
Glen Ellyn, IL 60137**

Whereas, Brian and Christy Collie, owners of property at 614 Lenox Road, Glen Ellyn, Illinois, which is legally described as follows:

OF LOTS 36 AND 39 IN COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29, INCLUSIVE, AND 33 TO 68, INCLUSIVE, IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN. RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-11-214-016, 05-11-214-017

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for construction necessitated variations from Table 10-5-5(B)4 to allow a newly constructed outdoor kitchen and pergola to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet, and the newly constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet, and the newly constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on April 10, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the construction necessitated variation requests and three (3) persons appeared in favor of the construction

necessitated variation requests and zero (0) persons appeared in opposition thereto, and a petition in support of the requested construction necessitated variations was signed by the owners of five (5) neighboring properties; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on April 10, 2018, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the construction necessitated variations, which carried by unanimous vote of seven (7) “yes” and zero (0) “no”, resulting in a recommendation for approval as set forth in its Draft Minutes dated April 10, 2018, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to the abnormal width of their lot, which creates a setback requirement that is in excess of what the Code intends; and
- B. That the variations, if granted, will not alter the essential character of the locality as the recreational equipment are an improvement to the lot in comparison to the garage and non-conforming house that were previously on the lot; and
- C. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district as this lot is wider than most properties in the Village; and
- D. That the purpose of the variations are not based exclusively upon a desire to make more money out of the property since the applicants intended to keep these improvements for their own personal use and have no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any persons

presently having an interest in the property; and

- F. That the variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the uses are permitted in the zoning district; and
- G. That the variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village; and
- H. That the variations will not diminish or impair property values within the neighborhood since the variations will allow property improvements that will increase property values; and
- I. That the variations will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- J. That the variations will not result in an increase in public expenditures or create a nuisance since the structures are an adequate distance from the property lines to provide a buffer from other property owners; and
- K. That the variations are the minimum variations that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the construction necessitated variations as recommended by the Zoning Board of Appeals.

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

Section One: The Draft Minutes of the April 10, 2018 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate

authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve the construction necessitated variations from Table 10-5-5(B)4 to allow a newly constructed outdoor kitchen and pergola to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet, and the newly constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet, and the newly constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet for the property at 614 Lenox Road, Glen Ellyn, Illinois, which is legally described as follows:

OF LOTS 36 AND 39 IN COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29, INCLUSIVE, AND 33 TO 68, INCLUSIVE, IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN. RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-11-214-016, 05-11-214-017

Section Three: The granting of these construction necessitated variations is conditioned upon the appropriate building plans and permit fees being submitted to the Planning and Development Department for review and approval and the full compliance of all structures with applicable building codes.

Section Four: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving these constructed necessitated variations to be recorded with the DuPage County Recorder of Deeds.

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

Section Six: Failure of the owner 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 said Ordinance, shall subject the owner 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.

Ordinance 6599

Meeting of May 14, 2018

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

_____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

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

_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Ordinance 6599

Meeting of May 14, 2018

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

ATTACHMENTS:

- Draft Minutes from the April 10, 2018 ZBA Meeting - Exhibit A (PDF)
- Chart - History of CNV (PDF)
- Aerial Photograph (PDF)
- Photos - Existing Conditions (PDF)
- Approved Site Plan 10.12.16, Steinbrecher (PDF)
- Plat of Survey of as built conditions 01.24.18, Steinbrecher (PDF)
- Alternatives with cost estimates (PDF)
- Architect's Exhibit - previous site conditions (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
APRIL 10, 2018

The meeting was called to order by Chairperson Richard Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Chip Miller, Reed Panther, Thomas Whalls and student Madeleine Greenleaf were present. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis, Plans Examiner Paula Moritz and Recording Secretary Barbara Utterback.

Chairperson Garrity described the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing regarding the property at 614 Lenox Road.

PUBLIC HEARING – 614 LENOX ROAD

A REQUEST FOR APPROVAL OF CONSTRUCTION NECESSITATED VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED PERGOLA AND OUTDOOR KITCHEN TO REMAIN AT A DISTANCE OF 6.37 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET. 2. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED TRAMPOLINE TIMBERS TO REMAIN AT A DISTANCE OF 9.9 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET. 3. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED FIRE PIT TO REMAIN AT A DISTANCE OF 16.5 FEET FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET.

(Brian and Christy Collie, owners, and Jamie Simoneit, Architect)

Staff Presentation

Associate Planner Kelly Purvis and Plans Examiner Paula Moritz, Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois were present to speak regarding the subject variation requests.

Ms. Purvis stated that construction necessitated variations are being requested for the property at 614 Lenox Road to allow recreational equipment to be closer to the property line than allowed. She stated that the owners of the property are Brian and Christy Collie who were present with their architect, Jamie Simoneit. She stated that the owners are requesting approval of construction necessitated variations from the Glen Ellyn Zoning Code as follows: 1. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed pergola and outdoor kitchen to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet. 2. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet. 3. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet.

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Ms. Purvis stated that the property is an interior lot located in the R2 Zoning District on Lenox Road between Hawthorne Boulevard and Linden Street. The zoning and land use immediately surrounding the subject property is R2 Single-Family Residential and CR – Conservation Recreation. She added that notice of the public hearing was published in the March 22, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. Ms. Purvis stated that one previous variation to Section 10-5-5(B)4 was granted on January 17, 2017 to allow the construction of an attached rear porch with a rear yard setback of 36 feet 9 inches in lieu of the required minimum rear yard setback of 40 feet. She displayed a site plan of the subject property.

Ms. Purvis stated that the Collies' purchased the adjacent property north of their home at 618 Lenox Road in 2016 and consolidated the two lots after demolishing the structures on that lot. She stated that following the consolidation of the lots, the Collies' submitted a building permit application to construct a new detached garage, a breezeway and an addition which was a utility/mud room to the principal structure.

Ms. Purvis stated that during the plan review, the Village's Plans Examiner Paula Moritz granted approval of the plans for the detached garage and the addition but rejected the proposed breezeway since a part of it was attached to the principal structure in the manner of a porch and encroached into the required rear yard. She stated that the breezeway was omitted from the application for building permit while they applied for a zoning variation. She also stated that a building permit was issued once the breezeway was removed and all other plan review issues were resolved, allowing work to commence on the garage and addition. She stated that the petitioners were granted a variation for the breezeway in January of 2017 and resubmitted their application for this part of the project. Ms. Purvis displayed the approved plans and stated that the breezeway was removed from the scope of the plans. She also stated that the trampoline and fire pit met the code requirements on the set of approved plans, however, there was no kitchen or pergola on the plans.

Ms. Purvis stated that during an inspection of the detached garage which had begun construction, one of the Village inspectors noticed that the front terrace on the home was being re-constructed without a permit. She stated that the original building permit was amended and plans were submitted to include the front terrace in December 2016. She displayed the modified footprint of the front terrace. Ms. Purvis stated that in May 2017, a patio permit was applied for with the submittal of a landscape plan which was not dimensioned and did not provide adequate information for review. She added that a permit clerk accepted the landscape plan at which time the contractor stated he would provide more information so that the submittal could be reviewed. She added that nothing was reviewed as nothing had been submitted. She stated that in December 2017, it was noted that the patio, pergola and outdoor kitchen had already been constructed without review or approval of the plans. She provided photos that showed the outdoor kitchen, pergola, new patio area, wood timbers, trampoline area and fire pit in non-compliant locations.

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Ms. Purvis stated that the Village's Plans Examiner issued a letter dated December 12, 2017 which noted the violations and asked that detailed dimensioned drawings be submitted that included setbacks. She stated it was noted that the trampoline and fire pit previously approved with the garage and addition also appeared to be constructed outside of their approved locations. She added that a review of the "as built" survey dated January 24, 2018 confirmed that the outdoor kitchen, trampoline and fire pit had been constructed too close to the property lines and also showed that the retaining walls on the lot had been reconstructed without review and approval. She displayed photos of the site and indicated the location of the property line and retaining walls. She added that staff's notes of the original review of the plans for the detached garage, breezeway and addition stated that the trampoline must adhere to the requirements for recreational equipment and must be placed at a distance of 10 percent of the lot width away from any property line. She added that the plans were amended and the trampoline was brought into compliance. She also stated that the fire pit was never an issue until construction.

Ms. Purvis stated that, as required by the construction necessitated variation ordinance, the petitioners submitted a timeline of events leading up to the construction necessitated variation request as well as some alternative solutions with cost estimates. She added that the cost of demolishing and removing the retaining wall, outdoor kitchen and trellis is estimated by the petitioners to be \$19,000 and the cost to disassemble and relocate those items would be \$38,000. She added that to relocate the trampoline pit into the side yard would be \$6,500. She also stated that to demolish and remove the fire pit and fill the void with and add patio furniture would be \$18,000 and to demolish and move it into a compliant location would be \$32,000. Ms. Purvis added that the petitioners' preferred solution is to have variances granted for all three of the recreational equipment accessory structures.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Panther asked if the retaining walls were all right in their location and Ms. Purvis responded that the Village stormwater engineer has approved of the location for the retaining walls. She added that if the requested variances are recommended for approval by the ZBA, the Building Department will review the retaining walls to be sure they are structurally sound. Ms. Purvis responded to ZBA Member Jones that Jim Jergovan was the general contractor on the original application for the garage permit and on the patio permit application that was not resolved. ZBA Member Miller asked for verification that staff was not notified about the retaining walls, the kitchen or the pergola and Ms. Purvis agreed with that statement. She added that in December 2017, one of the Village building inspectors was at the site doing an inspection and noticed that a pergola, patio and kitchen had been constructed without the knowledge of the building department. Ms. Purvis stated that staff had never received a full application to review. Ms. Purvis verified for ZBA Member Jones that the petitioners would not have been able to build a garage if they had kept their property as two (2) separate lots and she added that the garage is almost entirely on their second lot.

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Ms. Purvis also verified for ZBA Member Jones that the petitioners would not have not been able to construct the trampoline or fire pit if their property was two (2) separate lots. Ms. Purvis added that nothing is allowed on a lot without a principal structure.

Ms. Purvis responded to ZBA Member Micheli that staff works with Architect Jamie Simoneit on a regular basis and Ms. Moritz stated that staff sees Jim Jergovan in the office quite often applying for permits.

Petitioners' Presentation

Christy and Brian Collie, owners of the subject property, and Architect Jamie Simoneit of Z + O Architects, 864 Woodland, Glen Ellyn, Illinois spoke on behalf of the subject variation requests.

Architect Jamie Simoneit began by stating that Matt Culligan of Rolling Landscapes was the contractor at the subject property—not Jim Jergovan—and his scope of work included hardscape, patios, pavers, a fire pit, retaining walls and a trampoline pit. Mr. Simoneit stated he applied for permits for architectural work including the garage, breezeway and the addition. He added that the hardscape was separate from the architectural which is part of this disconnect.

Mr. Collie stated they had three (3) professional service firms providing support on his property and his expectation was that those firms would be working closely together to work through any issues. He stated that he and his wife are accountable for this project, however, having different contractors for the garage, driveway and front porch for the hardscape and landscape is partly why the ball was dropped.

Mr. Collie stated this is the beginning of the third year of work on their property and they are nearing completion of their project. He added that his family and the neighbors are looking forward to a summer void of any further disruption. Mr. Collie stated he is not experienced in construction and has been leaning on a team of experts to work together, however, that did not occur. He added that they have done nothing to try to undermine the process and had been unaware that they were not in compliance until December of 2017.

Mr. Collie stated that they purchased plans for the garage and driveway from a different company than Rolling Landscapes as the former company was too expensive. He also stated that Rolling Landscapes proposed a series of improvements that would dramatically improve the overall look and character of the project and he and his wife agreed to hire them. He stated that one of the improvements is that the trampoline is in the ground and concealed from sight. Mr. Collie stated that the design firm also proposed enhancements for the kitchen and fire pit, adding that the fire pit was set back a bit and a large hole was built to reduce the level of the

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structures for the neighbors. Mr. Collie stated that he and his wife mistakenly assumed they would receive plans that were in full compliance with local zoning requirements from Rolling Landscapes which was not the case.

Mr. Collie stated they received a variation for a covered walkway last February. He stated that on February 15, he had contacted his contractors asking if he needed any permits for the hardscaping or landscaping that was planned. He stated he received a reply from Rolling Landscapes stating they did not think that was necessary, therefore, based on the opinion of experts, the petitioners felt they were in a position to move forward.

Mr. Collie stated that Jim Jergovan was the driveway contractor and in order to build the driveway, the gas lines needed to be approved. He stated that an inspector from the Village came to the site and the gas lines were approved and no mention was made of the location of the gas lines.

Mr. Collie asked that the ZBA consider that everything done on their lot has been done with the intent to enhance the beauty of the yard and the surrounding community and to minimize the changes and blend them into the natural terrain. He added that the changes in no way impede access to the property from the police or fire departments in the event of an emergency. Mr. Collie stated he believes there is a bit of a disconnect in the code where the code previously allowed for the prior 2-story garage on the 614 property to be less than five (5) feet from the lot line yet it does not allow for an outdoor grill, trampoline or retaining wall which is less than 20 feet away to be on the prior 4-1/2 feet of a massive 600-foot garage. Mr. Collie also stated it would not have been an issue if the trampoline, kitchen or fire pit were put right in the middle of the side yard which seems inconsistent with the intent of the code. Mr. Collie stated that the measurement side as it pertains to the fire pit is to the retaining wall—not the actual fire pit. He stated that the actual circle that has the gas and the fire is beyond the 20 feet in question. He also stated that the retaining wall that holds back the slope of the property is actually where the measurement is to and he does not believe that the retaining wall is held to the same standards as the fire pit. Mr. Collie also stated that the trampoline is not secured in any way and is in a hole so the measurement is to the hole. He stated he could pick up the trampoline and move it to the side of the yard which is no different than yards with portable basketball hoops or portable hockey nets that are next to neighbors' driveways that remain there year round. He also stated that the trampoline will not be in that hole forever as his children will eventually no longer use it. He also stated that landscape timbers do not meet the definition of a recreational accessory structure. He stated that the measurements in front of the grill are to the pizza oven which is heavy but mobile.

Mr. Collie stated that he does not believe the code is written with 200 feet of frontage in mind and when one applies the code in the strictest sense, a hardship for his family is presented because they are prevented from realizing the full benefits and investment in their home as

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others in Glen Ellyn are able to do. He stated they are confident that the additions and decisions they made are in the best interest of the community. He stated they believe they have created a more pleasant environment than the previous large garage and residence. He stated that some of their neighbors are present at this meeting to support the changes that have been made. Mr. Collie stated that any changes that would be required now will result in disruption and several changes will need to be made including drainage and gas lines. Mr. Collie concluded by stating that they did nothing that was inappropriate and will gladly right their mistakes by paying the fines and securing building permits.

Ms. Collie stated that the area where the trampoline is located is saturated so another reason for having the hole there is to have it be used as a drainage area. She added that there is a drain located there. She also stated she can use that area as a garden when the trampoline is no longer there.

Questions/Comments from the Zoning Board of Appeals

Ms. Collie responded to ZBA Member Whalls that the drain goes down to a slope. Ms. Collie responded to ZBA Member Panther that the pizza oven is wood burning. Mr. Collie responded to ZBA Member Jones that they did not have a general contractor for their work, adding that they had separate contractors for the different types of work. Mr. Collie also stated that lack of single point accountability was an issue. Mr. Collie responded to ZBA Member Jones that the initial plans for the front steps were based on a drawing from the Bruss firm and that they expanded the stairs to be in proportion with the house. Architect Simoneit added that he submitted drawings to the Village prior to that construction and adjustments were made in the field during the construction process. Mr. Simoneit responded to ZBA Member Micheli that a landscape architect designed the front entry, however, changes were never filed with the Village. ZBA Member Jones asked Ms. Moritz what happened with the terrace. Ms. Moritz responded that the front terrace changes came to the Village's attention when the foundation location survey was submitted and the foundation shown was a lot larger than what was approved. Mr. Simoneit was contacted by the Village to provide revised drawings and he responded that field changes were made to the terrace. Ms. Moritz confirmed for ZBA Member Jones that the foundation was constructed prior to submittal of the revised drawings. Mr. Collie responded to ZBA Member Micheli that the first time they heard about any infractions was in December. Ms. Purvis responded to ZBA Member Jones that a permit was never issued for the hardscape, landscape, the kitchen and fire pit.

ZBA Member Miller stated he believes that the petitioners did not make any of the changes for which they are requesting variations on purpose. He also clarified that the petitioners built the fire pit before the trampoline was installed. He stated that if in the future a resident comes

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before the ZBA and states he forgot to get a permit but ZBA Member Miller does not believe him--how does he justify granting the Collies' request without opening Pandora's box? Mr. Simoneit responded that if they had known that these would be the final locations when they came for the first variation, they would have presented them at that time and he believes the ZBA would have approved them. ZBA Member Miller stated that ignorance of the law is not an excuse and he was not supportive of the variation requests. Mr. Collie stated that they lose half of their back yard because of the setback and does not feel that is the intent of the code. ZBA Member Micheli stated it is self-inflicted because of where they placed their home. ZBA Member Constantino asked why Matt Culligan of Rolling Landscapes was not at this meeting to explain what happened and Ms. Collie responded that he always pointed fingers back. Mr. Collie stated he had been told by Jim Jergovan that permits were not needed.

Mr. Simoneit verified for ZBA Member Micheli that the fire pit is not in violation of the code, however, the retaining wall is. Plans Examiner Paula Moritz stated that the way that the code is set up is that recreational equipment has a 10% setback (10% of the lot width). The walls around the fire pit are actually seat walls for the patio which requires a 10% setback. She added that retaining walls are different than seat walls. She also stated that retaining walls are allowed closer to the property line and are typically at the property line to transition between the two properties.

ZBA Member Constantino stated he has heard nothing regarding why the subject property is unique or if there is a hardship that warrants granting a variation request. He stated that he realizes there is a significant amount of money at stake, however, the ZBA's determination should not be based on monetary reasons alone. He stated he would like to know what the hardship and/or unique circumstances are. ZBA Member Constantino stated that the original diagrams showed the trampoline and fire pit to be outside of the setbacks, however, they were moved within the setbacks without asking for permission to do so. ZBA Member Constantino also stated that there is nothing in the plans regarding consideration of the pergola and the barbecue area which is very significant. Mr. Simoneit responded that if they had known the subject locations were the perfect places for the pergola, outdoor kitchen, trampoline and fire pit to be, they would have applied for variations at the same time as the other variation request. He stated that they are asking for the ZBA's approval regarding dealing with two different properties that had two different buildings on them which is unique in Glen Ellyn. He added it is unfortunate that this is a construction necessitated variation. He then displayed graphics and described the subject property before and after the merging of those properties. He added that the subject site has no flat land. He added that the house previously on the site was in violation of the side yard setback and was two stories tall.

Mr. Simoneit stated that the outdoor kitchen was a last-minute add-on by the landscaper who felt it was a better place to grill. He also stated that the landscaper felt that a better place for the trampoline would be in the ground where it could be used for drainage. Mr. Simoneit stated that the location of the fireplace in his original drawings was in a conforming location.

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He stated he has sympathy for the Collies' and is at this meeting to help rectify this situation. He added that he felt a very creative designer on the job site started moving certain things around on the lot to their current locations and over-stepped some boundaries.

Mr. Simoneit stated that the changes that have been made to the site are huge improvements to what was previously located there, including natural light, access for everyone and proper drainage. He stated that the variation process is to allow permission to do something that does not conform to the code. He also stated that a precedent would not be established by allowing the subject variations because this property has extreme fall-off from the west to east off the back yard, nothing that has been built is obstructing anyone's view and there is a stockade fence in the rear. Mr. Simoneit stated that although permits were pulled, he believes that the person who made mistakes in the field was basing that on his knowledge of other codes in other communities. He stated that per the Village code, accessory structures are to be set back at 9.9 feet and that recreational is a sub-group of accessory structures with a different setback. He added that these setback errors were unintentional but not outside of any great norms. He also stated he does not believe the fire pit is an obstruction as it is flush in the ground. He also stated that the the fire pit is a retaining wall with a bench and is compliant on the subject property and a non-issue. He stated that the timber pit is also compliant and could remain as is if the Collies' moved the trampoline to the left.

Mr. Simoneit stated that when retaining walls in the rear crumbled as workers were excavating in a very tight location, they built a small kitchen in that area which is in violation by the interpretation that it is recreational equipment. Ms. Purvis responded to Mr. Simoneit that something is not in compliance when it does not meet the distance measured to the property line. Ms. Purvis stated that flush to the ground is not compliant and that what is compliant is that it meets the setbacks that are required. She added that the subject items are not in compliance just because they are not obstructions. She stated it is the distance that is measured from the property line that is what is not in compliance. She stated that the reason that the code sets recreational equipment ten percent (10%) of the lot line from any property line is so that the neighbors are not disrupted by recreational activity on an adjacent lot. Mr. Simoneit stated that the petitioners are seeking variations because their lot is abnormal as it is too wide.

Ms. Collie stated that a hardship for them is that if they have to re-do this project, they will have to re-drain. Ms. Collie added that if they have to make changes, their neighbors will have to suffer through another summer of construction and one of their neighbors is planning an outdoor wedding this summer. Mr. Collie added that they have significantly enhanced the area by creating open space and allowing light in

Persons in Favor or or in Opposition to the Requests

Jonathan Tennant, 622 Lenox Road, Glen Ellyn, Illinois stated he lives to the north of the subject

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property and his property is nearest to the fire pit. He stated that the fire pit seems like it is quite a distance from his home, they have no issues with it and it looks great. He also stated that the petitioners have greatly improved the subject property since moving in.

Marianne Gigowski, 615 N. Park Blvd., Glen Ellyn, Illinois stated that she is directly to the west of the petitioners where she has lived for 20 years. She stated that the former garage built on the subject site was 4-1/2 feet from her back yard and took sunlight out of her back yard and she was very happy when the Collies' removed it. She stated that all of the improvements the Collies' have made are pretty and she and her husband are wholeheartedly behind those changes. She stated they are great neighbors and she believes they knew nothing about the non-compliant changes that were made on their property. She added that she was in favor of the variations because she does not want another summer of messy construction. Ms. Gigowski responded to ZBA Member Jones that she cannot see the pergola/kitchen from her house.

Jennifer Eldersveld, 623 N. Park Boulevard, Glen Ellyn, Illinois stated she lives in back of the trampoline and the new garage. She stated they could not be happier with the improvements the petitioners have made and added that everything done looks professional. She also stated she had no issues in her back yard from the new construction during a rainfall. She added if they are required to rip everything up to make changes, she may have issues so she is in favor of the changes as they exist.

Findings of Fact

ZBA Member Constantino stated that Brian and Christy Collie, the owners of 614 Lenox Road, are requesting construction necessitated variations from the Glen Ellyn Zoning Code involving the rear property line and the side yard property line and improvements that have been completed including a kitchen/pergola area in the rear setback, the location of a trampoline in the rear setback and a fire pit located in the side property line.

ZBA Member Constantino stated that Associate Planner Kelly Purvis and Plans Examiner Paula Moritz were present to speak regarding the subject variation requests. ZBA Member Constantino stated that the petitioner purchased the property to the north and demolished the 618 North Lenox house, consolidated the lots and obtained permits for a garage, a breezeway and a portion of a breezeway. He stated that the approved plans initially included a trampoline and fire pit which would have been outside the required setbacks and there was no kitchen area included on the approved plans. He added that it was not until December 2017 that a Village inspector noted the new kitchen and pergola and a violation letter was sent to the petitioners. ZBA Member Constantino stated that in May 2017 landscape plans were submitted with inadequate information and more details were required before the review and approval of a permit could occur. He stated that a fire pit and trampoline were installed contrary to the previously approved permits and the pergola and kitchen were not reviewed or approved nor

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was there a permit issued prior to construction. He stated there were also some retaining walls reconstructed that were not in the original plans or permits.

ZBA Member Constantino stated that among the information and documents submitted per the request for the construction necessitated variations were estimates of the cost to demolish and remove or relocate the improvements in question which would cost tens of thousands of dollars. He added that the petitioners prefer to seek a variation as a solution rather than a demolition or relocation. ZBA Member Constantino stated that the retaining wall location had been reviewed and approved by a stormwater engineer although was not reviewed structurally by the department. ZBA Member Constantino stated that Jim Jurgovan was the original contractor for this project and Matt Culligan of Rolling Landscapes was responsible for the landscape and hardscape on the subject property. He stated that the department did not receive any requests for approval of the kitchen and pergola areas.

ZBA Member Constantino then stated that Brian and Christy Collie, the owners, and their architect, Jamie Simoneit, were present at this meeting. He stated that Mr. Collie stated that three (3) firms provided support for this project—the architect, general contractor and landscaper—and acknowledged that there was a lack of continuity and coordination among the contractors. He stated that the homeowners later found out that the procedures were not fully complied with. He also stated that the homeowners are not trying to cut corners or do work not in compliance and are now seeking to rectify the situation. He stated that plans were originally prepared by Bruss Architects, however, for a variety of reasons, the petitioners switched to Rolling Landscapes who created additional plans and designs and mistakenly assumed the plans were in compliance with the building and zoning codes. He stated that in February 2017, Mr. Collie asked his contractors if everything was in compliance and learned there were no issues, however, it was later learned there was no coordination among the contractors at that time. ZBA Member Constantino stated that the petitioners did not learn until December 2017 that there were issues. He stated the petitioners asked that the ZBA consider all that has been done to the property to enhance its beauty and provide access for the police and fire departments. He stated that the petitioners believe there is a disconnect in the code based upon what is or could be allowed regarding the location of the garage versus the three (3) improvements in question.

ZBA Member Constantino stated that the petitioners described how the trampoline is movable and it is apparently the hole in the ground that is not compliant. He stated that the fire pit is outside the setback although the retaining wall around the fire pit is within the setback. ZBA Member Constantino stated that the petitioners also indicated that a portion of the grill is portable, however, acknowledges that the pergola is not. He also stated that the petitioners do not feel a variance would create any problems for the subject property or the neighbors and if the variances are not granted, there will be additional costs and additional work, disruption of

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the property and inconvenience. ZBA Member Constantino stated that Ms. Collie indicated that the area by the trampoline has a functional role and will help prevent flooding and improve drainage.

ZBA Member Constantino stated that, regarding setting precedent, the petitioners stated they are only seeking a variance to bring the site into compliance and are not seeking to set precedence. They believe that the 200 feet of frontage is inconsistent with the typical lot structure in Glen Ellyn, their lot does not affect access to emergency services and they are seeking to experience the full benefit of the property.

ZBA Member Constantino stated that Architect Jamie Simoneit believes this request is an anomaly and is a situation that truly needs a variance because it is atypical. He stated Mr. Simoneit believes this property is unique because there is no other property in town that has such a wide frontage. He stated that Mr. Simoneit said the pergola was a last-minute add-on and that the landscaper took it upon himself to make changes to improve the design in the yard. Mr. Simoneit also stated the lot is huge with no significant flat area which necessitates a different approach to the design. He believes the three (3) items improved upon were done by a designer and landscaper for the benefit of the property and not to avoid the permit process. ZBA Member Constantino stated that Mr. Simoneit believes the reasons for the variations are because the levels of the grade have been improved, the neighbors' light and views have been improved and there is sufficient emergency access. ZBA Member Constantino added that there is a difference of opinion by staff and the petitioners regarding whether or not the variation items are accessory structures or recreational equipment. ZBA Member Constantino stated that the petitioners believe that the fire pit cannot be seen from the ground and as recreational equipment may not need a variation. He added that the hole for the trampoline is a similar situation. ZBA Member Constantino stated that Ms. Purvis stated that the improvements are not compliant with setbacks.

ZBA Member Constantino stated that Jamie Simoneit said the 200-foot wide lot is unique in Glen Ellyn and would not create a precedent with regard to the setback variations. He added that the subject lot has larger restrictions than other lots due to its size and that the setbacks are larger than other lots in the area. He stated Ms. Collie added that a hardship would be that they would have to relocate drainage which would inconvenience the neighbors over the summer. ZBA Member Constantino stated that Mr. Collie then said they have improved the neighborhood and there was no intentional action on their part to avoid getting permits. He added that the neighbors seem to be happy with the outcome.

ZBA Member Constantino stated that John Tennant, 622 Lenox Road, Glen Ellyn, Illinois lives nearest to the fire pit. He believes that the petitioners' current improvements look much better than the prior improvements.

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ZBA Member Constantino stated tht Marianne Gigowski of 615 Lenox Road in Glen Ellyn, Illinois lives at the property to the west of the petitioners and has been a 20-year resident there. She felt that the prior improvements were unacceptable and reduced light and air to her property. She stated that the current owners greatly improved the area and she does not want to suffer through another summer of construction. She added she is satisfied with the work that the petitioners have done.

ZBA Member Constantino stated that Jennifer Eldersveld of 623 N. Park Boulevard, Glen Ellyn, Illinois lives behind the trampoline and garage area. She is happy with the improvements and the manner in which they were constructed. She finds the views acceptable and has not experienced any drainage issues even when rains have been heavy. She stated that there could be possible adverse effects on drainage if anything was relocated. She also does not want another season of construction.

ZBA Member Micheli moved, seconded by ZBA Member Jones, to approve the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

Chairperson Garrity stated that he is in favor of the variation requests. He stated that if the petitioners had taken the trampoline out of the pit, there would have been no issue for the purposes of this meeting. He added it is serving a purpose and the neighbors behind the petitioner are happy with it. He also stated that most people would not even know it is there. Chairperson Garrity also stated that he can live with the fire pit and stated it is actually uncertain whether or not it is in violation. Chairman Garrity then stated that the kitchen is in violation but also has the most practical difficulties and particular hardships involved because of the retaining wall that is serving a purpose. He stated the petitioners have made that area nice by putting something there that will enhance the value of their home.

ZBA Member Miller stated that the petitioners have a beautiful home and property and although he felt bad for them, he felt some of these issues could have been built to code. He stated he also is struggling with the kitchen, the retaining wall and the pergola as the Village had no clue they had been built. He stated he needs to see more of a hardship as this is a construction-necessitated variation. He also stated he was very concerned about setting a precedent and was not in favor of this project. Chairperson Garrity added that the Village does not want to encourage outside vendors coming into town to do whatever they want because they do not know the rules. (Before the vote, ZBA Member Miller changed his mind and stated he would vote yes).

ZBA Member Micheli stated that this request is difficult because of how it got here and added that a ball was dropped regarding communications. He stated he does not believe the ZBA is an enforcement arm and did not feel the construction is within the ZBA's purview. Ms. Purvis

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responded to ZBA Member Micheli that the standards are the same for variations and construction-necessitated variations. He stated he felt it is within the Village Board's purview to reject this type of request. He stated he sees a 200-foot lot and saw a practical difficulty in conforming to the rule so he was supportive of the petitioners' requests.

ZBA Member Jones stated he sees the fire pit as being poured wrong which created a unique situation. He stated if the ZBA was looking for a compromise, the easiest thing to do would be to move the trampoline forward so that it would be the least intrusive for their neighbors. ZBA Member Jones stated that regarding the kitchen, he saw the back yard as a hardship because it would not work if everything was flipped around. ZBA Member Jones stated that he is in favor of the variation requests.

ZBA Member Greenleaf stated that she felt the petitioners could find a middle ground, including moving the trampoline forward into a conforming area. She also felt that the kitchen should remain as is.

ZBA Member Panther stated he is supportive of the existing location of the trampoline. He stated he sees the confusion with the Village Code and the interpretation of the fire pit versus the retaining wall. He stated that technically where the wall is, people would still be sitting there around the fire pit which would be fine. ZBA Member Panther stated he struggled more with the outdoor kitchen area but was comfortable with it as it is tied in structurally with the retaining wall.

ZBA Member Whalls stated he has no issues with the side yard setbacks because the petitioner is being punished for having a wide lot. He also stated that adjacent neighbors spoke in favor of the requests. He stated that the trampoline is not an issue but the storm drain needs to be moved. He also was in favor of the fire pit and retaining wall.

ZBA Member Constantino stated he is very upset about the fact that the landscaper did this kind of work and spent this kind of money without permits but added that he did a good job. He stated he was most impressed that the neighbors most affected by the improvements have wholeheartedly approved of them and would not want any changes now. He recommended that the Village Board vote yes on these requests.

ZBA Micheli moved, seconded by ZBA Member Whalls, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, that after considering the application of Brian and Christy Collie and the testimony and evidence presented, the Zoning Board of Appeals recommends approval of the following variations: 1. Section Table 10-5-5(B)4

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Recreational equipment to allow the constructed pergola and outdoor kitchen to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet. 2. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet. 3. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet. He stated that after reviewing the findings of fact, the situation of the homeowners is unique due to the issues discovered while working on the retaining wall causing the location to be moved and the odd shaped size and topography makes it difficult to comply with the current code.

The motion carried unanimously with seven (7) yes votes as follows: ZBA Members Miller, Constantino, Jones, Micheli, Panther, Whalls and Chairperson Garrity voted yes.

Trustee Report

No Trustee report was given.

Chairperson Report

No Chairperson report was given.

Staff Report

No Staff Report was given.

ZBA Member Miller moved, seconded by ZBA Member Panther, to adjourn the meeting at 9:31 p.m. The motion carried unanimously by voice vote.

Submitted by:

Barbara Utterback
Recording Secretary

Kelly Purvis
Associate Planner

History of Construction Necessitated Variations

Address	Ord. No.	Date	Violation	Approve/Deny	Notes/Findings
557 N. Park Blvd.	5401	Oct-05	Eave Height 22.85 ft in lieu of the permitted height of 22 ft	ZBA Approved 5-1 VB Approved	Conformance would interfere with windows, the house has varying eave heights and only half needed variance, front façade eaves are several feet shorter than they could be
218 Lorraine Ave.	5443	Feb-06	Ridge Height of 41.4 ft in lieu of the permitted height of 39 ft	ZBA Denied 3-3 VB Denied	New construction, alternative solutions exist, not a unique circumstance, would only minimize the economic impact to the property owner
465 Whittier Ave.	5442	Feb-06	Ridge Height 33.28 ft in lieu of the permitted height of 32 ft	ZBA Denied 3-3 VB Denied	New construction, alternative solutions exist, not a unique circumstance, would only minimize the economic impact to the property owner
762 Euclid Ave.	5568	Apr-07	Garage Setback of 2.49 ft in lieu of the required 3 ft setback	ZBA Approved 4-1 VB Denied	New construction, other garages in area comply, sets a precedent and minimizes the enforceability of the Zoning Code
323 Cumnor Ave.	5593	Jul-07	Side Yard Setbacks of 4.34 ft and 2.95 ft in lieu of the required 7.02 ft; Class II Alteration	ZBA Approved 7-0 VB Approved	Non-conforming structure, vertical addition would have been permitted if Class I, was only slightly greater Class II
324 Hawthorne Blvd.	5600	Aug-07	Impervious Surface Setback of 1.4 ft in lieu of the required 2.7 ft	ZBA Approved 4-1 VB Approved	ZBA reviewed twice, originally denied the request. Driveway is aligned with approach, parts of driveway will be replaced with pervious surface to minimize the impact
1000 Oxford Rd.	5989	Dec-11	Patio Setback 8 ft in lieu of the required 13 ft 4 in	ZBA Denied 3-3 VB Approved	Corner lot, with unique pie shape which minimized the buildable area
885 Glen Oak Ave.	6000	Feb-12	Swimming pool impervious area of 52.5% in lieu of the maximum permitted 50% impervious surface	ZBA Approved 4-0 VB Approved	All practical options were considered but would diminish safety and security, meets the setback for recreational use, request is not excessive
232 Hill Ave.	6033	May-12	Deck in a Floodplain	PC Approved 7-1 VB Approved	Unique site topography limits the use of land, property is on the periphery of the floodplain zone, Village's Engineering consultant deemed there would not be an impact on flood waters in the neighborhood
200 Montclair Ave.	6032	May-12	Reconstruction of a screened porch without a Code Compliant Foundation	ZBA Approved 6-0 VB Approved	Porch met Code when built, new porch is identical to old porch, porch meets all other requirements
636 Harding Ave.	6068	Aug-12	LCR 22.5% in lieu of 20% permitted	ZBA Approved 4-1 VB Approved	Lot to the rear will remain empty due to floodplain, therefore impact viewed as minimal

X:Building/ZBA/History of CNV - Log



Aerial View



Map created on April 5, 2018.

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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.

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.12

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.13

*Collie Residence
614 Lenox Road
Glen Ellyn, Illinois*



18.007: collie.14

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.15

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.16

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.17

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



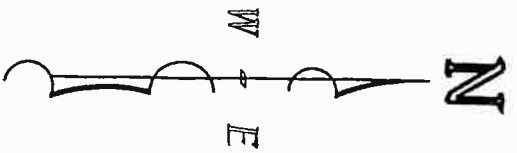
18.007: collie.18

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois



18.007: collie.19

SCALE: 1" = 20 FEET



FILE COPY

Approved Plans,
Stamped 10/12/16

OF LOTS 36 AND 39 IN COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUE
AND 33 TO 68, INCLUSIVE, IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 1183

STORMWATER PERMIT

Packet Pg. 148

REVIEWED FOR CODE COMPLIANCE

- ☐ AS NOTED
☐ FOUNDATION ONLY
☒ ZONING

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT OR CONTRACTOR OF THEIR RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

10/17/14

(Date) 20161471

Final Inspection Required For All Projects
Call 630-547-5250

Baldwin, John & George, Criminal

Note:
Covered walkway
has been removed
from scope of work to
comply with zoning.

Note: Recreational Equipment in compliance

Note: Breezeway removed from scope of work —

Note: Shape of retaining walls

Reviewed for Code Compliance

☐ Drainage Plan

☒ Site Development Grading Plan

☐ Final Grading Plan

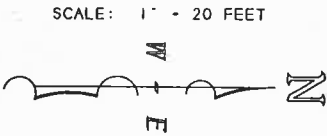
No errors or omissions in the submitted survey or plans or in the review response shall relieve the owner or the owner's agents of its

Note: the footprint of the porch

PLAT OF SURVEY

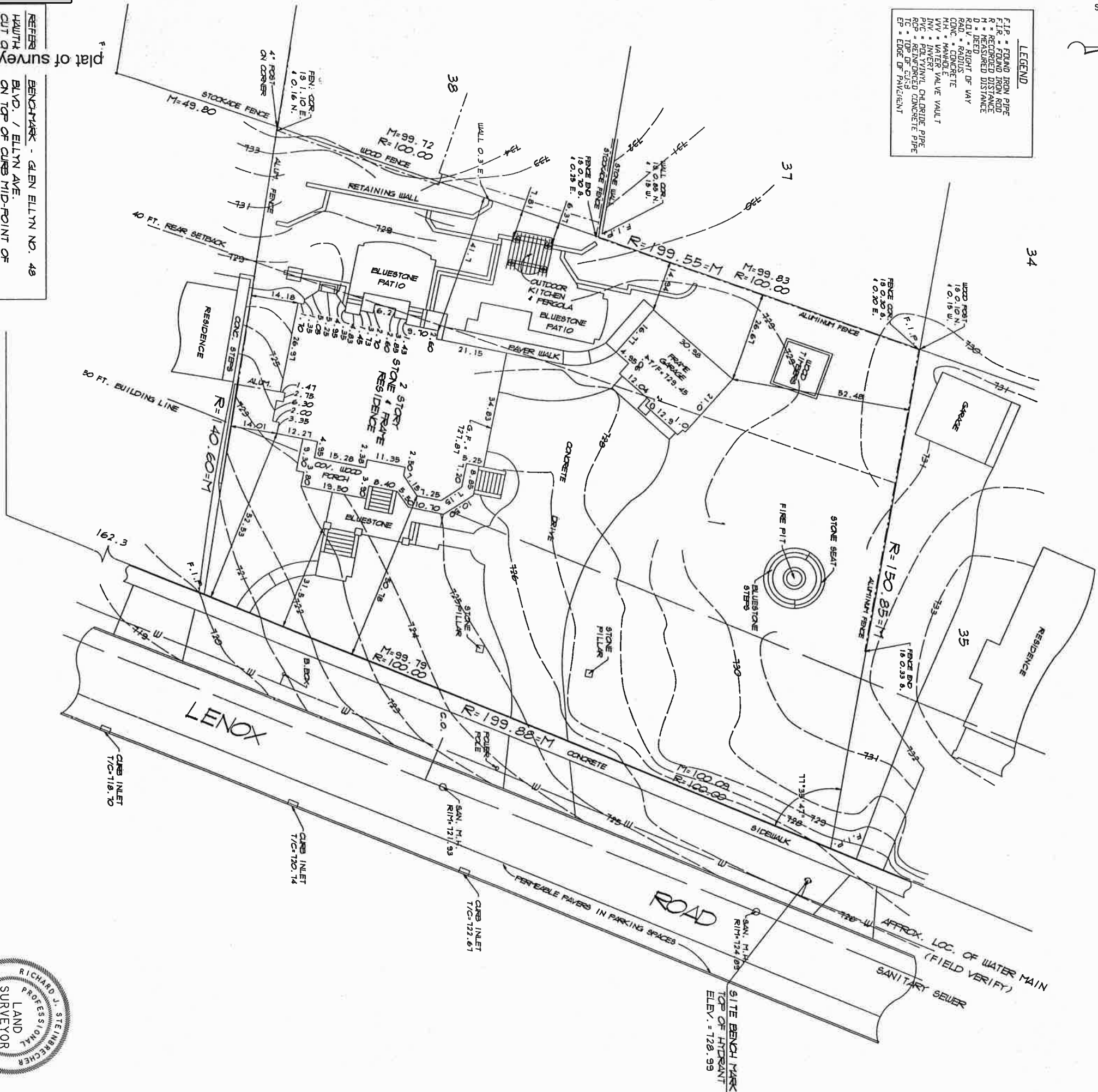
OF LOT 1 IN COLLIE'S PLAT OF CONSOLIDATION, BEING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2016 AS DOCUMENT R2016-126969, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 614 Lenox Road, Glen Ellyn, IL.
Prepared for Brian Collie



LEGEND

FLP	= FOUND IRON PIPE
FLR	= FOUND IRON ROD
R	= RECORDED DISTANCE
D	= MEASURED DISTANCE
DOV	= RIGHT OF WAY
CON	= CONCRETE
MH	= MANHOLE
WV	= WATER VALVE VAULT
INV	= INVERT
PVC	= POLYVINYL CHLORIDE PIPE
PC	= PRECAST CONCRETE PIPE
EP	= EDGE OF PAVEMENT



REFER	BENCHMARK - GLEN ELLYN NO. 48
HAULT	BLVD. / ELLYN AVE.
CUT	ON TOP OF CURB MID-POINT OF
NORTH	CURVE IN BETWEEN 2 STORY INLETS
ELEV	= 712.92(NAD83)
NOTE	PART OF THIS PROPERTY IS WITHIN
A 102	RE FLOOD PLAIN ACCORDING TO THE
DU PA	REGULATORY FLOOD MAP DATED JULY 1,
2004	MAP NO. 170193C0003 A

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.



cher Land Surveyors, Inc.
Professional Land Surveying
Firm Corporation No. 184-003126
Nellnor Blvd., West Chicago, IL 60185-2844
301 293-8900 Fax 293-8902

West Chicago, Illinois, January 24, 2018
Revised January 31, 2018 - Outdoor Kitchen Dims.

Richard J. Steinbrecher
Professional Land
License expires

Attachment: Plat of Survey of as built conditions 01.24.18,

Collie V.2
As Bult. 02 : 01.31.18
Pos.
614 Lenox Road
Glen Ellyn, Illinois
Collie Residence

Collie Residence
614 Lenox Road
Glen Ellyn, Illinois

ALTERNATIVE SOLUTIONS

VoGE request b

retaining wall/outdoor kitchen + trellis

01.a demolish/remove of outdoor kitchen trellis, support columns + countertop
patch/repair patio as required
estimated cost: \$19,000

01.b disassemble/relocate outdoor kitchen trellis, support columns + countertop
relocate as required to achieve approved/allowable distance from rear property line - patch/repair patio
estimated cost: \$38,000

flush in ground timbers/trampoline pit

02.a relocate trampoline into side yard - demolish timbers
fill void with topsoil for vegetable garden
estimated cost: \$6,500

02.b disassemble timber pit and fill void. Dig new /relocate timbers and trampoline
relocate as required to achieve approved/allowable distance from rear property line - fill void
estimated cost: \$15,500

retaining wall/below grade fire pit

03.a demolish/remove fire pit - fill void with compacted gravel/burrry bench
replace with flush with grade patio with mobile chairs + mobile prefab-fire tub
estimated cost: \$18,000

03.b demolish/remove fire pit - fill void with topsoil
relocate as required to achieve approved/allowable distance from side property line - fill void
estimated cost: \$32,000

PETITIONERS PREFERRED SOLUTION

VoGE request c

none of the above.

It is the Collie's desire to seek approval through the Construction Necessitated Variation process to allow for the 3 mistakenly placed items in question to remain as they are/where they are. We believe that the items were executed/installed with the best of intentions to place them properly on the property with a strong desire to be unobtrusive and aesthetically pleasing upon their discovery.

2010.04.11

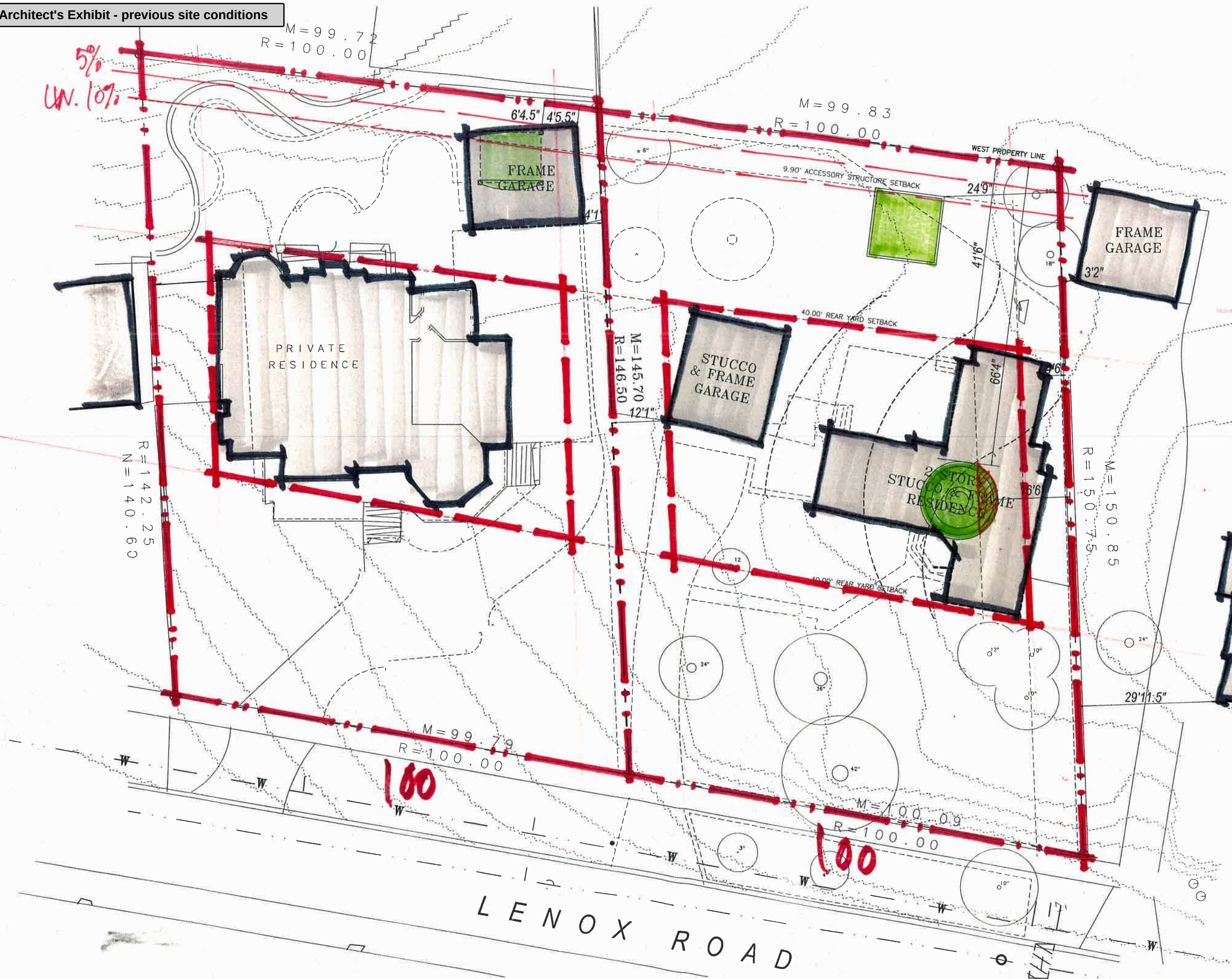
cont: 614 lenox

13

RECEIVED
APR 11 2018
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

DETOWNE

1:240
1:100





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

Meeting: 05/14/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6600

DOC ID: 3267

Ordinance No. 6600, An Ordinance Denying a Lot Coverage Ratio Variation for the Property Located at 569 Prairie Avenue to Allow the Construction of an Addition on the Rear of the Home

Background.

The property owners, John Snyder and Jean Ostrander, are requesting approval of a variation from the Glen Ellyn Zoning Code to allow the construction of a one-story addition on the rear of their home resulting in a lot coverage ratio (LCR) of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20% for residences more than one-story in height.

The property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Cottage Avenue. The property is in the R2 Zoning District and the zoning and land use immediately surrounding the subject property is R2 single-family residential. Notice of the public hearing was published in the Daily Herald on March 9, 2018. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, March 27, 2018.

The petitioners are requesting relief from the LCR limitation of the zoning code to allow the construction of a one-story addition on the rear of their home. They are the original owners of the property and constructed the home that they could afford at the time they purchased the lot. Having lived in the home for more than 20 years now, they would like to add on a little more space and would like to reorganize their first floor for a more open floor plan. As part of the project, the existing breakfast nook (approximately 65 sf) would be demolished and in its place a 304 sf living room would be added on to the home (see attached site plan).

At the ZBA public hearing on March 27, 2018, the petitioners presented plans showing the existing home with a non-conforming lot coverage of 20.96%. At the time the home was constructed, the Village allowed a 25% LCR for structures greater than one-story. The Village later changed the maximum LCR in 2003 to 20% but increased bonuses for detached garages and created bonuses for open sided front porches, to encourage these design elements. The petitioners have suggested that they do not have the ability to construct a detached garage on their lot due to restrictions created by a drainage easement in the rear of their property. The topography in the rear of the lot would also make it difficult to place a garage in the back of the home. The existing home does not benefit from any bonuses to the LCR and neither would the proposed addition. Being that the lot is slightly smaller than most in the R2 Zoning District, the petitioners expressed that they are at a disadvantage in terms of what they can do with their lot. They felt that the change in the Zoning Code (reducing the LCR to 20%) further limited their ability to build onto their home - which they had anticipated being able to do when they purchased the lot. Please see the following chart which compares the buildable square footage of a standard sized lot in the R2 Zoning District to the subject property under different possible circumstances. Note that the square footage of the proposed project is less than the square footage that would be permitted if the subject property could take full advantage of the front porch and detached garage bonuses, and the proposed LCR is less than the 25% LCR that

was permitted when the home was constructed.

	Standard lot in R2	Subject Property
Lot Area	8,712 sf	8,004 sf
20% LCR	1,742 sf	1,600 sf
20% LCR + all bonuses	2,482 sf	2,340 sf
25% LCR (prior to 2003)	2,178 sf	2001 sf

Proposed Project - 23.94% LCR and 1,916 sf

Issue.

The property at 569 Prairie Avenue was developed as part of the Hawthorne Place Subdivision in 1996. After the Hawthorne School was demolished, the property was subdivided to accommodate 12 single-family homes, requiring 36 variations in total. 569 Prairie was granted 3 variations to allow a 50 foot lot width (in lieu of the required 66 foot minimum), a lot area of 8,000 sf (in lieu of the 8,712 sf minimum) and a front yard setback of 25 feet (in lieu of the 30 foot minimum). The project was reviewed by the ZBA, the Plan Commission and the Village Board. The ZBA recommended denial of the subdivision. The Plan Commission recommended approval and the project was approved by the Village Board (minutes and ordinance attached).

Some of the ZBA members remembered this subdivision being a controversial project and recalled that many people did not support it. The meeting minutes note that there were several members of the public present at the meetings to speak both in favor and against the project. Members of the public that were opposed, suggested that 9 homes be built on the site instead of 12. The Village Board felt comfortable granting the variations to allow the construction of 12 homes due to the cost associated with demolishing and removing the school, the limited amount of land and awkward layout of the land to be subdivided, and because several properties in this area were already 50-foot wide lots. To reduce the bulk of the homes on the lots, the ordinance approving the variations limited the FAR to .40. The petitioners' existing home has a FAR of .38 and the proposed project would result in a FAR of .41.

Some of the current ZBA members did not feel that the Hawthorne Place Subdivision should have received approval and were not in favor of the project overall since it created 12 non-conforming lots. All members felt that there was no practical difficulty or circumstance unique to this lot. They could not find a hardship that would allow them to recommend approval of a fourth variation to a substandard lot. It was indicated that the petitioners' suggested hardships (substandard lot size and limitations created by the drainage easement and topography in the rear yard) were known at the time that they purchased the property. In addition, the ZBA felt that the request for nearly 24% lot coverage was excessive. Note: none of the other properties in this subdivision have been granted additional zoning variations beyond what was originally granted for the development of the

subdivision.

No members of the public were present to speak in favor or against the requested variation. All property owners sharing a property line with the subject property signed a petition in support of the requested variation.

Recommendation

At the public hearing on March 27, 2018, the Zoning Board of Appeals voted on a motion to recommend denial of the requested variation which carried with six (6) yes and zero (0) no votes. In accordance with this recommendation for denial, staff has prepared an ordinance to **deny** the requested variation.

Action Requested

It is requested that the Village Board consider the petitioners' request, the recommendation offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Ordinance
- Exhibit A - Draft Minutes of March 27, 2018 ZBA meeting
- Location/Zoning Map
- Aerial View
- Plat of Survey
- Site Plan
- Existing & Proposed Floor Plans
- Elevations
- Engineering plans for the original Hawthorne Place Subdivision
- Map of Hawthorne Place Subdivision
- Ordinance 4160
- Minutes from the June 23, 1994 Plan Commission Meeting
- Minutes from the June 28, 1994 Zoning Board of Appeals Meeting
- Minutes from the July 11, 1994 Glen Ellyn Board of Trustees Meeting

CC: Staci Hulseberg, Director of Planning & Development
Steve Witt, Building & Zoning Official
Rick Rearick, Architect
John Snyder & Jean Ostrander, Property Owners

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Ordinance 6600

Meeting of May 14, 2018



Village of Glen Ellyn

Ordinance No. 6600

**An Ordinance Denying a Variation Request from the
Lot Coverage Ratio Requirement
of the Zoning Code to Allow an Addition
to be Constructed on the Home Located at
569 Prairie Avenue
Glen Ellyn, IL 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 6600

Meeting of May 14, 2018

Ordinance No. 6600

**An Ordinance Denying a Variation Request from the
Lot Coverage Ratio Requirement
of the Zoning Code to Allow an Addition
to be Constructed on the Home Located at
569 Prairie Avenue
Glen Ellyn, IL 60137**

Whereas, John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, Glen Ellyn, Illinois, which is legally described as follows:

OF LOT 1 IN HAWTHORNE PLACE, BEING A SUBDIVISION OF LOTS 7, 8, & 9 IN RATHBUN'S RESUBDIVISION AND OF LOTS 1 & 3 IN BLOCK 5, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HAWTHORNE PLACE RECORDED FEBRUARY 1, 1995 AS DOCUMENT NO. R95-12442, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-301-012

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-8(E)1 to allow the construction of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage of 20%; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on March 27, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requested and zero (0) persons appeared in favor or in opposition to the requested variation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on March 27, 2018, the Zoning Board of Appeals adopted findings of fact and voted on a motion to deny the requested variation, which carried by vote of six (6) "yes" and zero (0) "no" resulting in a recommendation for denial as

set forth in its Draft Minutes dated March 27, 2018, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owners is not due to a unique circumstance and that the particular physical surroundings, shape or topographical conditions may be distinguished as an inconvenience but not a hardship; and
- B. That the conditions upon which the variation is based are not unique because the conditions on the property are applicable generally to other properties within the same subdivision; and
- C. That the variation, if granted, will alter the essential character of the locality due to the increased bulk on the lot, which was expressly limited during the approval of the subdivision development; and
- D. That the practical difficulty or particular hardships relating to the land were well known when the petitioners purchased the property; and
- E. That the variation is not the minimum variation that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to deny the variation requested.

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

Section One: The Draft Minutes of the March 27, 2018 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, is hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate

Ordinance 6600

Meeting of May 14, 2018

authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby deny the variation from Section 10-4-8(E)1 to allow the construction of an addition on the existing residence resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20% for the property located at 569 Prairie Avenue, Glen Ellyn, Illinois, which is legally described as follows:

OF LOT 1 IN HAWTHORNE PLACE, BEING A SUBDIVISION OF LOTS 7, 8, & 9 IN RATHBUN'S RESUBDIVISION AND OF LOTS 1 & 3 IN BLOCK 5, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HAWTHORNE PLACE RECORDED FEBRUARY 1, 1995 AS DOCUMENT NO. R95-12442, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-301-012

Section Three: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance denying this variation to be recorded with the DuPage County Recorder of Deeds.

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

Section Five: Failure of the owner 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 said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

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

_____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Ordinance 6600

Meeting of May 14, 2018

Nays:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				
Absent:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

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

ATTACHMENTS:

- Exhibit A - Draft Minutes of the March 27, 2018 ZBA Meeting (PDF)
- Zoning & Location Map (PDF)
- Aerial View (PDF)
- Plat of Survey (PDF)
- Site Plan (PDF)

Ordinance 6600

Meeting of May 14, 2018

- Existing & Proposed Floor Plans (PDF)
- Elevations (PDF)
- Engineering Plan (PDF)
- Map of Hawthorne Place Subdivision (PDF)
- Ordinances - ORType; SUBDIVISION - Number; 4160 - Name; APPROVALS TO CONSTRUCT HAWTHORNE PLACE SUBDIV - Date; 7-11-1994 (PDF)
- June 23, 1994 Plan Commission Minutes (PDF)
- June 28, 1994 Zoning Board of Appeals Minutes (PDF)
- July 11, 1994 Village Board Meeting Minutes (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
MARCH 27, 2018

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Chip Miller, Reed Panther and student Madeleine Greenleaf were present. ZBA Member Thomas Whalls was excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing regarding the property at 569 Prairie Avenue.

PUBLIC HEARING – 569 PRAIRIE AVENUE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(E)1 TO ALLOW THE CONSTRUCTION OF A ONE-STORY ADDITION RESULTING IN A LOT COVERAGE RATIO OF APPROXIMATELY 23.94% IN LIEU OF THE MAXIMUM PERMITTED LOT COVERAGE RATIO OF 20% ON A LOT WITH A TWO-STORY HOME. 2. ANY OTHER ZONING RELIEF NECESSARY 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.

(John Snyder and Jean Ostrander, owners)

Staff Presentation

Associate Planner Kelly Purvis stated that the petitioners, John Snyder and Jean Ostrander, are the owners of the property at 569 Prairie Avenue. She stated that they are requesting a variation from the Zoning Code as follows: Section 10-4-8(E)1 to allow the construction of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20% and any other zoning relief necessary 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.

Ms. Purvis stated that the subject property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Cottage Avenue. She also stated that the property is in the R2 zoning district and the zoning and land use immediately surrounding the subject property is R2 single family residential. She stated that notice of the public hearing was published in the March 9, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. Ms. Purvis stated that permits were issued for a new single-family residence in 1996 and a fence in 1998 for the property. She also stated that as an amendment to the information in the packet ZBA members received, there have been 3 variations granted for this property. This was missed in the initial

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review of the property, because it was developed as part of the Hawthorne Place Subdivision, a 12-lot single family subdivision. In total, the subdivision was granted 36 variations. She stated, 569 Prairie Avenue was granted 3 of those variations from the R2 zoning standards: a 50-foot lot width, a lot area of 8,000 square feet and a front yard setback of 25 feet. She showed a map of the subdivision and the subject property.

She stated that a standard lot that meets the requirements of the R2 zoning district could have up to 2,482 square feet of roofed over structures on the lot provided that bonuses for a detached garage and open front porch were applied. Ms. Purvis stated that on a lot of this size, 2,340 square feet of covered structures could be permitted on the lot if the bonuses were maximized. She added that the petitioners have indicated that they did not build a detached garage in the rear of the property due to the steep slope and grading which was designed to promote drainage for adjacent properties in the development. She stated that the subject residence is not eligible for a front porch bonus or a detached garage bonus and without applying any bonuses, the lot is permitted 1,600 square feet of roofed over structures. She added that the proposed project is 1,916 square feet.

Ms. Purvis stated that the petitioners are requesting an increase in the lot coverage limitation of the zoning code to allow the construction of a one-story addition on the rear of their home and she displayed the floor plan and elevations of the home. She stated they would like to reorganize parts of their first floor to allow for a more open floor plan. She added that as part of the proposed project, the existing breakfast nook would be demolished and in its place a 304-square foot living room would be added onto the house.

Ms. Purvis added that the petitioners included in their packet a petition in support of the proposed project with eight (8) of their neighbors' names listed. She displayed a map showing the adjacent property owners in support of the variation request.

Questions from the Zoning Board of Appeals

ZBA Member Greenleaf asked about water drainage on the property and Ms. Purvis explained that the Village Stormwater Engineer will review any project where more than 300 square feet of area is being disturbed for conformance with the stormwater ordinance.

Petitioners' Presentation

John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, and Rick Rearick, the petitioners' Architect, 155 N. Park Boulevard, Glen Ellyn, IL, were present to speak on behalf of a variation request for a one-story addition on the rear of the petitioners' home.

Mr. Snyder stated that the subdivision has water drainage issues and that water flows down and creates a problem for 566 Prairie Avenue. He stated that in order to make the area viable,

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a developer installed a sewer on the corner so that water will drain off. He also stated that they cannot build on the eastern third of their lot due to a great deal of rock wall located there. He also pointed on a map to an area where a drainage easement exists at the rear of the property which would also prevent him and his wife from constructing a detached garage. Using a map on the projector, he showed how water flows on his property. He added that their garage is attached which makes the lot coverage challenging and that they could build the addition they are proposing if the garage was detached and they could take advantage of that bonus.

Mr. Snyder stated that their hardship is that their lot is undersized with a narrow width. He also stated that they are adding only one story—not two stories—to their home which is small. He also stated the addition will not impact their neighbors who are supportive of the proposed addition. He also stated that their patio is pervious and those bricks will be replaced once construction is completed.

Ms. Ostrander stated that they are the original owners of the subject home. She also stated that they would like to change the design of their home to better meet their needs. She stated that they built the home they could afford when they purchased the property, but had intended to add onto their home, knowing that they could build to the 25% lot coverage ratio, however, the code changed before they were able to build their addition. She also stated that they would have to tear their house down in order to detach the garage and receive that bonus. Mr. Snyder stated that the addition would be constructed on a flat part of the lot and would not interfere with the drainage.

Additional Questions/Comments from the Zoning Board of Appeals

ZBA Member Jones asked if any homes in the subject area have detached garages, and Ms. Ostrander responded that one house did. ZBA Member Micheli asked if there was any way the petitioners could build a detached garage on the property and Ms. Purvis replied no, not with the existing home on the lot. ZBA Member Miller stated that the floor area ratio of the home is currently is .38, the allowed amount is .40 (per the Ordinance approving the subdivision) and the proposed new project amount is .41. ZBA Member Miller stated that variations were required for the subject subdivision, including three (3) for the subject property. The ZBA voted against the entire subdivision. He stated that the petitioners were aware of all of the constraints on the property when they chose to build on it. He asked the petitioners what their new hardship is. Rick Rearick, the petitioners' architect, responded the zoning change. ZBA Member Miller stated that the neighbors in that area wanted larger lots and were concerned about density. The ZBA voted against the whole subdivision. ZBA Member Jones stated that he drove through the neighborhood and most houses in the neighborhood have attached garages.

ZBA Member Constantino asked if the proposed plan could be reduced to minimize the variation. Mr. Snyder replied that he would need to discuss this further with his architect. Ms. Ostrander added that she did not want a long narrow room created because of a reduction in

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the size of the plan and she wanted the space to be useful. She also stated that what they would like to build is minor relative to what they thought they could do to improve their home. The petitioners added that they have no intention of moving and they are making these improvements to their home to make it more livable. Mr. Snyder reiterated that he and his wife are not zoning experts, they got caught up by the change in the zoning code.

Persons in Favor of or in Opposition to the Variation Request

No persons spoke in favor of or in opposition to the variation request.

Findings of Fact

ZBA Member Constantino stated that John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, are requesting approval of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20%. The property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Prairie Avenue in the R2 zoning district. The zoning and land use immediately surrounding the subject property also is R2 single family residential. ZBA Member Constantino stated that three (3) variations were granted for the subject lot for a 50-foot width in lieu of the required 66-foot width, an 8,000 square foot area in lieu of the required 8,712 square feet and a front yard setback of 25 feet in lieu of the required 30 feet. The larger development received a total of 36 variations. ZBA Member Constantino stated that when the lot coverage ratio was 25%, the petitioners' new home was constructed at 20.9%, however, the lot coverage ratio was thereafter reduced to 20%. He added that the petitioners cannot construct a detached garage on the subject property because of the slope in the rear yard and the drainage easement on the property and therefore cannot benefit from the lot coverage bonus for a detached garage. He also stated that as part of the project, the 65-square foot breakfast nook will be removed and 304-square feet of living space will be added for a net increase of 239 square feet. ZBA Member Constantino stated that their proposed project has the approval of their surrounding neighbors. He stated that a drainage plan would be required by the Village for this project if the variation were granted. Mr. Constantino stated that water drainage issues exist from the north to the south with swales running through the property and because of the slope and the grade, the owners cannot build on the east side which would affect drainage patterns. The rear third of the lot slopes down to the storm sewer so the owners cannot construct a garage in the rear of the lot.

Mr. Snyder stated that this is one of the smaller lots in the subdivision. He stated that the proposed addition will improve the salability of the home. The homeowners did not increase their lot coverage to 25% when it was code compliant due to the cost at that time.

Comments from the Zoning Board of Appeals

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ZBA Member Micheli stated that there were no unique circumstances, practical difficulties or particular hardships regarding this variation request. He stated that variations are not allowed for financial gain. He stated that he does not see a basis on which to grant a variance.

ZBA Member Miller expressed sympathy for the petitioners, but stated that three (3) variations had already been granted and a garage could never have been built on that lot due to the drainage easement. He added that the ZBA had voted no to the original subdivision for this very reason - 12 substandard lots were created. With the limitation on the FAR expressed in the Ordinance, to reduce bulk on the lots, he stated he does not feel comfortable granting the variation.

ZBA Member Constantino was not in favor of the proposed variation request because no hardship or practical difficulty was demonstrated. He felt that an almost 24% lot coverage ratio was excessive.

ZBA Member Panther felt sympathetic and stated that substandard lots create challenges. He did not see a clear hardship for this property however.

ZBA Member Jones stated it would be nice if nonconformities were grandfathered, but they are not. He also stated that the lot coverage ratio had changed from 25% to 20% for a reason, so he was not supportive of this request.

ZBA Member Greenleaf was in favor of the variation request, however, wanted the petitioners to be sure that water did not impact the petitioners' neighbors if the variation is granted.

Chairperson Garrity stated that the ZBA had voted no on a similar project in the past and the Village Board overturned that vote. He told the petitioners that it did not look like the ZBA would give a positive recommendation, but they could take their chances with the Village Board.

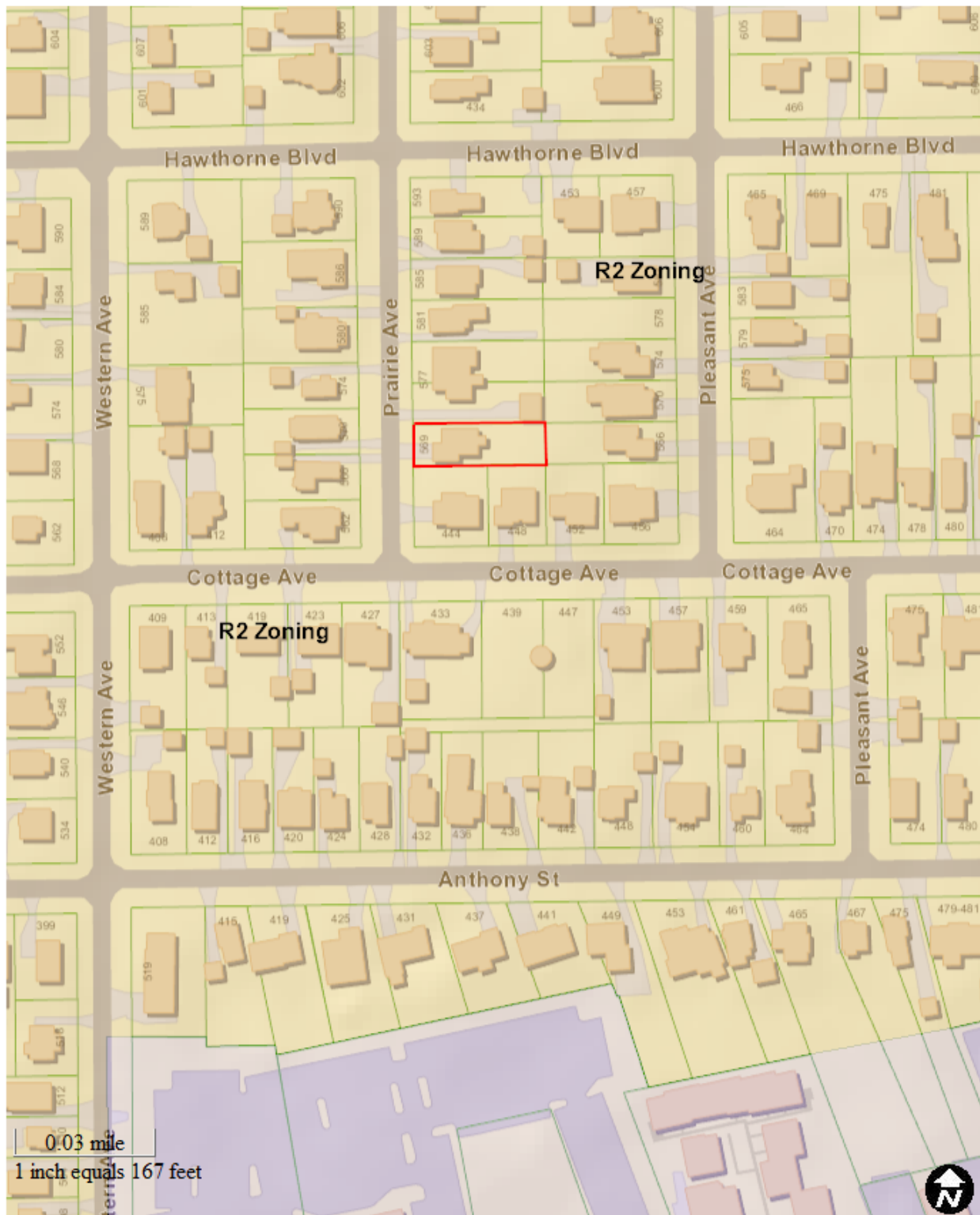
The petitioners requested a few minutes to discuss their options. After a few minutes, they returned and stated that they would like to take their request before the Village Board.

Motion

ZBA Member Miller moved, seconded by ZBA Member Micheli, to deny the variation request to allow a lot coverage ratio of 23.94% in lieu of the permitted 20% maximum lot coverage. The ZBA voted 6 yes – 0 no. Motion to deny carries.



Location & Zoning



Map created on February 26, 2018.

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Zoning

-  CC - Community College
-  C2 - Community Commercial
-  C3 - Service Commercial
-  C4 - Office District
-  C5A - CBD Retail Core
-  C5B - CBD Service
-  C6 - Commercial/Multi-use
-  CR - Conservation Recreation
-  RE - Residential Estate
-  R0 - Single Family Residential
-  R1 - Single Family Residential
-  R2 - Single Family Residential
-  R2B - Single Family Residential
-  R3 - Multi-family Residential
-  R4 - Multi-family Residential
-  R5 - Planned Residential
-  U - Unincorporated



Aerial View

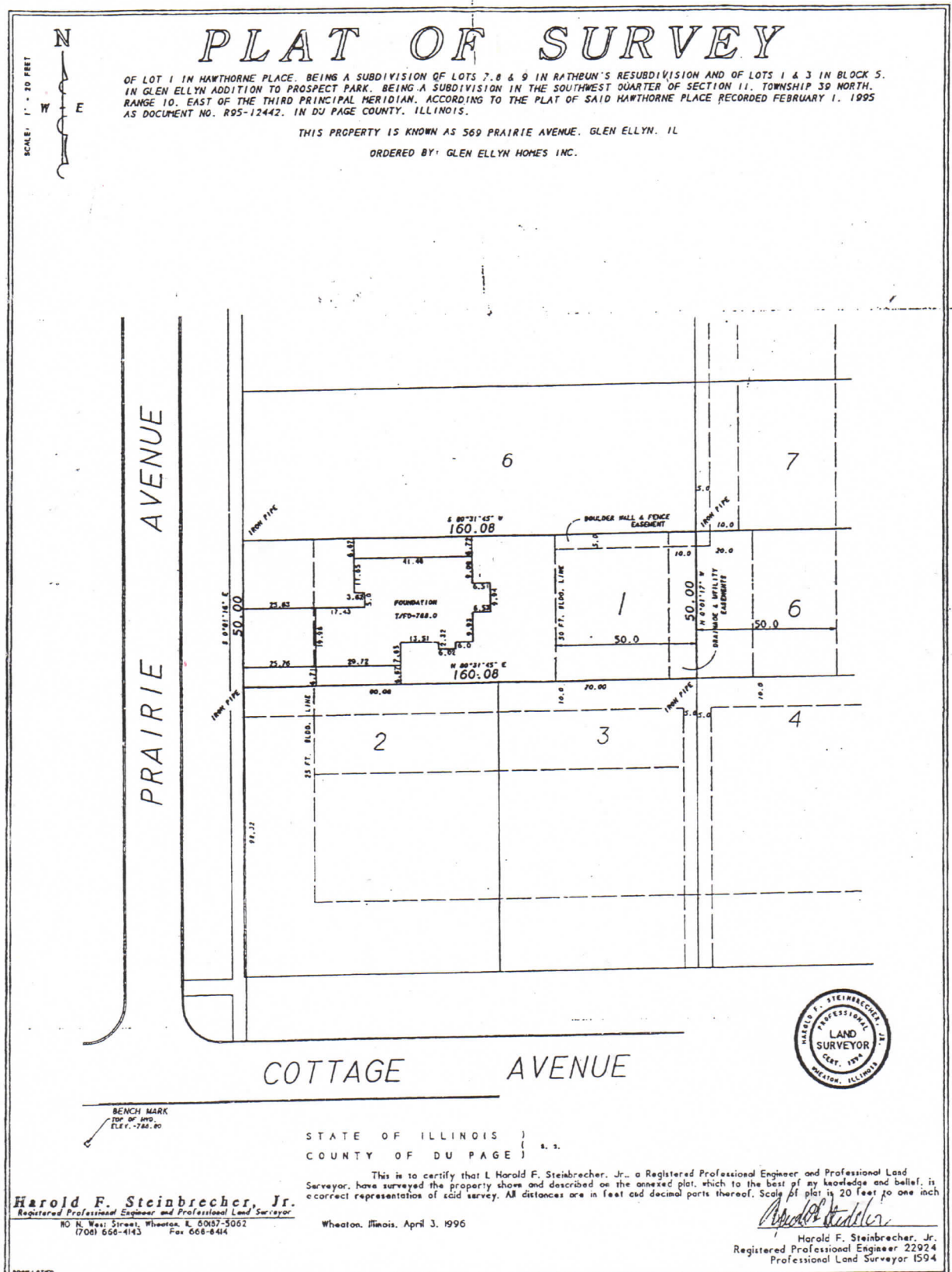


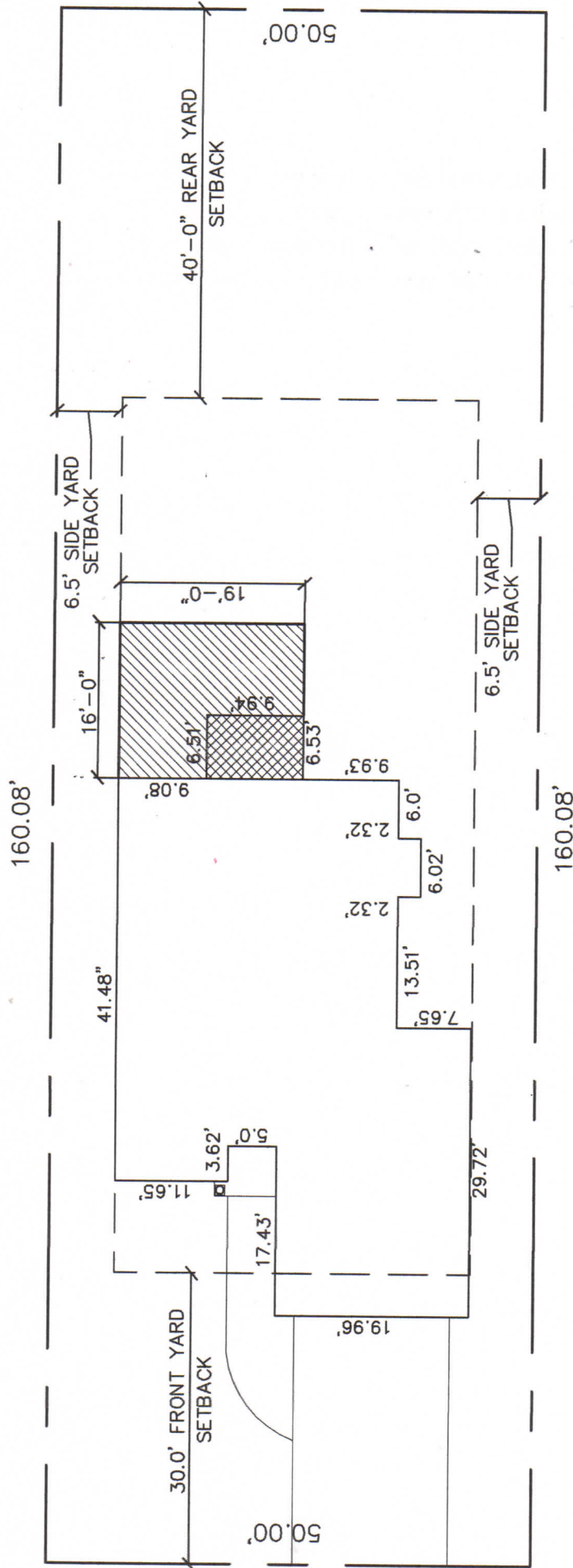
Map created on February 26, 2018.

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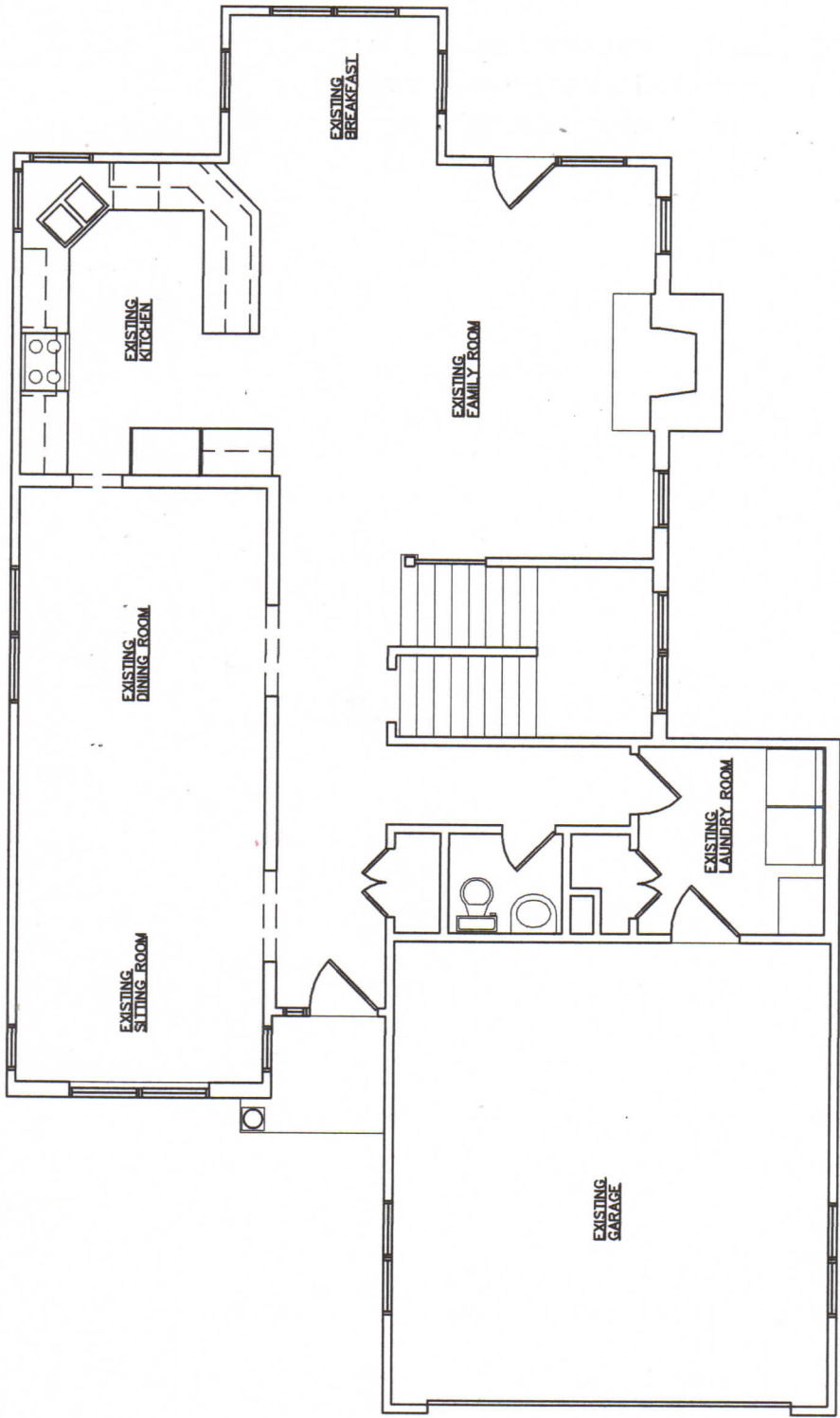
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PROPOSED SITE PLAN

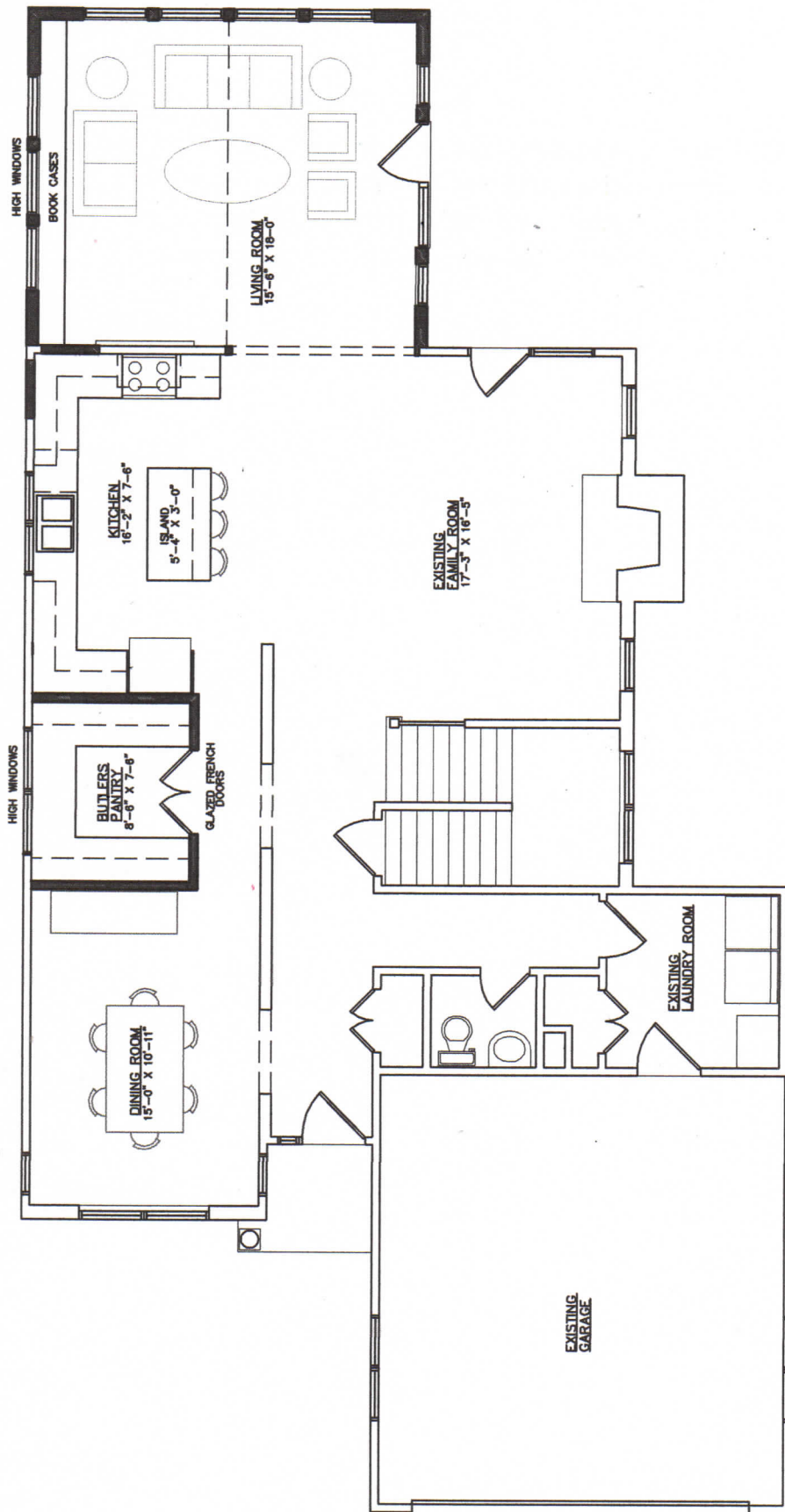
SCALE: 1/16" = 1'-0"
569 PRAIRIE AVENUE



NORTH

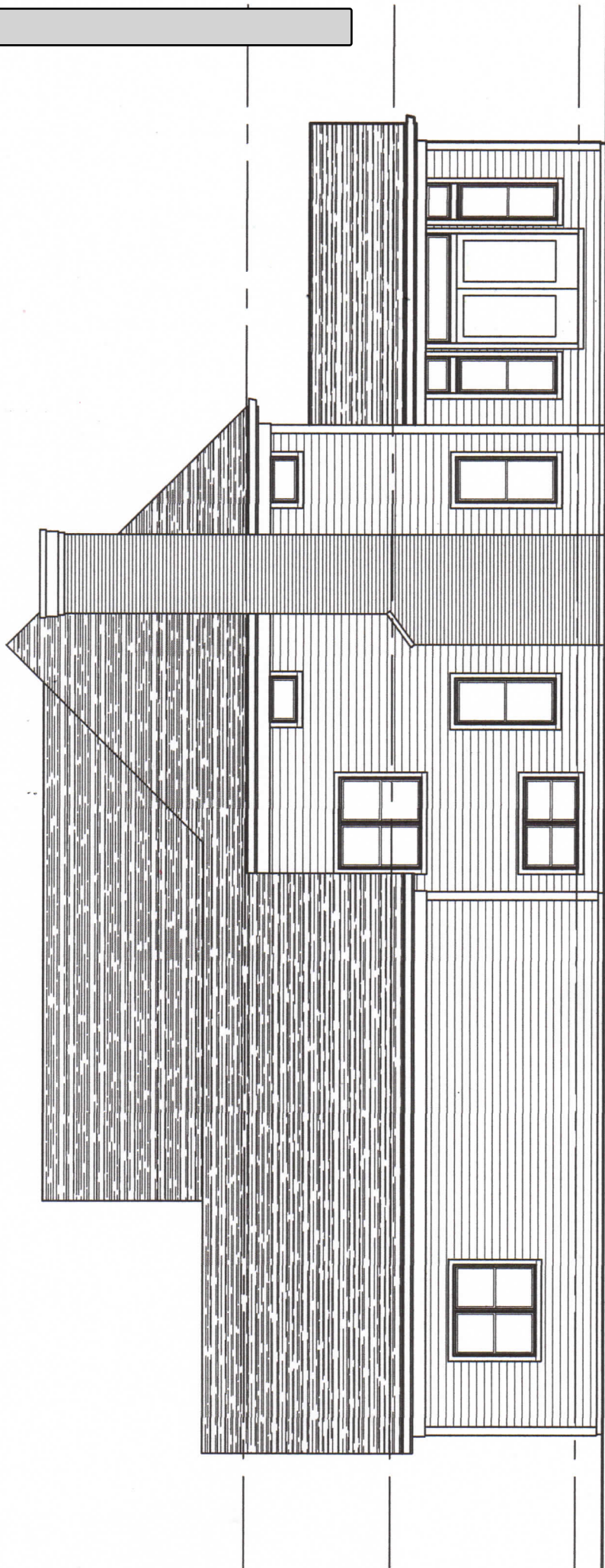
EXISTING FIRST FLOOR PLAN

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

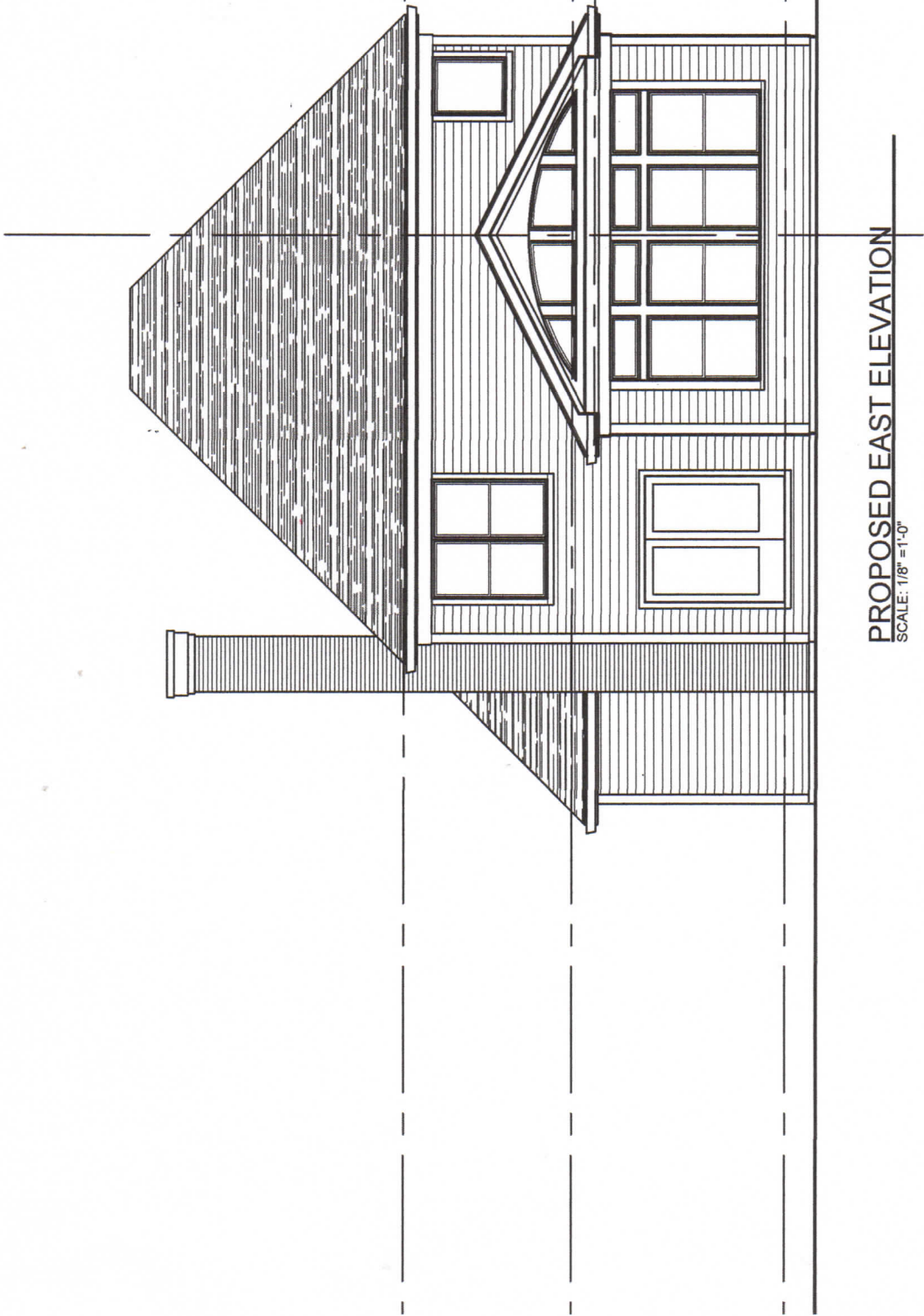


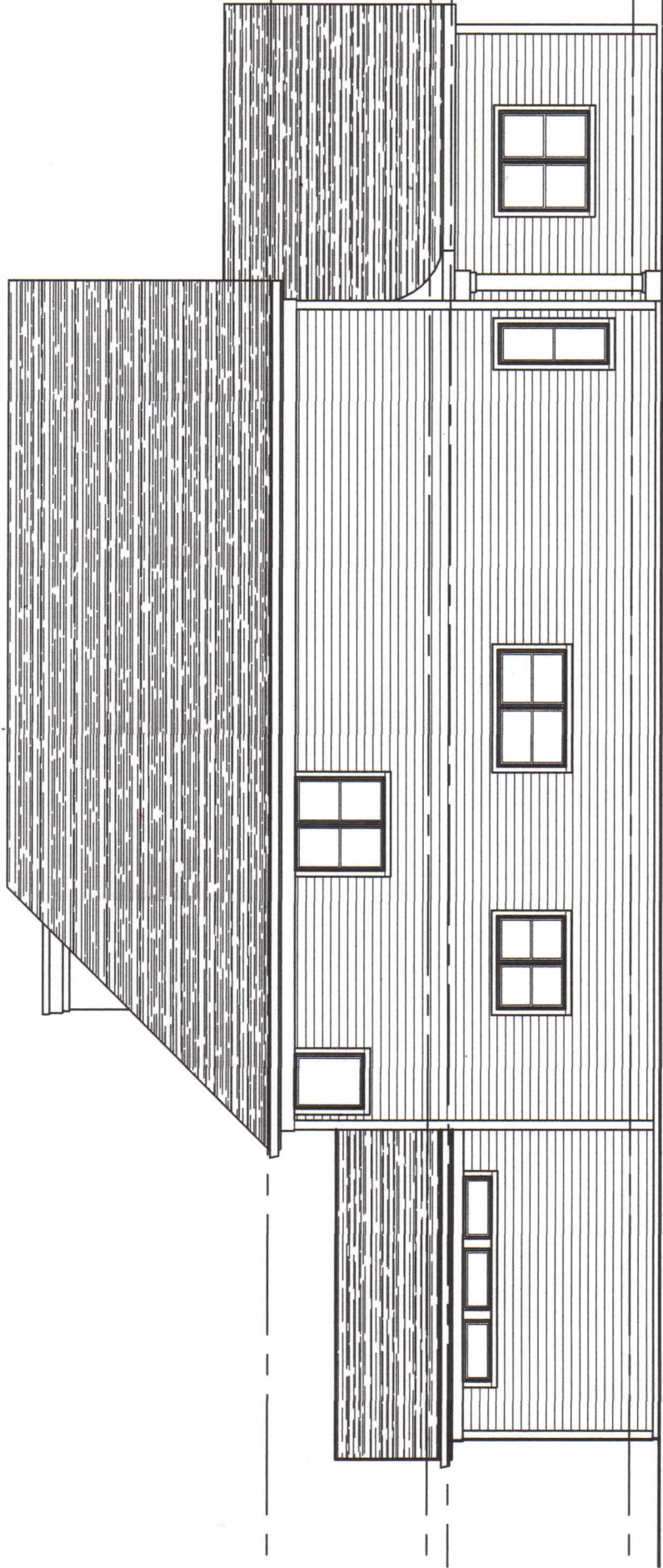
PROPOSED FIRST FLOOR PLAN

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



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





PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1" = 20 FEET

NOTES:

1) ALL PUBLIC WALK ADJACENT TO THIS DEVELOPMENT TO BE REMOVED & REPLACED

2) ALL WATER & SANITARY SEWER SERVICES ARE TO BE INSTALLED AT THE SAME TIME AS PART OF THE SUBDIVISION IMPROVEMENTS.

2) ALL WATER & SANITARY SEWER SERVICES ARE TO BE INSTALLED AT ONE TIME AS PART OF THE SUBDIVISION IMPROVEMENTS.

SERVICES ARE TO BE INSTALLED AT ONE TIME AS PART OF THE SUBDIVISION IMPROVEMENTS.

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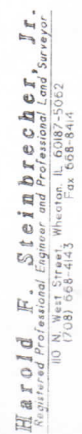
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177

LEGEND

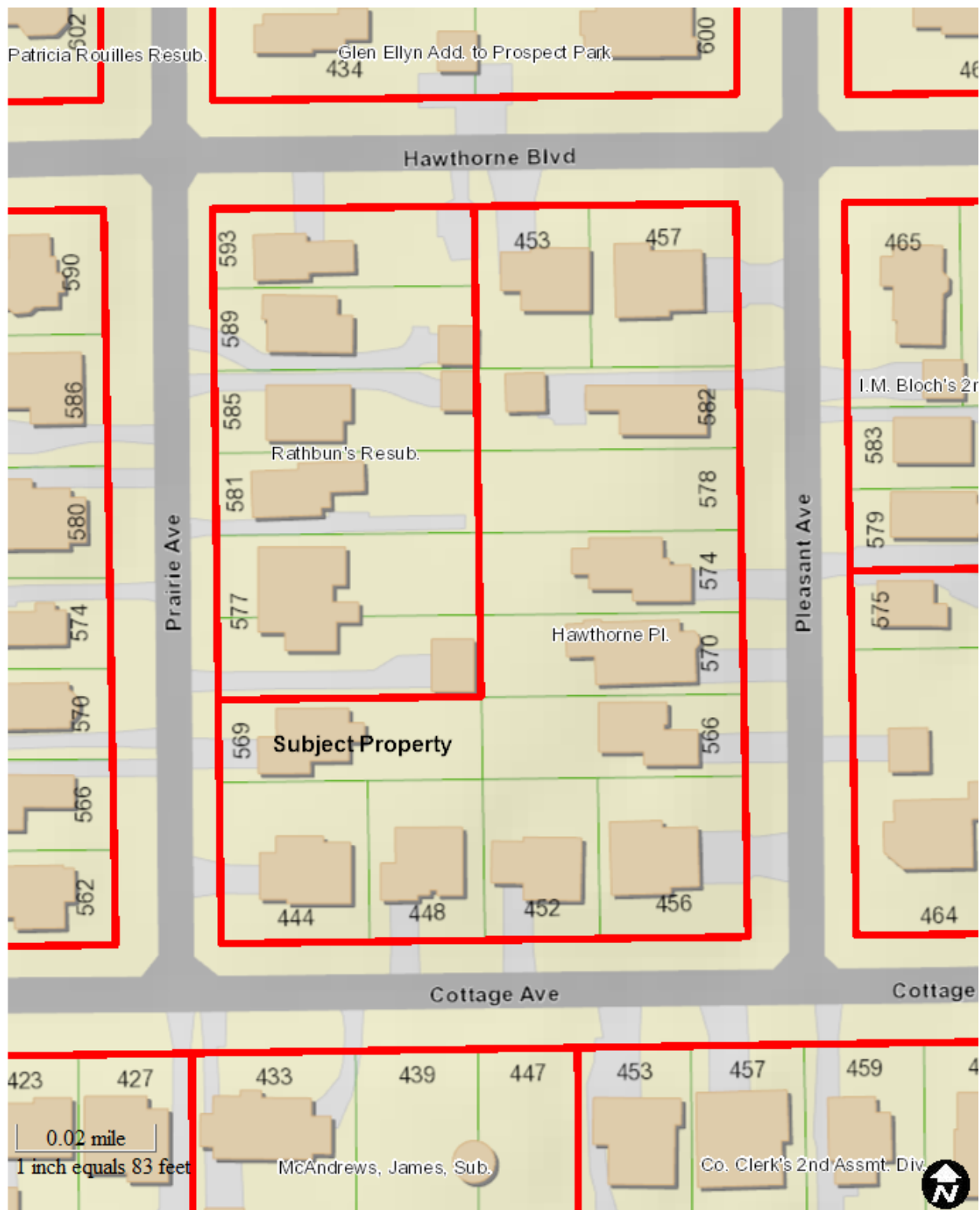
- EXISTING SPOT ELEV
- PROPOSED SPOT ELEV
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DIRECTION OF FLOW

Packet Pg. 177





Hawthorne Place Subdivision



Map created on April 10, 2018.

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

Subdivision



VILLAGE OF GLEN ELLYN

ORDINANCE NO. H/60-Z

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION
AND GRANTING 36 VARIATIONS FOR THE CONSTRUCTION OF
A 12-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
COMMONLY KNOWN AS HAWTHORNE PLACE SUBDIVISION**

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 11TH DAY OF JULY, 1994.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 15TH
day of JULY, 1994.

ORDINANCE NO. 4160-2

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION
AND GRANTING 36 VARIATIONS FOR THE CONSTRUCTION OF
A 12-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
COMMONLY KNOWN AS HAWTHORNE PLACE SUBDIVISION**

WHEREAS, Glen Ellyn Homes, as contract purchaser, has petitioned the Village President and Board of Trustees of the Village of Glen Ellyn to subdivide the Hawthorne School site and build 12 houses on the property; and

WHEREAS, Glen Ellyn School District 41, as owner, has authorized Glen Ellyn Homes to seek permission to obtain approval of the Village of Glen Ellyn for the subdivision of land and the Zoning Variations; and

WHEREAS, Glen Ellyn Homes has applied for a Preliminary Plat of Subdivision Approval and Variations for the property commonly known as 570 Pleasant Avenue, and legally described as follows:

Parcel 1:

Lots 7, 8 and 9 in Rathbun's Resubdivision of Lots 2 and 4 in Block 5, in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Rathbun's Resubdivision recorded February 15, 1909 as Document 95917 in DuPage County, Illinois;

Parcel 2:

Lots 1 and 3 in Block 5, in Glen Ellyn Addition to Prospect Park in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1890 as Document 42867, in DuPage County, Illinois

P.I.N.'s: 05-11-301-007, -008 , -009, -010 and -011; and.

WHEREAS, Glen Ellyn Homes is seeking the following Variations:

- A. For all lots: Section 10-4-5(D)1, to allow a minimum front yard setback of 25 feet rather than the required setback of 30 feet;

- B. For Lots 2, 3, 4, 5, 11 and 12: Section 10-4-5(D)2, to allow a minimum rear yard setback of 30 feet rather than the required 40-foot minimum;
- C. For Lots 2, 5 and 12: Section 10-4-5(D)3(b), to allow corner side yards of 25 feet rather than the minimum required width of 30 feet;
- D. For Lots 1, 3, 4, 6, 7, 8, 9, 10 and 11: Section 10-4-5(D)6, to allow lot areas of 6,860 square feet for Lots 3, 4 and 11 and 8,000 square feet for Lots 1, 6, 7, 8, 9 and 10, rather than the minimum required lot area of 8,712 square feet; and
- E. For Lots 1, 6, 7, 8, 9 and 10: Section 10-4-5(D)7(a), to allow these lots to be 50 feet in width rather than the minimum required width of 66 feet; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notification to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing on June 23, 1994, at which hearing the petitioners presented evidence, testimony and four exhibits in support of their request for Preliminary Plat of Subdivision and seven persons appeared in favor and no persons appeared in opposition thereto and one person raised questions; and

WHEREAS, following due and proper notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following notification to all property owners with 250 feet of the subject property at least ten (10) prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 28, 1994, at which the petitioners presented evidence, testimony and eight exhibits in support of their

request for approval of the Variations; and five persons appeared in favor and three in opposition thereto; and

WHEREAS, the Plan Commission has considered the evidence presented and has made its findings of fact and recommendations, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated June 23, 1994, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented and has made its findings of fact and recommendations, as set forth in the Report and Recommendation of the Glen Ellyn Zoning Board of Appeals, dated June 28, 1994, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcripts and exhibits presented at the public hearings and have considered the findings of fact and recommendations of the Glen Ellyn Plan Commission and the Glen Ellyn Zoning Board of Appeals; and

WHEREAS, the Village President and Board of Trustees of the Village of Glen Ellyn have determined that granting of the approval of a Preliminary Plat of Subdivision and the granting of 36 Variations is consistent with the requirements established by the Glen Ellyn Subdivision Regulations and the Glen Ellyn Zoning Code; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn find that the plight of the owner is due to unique circumstances because the existing property has a structure which will be expensive to demolish, the topography of the land will be difficult to modify, the size of the property is restrictive and awkward to subdivide, and the property is close to several existing homes; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn find that the Variations will not alter the essential character of the locality because many of the houses in the vicinity of the subject property are built on lots that are 50-feet wide or less than 66 feet wide, the plans presented by the petitioner would restrict the square footage area of the homes, and the height of the homes.

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

SECTION ONE: The Report and Recommendation of the Plan Commission, Exhibit "A" appended hereto, and the Report and Recommendation of the Glen Ellyn Zoning Board of Appeals, Exhibit "B" appended hereto, are hereby received and placed on file. The Village President and Board of Trustees of the Village of Glen Ellyn, based upon their review of the transcripts, evidence, and exhibits as presented at the public hearings, have adopted findings, granting the Preliminary Plat of Subdivision and granting 36 Variations.

SECTION TWO: The Preliminary Plat of Subdivision for Hawthorne Place with revised date of June 16, 1994, as modified by the conditions below, is hereby approved and made a part of the permanent records of the Glen Ellyn Plan Commission for the property described as follows:

Parcel 1:

Lots 7, 8 and 9 in Rathbun's Resubdivision of Lots 2 and 4 in Block 5, in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Rathbun's Resubdivision recorded February 15, 1909 as Document 95917 in DuPage County, Illinois;

Parcel 2:

Lots 1 and 3 in Block 5, in Glen Ellyn Addition to Prospect Park in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1890 as Document 42867, in DuPage County, Illinois

P.I.N.'s: 05-11-301-007, -008 , -009, -010 and -011.

SECTION THREE: The President and Board of Trustees find that the strict adherence to the provisions of the Glen Ellyn Zoning Code would create practical difficulties and particular hardships, because of the unique circumstances at this location, in that, the existing property has a building and asphalt which will be expensive to demolish, the topography of the land will be difficult to modify, the size of the property is restrictive and awkward to subdivide, and the property is close to several existing homes, and further, that the variations will not alter the essential character of the locality because several houses in the area are built on 50-foot wide lots or other lots that are less than 66 feet wide, and there are area and height restrictions proposed. The following 36 Variations are permitted:

- A. For all lots: Section 10-4-5(D)1, to allow a minimum front yard setback of 25 feet rather than the required setback of 30 feet;
- B. For Lots 2, 3, 4, 5, 11 and 12: Section 10-4-5(D)2, to allow a minimum rear yard setback of 30 feet rather than the required 40-foot minimum;
- C. For Lots 2, 5 and 12: Section 10-4-5(D)3(b), to allow corner side yards of 25 feet rather than the minimum required width of 30 feet;
- D. For Lots 1, 3, 4, 6, 7, 8, 9, 10 and 11: Section 10-4-5(D)6, to allow lot areas of 6,860 square feet for Lots 3, 4 and 11 and 8,000 square feet for Lots 1, 6, 7, 8, 9 and 10, rather than the minimum required lot area of 8,712 square feet; and
- E. For Lots 1, 6, 7, 8, 9 and 10: Section 10-4-5(D)7(a), to allow these lots to be 50 feet in width rather than the minimum required width of 66 feet.

SECTION FOUR: The approvals as identified above are based on the Final Plat of Subdivision being in substantial conformance with the Preliminary Plat of Subdivision (including six lots 98 feet deep), except as modified by the conditions identified below, and the development conforming to the following conditions:

1. Each lot will have a floor area ratio of .4, including the garage and excluding finished attics and basements or as otherwise calculated pursuant to the Glen Ellyn Zoning Code in effect from time to time;
2. Each lot will have a maximum height restriction of 28 feet;
3. Trees will be preserved in accordance with the plan prepared by the petitioners' consultant, who will work in cooperation with the Village Forestry Superintendent; provided that the parkway trees shall be preserved pursuant to the instructions of the Forestry Superintendent;
4. The developer will pay "Developer's Donations" to the following public bodies in accordance with their regulations regarding new single-family home construction: School District 87, School District 41, Glen Ellyn Public Library, Glen Ellyn Park District, and Volunteer Fire Company;
5. The developer shall take such measures as the owners of the five homes abutting the western boundaries of the property require to preserve or replace the vegetation on their property;
6. The sanitary sewer serving the house on Lot 11 shall be placed in the utility and drainage easement on the south side of Lot 12;
7. All side yards will be at least 6.6 feet;
8. No residence shall have a detached garage, except those lots with 50-foot long rear yards;
9. There shall be a drainage easement containing provisions establishing and maintaining a boulder wall and fences that are acceptable to the Village Attorney and the Village Consulting Engineer. The terms of the easement shall be described fully on the plat.

SECTION FIVE: Approval of the Preliminary Plat of Subdivision and the Grant of Variations are conditioned upon the construction and maintenance of the subject project being in substantial conformance with the following plans, referenced herein as though they were attached hereto:

1. Preliminary Plat of Hawthorne Place, latest revision date May 11, 1994, by Harold F. Steinbrecher, Jr.;
2. Detail of Boulder Wall;
3. Exterior Elevations and Floor Plans for three houses, dated April 29, 1994, by Charles Vincent George Design Group, Inc., Sheets A-1 through A-3 (concept only); and
4. A listing of the Zoning Variations by Richard Dunn, dated June 28, 1994.

SECTION SIX: This ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

SECTION SEVEN: 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 owner or party in interest to the penalties set forth in Sections 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

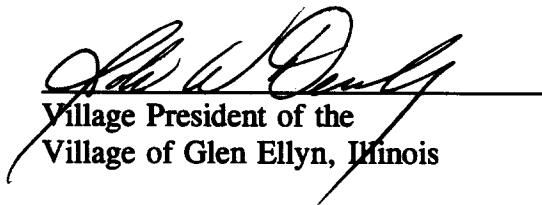
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 11TH day of JULY, 1994, on first reading, second reading not being requested.

AYES: *WARR, FRANK, GILKESON, MATTHEWS, POSEY*

NAYS: *- 0 -*

ABSENT: *RENNARD*

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 11TH
day of JULY, 1994.


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 15TH day of JULY, 1994.)

**REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN PLAN COMMISSION
ON THE PETITION OF GLEN ELLYN HOMES
REQUESTING PRELIMINARY PLAT OF SUBDIVISION APPROVAL
FOR A TWELVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

**TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE
OF GLEN ELLYN, ILLINOIS**

Glen Ellyn Homes, the contract purchaser, has filed a petition for Preliminary Subdivision Plat approval of a proposed 12-lot subdivision. The subject property is the Hawthorne School site, located at the northwest corner of Cottage and Pleasant Avenues. The property is zoned R2.

This petition was referred to the Plan Commission to consider a public hearing as required by the Subdivision Regulations. The Plan Commission set the date of hearing for Thursday, June 23, 1994. Notice of the public hearing was published in The Glen Ellyn News on June 8, 1994. Written notice was sent to property owners within 250 feet of subject property. A sign was placed on the subject property announcing that a public hearing would be held regarding the site.

The Plan Commission issued the following Report and Recommendation:

I. Report:

A. Location -- the subject property is described as follows:

Parcel 1:

Lots 7, 8 and 9 in Rathbun's Resubdivision of Lots 2 and 4 in Block 5, in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Rathbun's Resubdivision recorded February 15, 1909 as Document 95917 in DuPage County, Illinois;

Parcel 2:

Lots 1 and 3 in Block 5, in Glen Ellyn Addition to Prospect Park in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1890 as Document 42867, in DuPage County, Illinois

P.I.N.'s: 05-11-301-007, -008 , -009, -010 and -011.

Page 2

~~Staff Report to Plan Commission~~

Hawthorne Place Subdivision Preliminary Plat

June 23, 1994

B. Characteristics of the Site and of the Surrounding Area -- The site is approximately 2.2 acres in the shape of a reverse "L." It is bounded by Hawthorne, Prairie, Cottage and Pleasant. The Hawthorne School and playground are located on the property. The property is zoned R2, as are surrounding residential properties. The neighborhood includes single-family residences and lots of various sizes. Across Cottage is a municipal water tower.

C. Review and Approval Procedure -- The Glen Ellyn Subdivision Regulations require that the Plan Commission conduct a public hearing regarding Preliminary Plats of Subdivision. The petitioner appeared before the Plan Commission on February 24, 1994 for a Concept Review. At that meeting, the Plan Commission decided that the required Preliminary and Final Plats of Subdivision should be reviewed separately. The site (approximately 2.2 acres) is insufficiently large to qualify as a Planned Unit Development. As a result, the petitioner is asking for a number of Variations from the R2 District regulations to accommodate the subdivision as proposed. The majority of the proposed lots would be nonconforming in area, lot width, or building setbacks. The petitioner has filed for the necessary Variations, which will be considered by the Zoning Board of Appeals at a public hearing on June 28, 1994. The request for Preliminary Plat of Subdivision approval includes a request for a waive of Section 401.4 of the Subdivision Regulations to allow six lots to be 98 feet deep in lieu of the required 110 feet.

D. Public Hearing -- Testimony was presented on behalf of the petition by Tom Gale and Doug Walksler, representing Glen Ellyn Homes. Seven residents spoke in favor, no residents spoke in opposition, and one resident raised questions.

E. Exhibits -- The following exhibits were presented:

- EXHIBIT 1 -- Application for Preliminary Plat of Subdivision approval filed by Glen Ellyn Homes, including all attachments
- EXHIBIT 2 -- Letter from James Schuster of the Cooperative Extension Service of the University of Illinois regarding an examination of the trees on the subject site, dated June 18, 1994
- EXHIBIT 3 -- 24-page petition signed by residents within 25 feet of the proposed development expressing support for the approval of the project

Page 3
~~Staff Report to~~ Plan Commission

Hawthorne Place Subdivision Preliminary Plat
June 23, 1994

EXHIBIT 4 -- Preliminary Plat of Hawthorne Place prepared by Harold F. Steinbrecher, dated March 25, 1994, with most recent revision date of May 11, 1994

II. **Recommendation:**

The Plan Commission recommends that the Village Board grant Preliminary Plat of Subdivision approval for Hawthorne Place Subdivision, having found that the Preliminary Plat of Subdivision for Hawthorne Place dated May 11, 1994, meet the requirements of Section 301 of the Glen Ellyn Subdivision Code. This recommendation includes approval of a Variance from Section 401.4 of the Subdivision Regulations to allow six lots with a depth of 98 feet in lieu of 110 feet deep. This Variation from Section 401.4 is based on the following unique circumstances: the property is awkward to subdivide and obtain the required depth, the property has three corners, and dimensions which make a normal depth difficult. This Variation is also based on the particular hardship that the shape and size of the site discourage normal sized lots. The Plan Commission further finds that this Subdivision will not alter the essential character of the locality because many of the homes in the immediate neighborhood are built on 50-foot lots, and many other homes are built on lots that do not meet the minimum for width, and the petitioner's application indicates he will be building homes that will be in keeping with the neighborhood.

This recommendation is subject to the following conditions:

1. Each house will be built with a floor area ratio maximum of .4, including the garage;
2. The maximum height of each house will be 28 feet;
3. The petitioner's consultants plan to retain trees where possible is recommended for adoption, and it is further recommended that the developer work with the Village Forestry Superintendent to ensure that as many trees as possible may be saved;
4. It is recommended that the petitioner pay the appropriate donations to School District 87, School District 41, the Glen Ellyn Park District, the Glen Ellyn Public Library, and the Glen Ellyn Volunteer Fire Department;
5. The petitioner should do everything possible to preserve the vegetation on the adjoining properties to the north and west;

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~~Staff Report to~~ Plan CommissionHawthorne Place Subdivision Preliminary Plat
June 23, 1994

6. It is recommended that, in the vicinity of the boulder wall along the northwestern boundary, the petitioner maintain and possibly improve the chain link fence for safety reasons;
7. Sanitary sewer from the house on Lot 11 will be constructed to run to Pleasant Avenue in the utility and drainage easement on the south side of Lot 12;
8. The grant of the Preliminary Plat of Subdivision is subject to being constructed in substantial conformance with the following plans, referenced herein as though they were attached hereto:
 - a. Preliminary Plat of Hawthorne Place, latest revision May 11, 1994, by Harold F. Steinbrecher, Jr.;
 - b. Detail of Boulder Wall;
 - c. Development Report for Hawthorne Place, dated May 15, 1994, by Harold F. Steinbrecher, Jr.;
 - d. Description of Proposed Hawthorne Place Subdivision; and
 - e. Exterior Elevations and Floor Plans of Three Houses, dated April 29, 1994, by Charles Vincent George Design Group, Inc. (Sheets A-1 through A-3) (example).

Roll call vote to recommend approval, Commissioners Parbs, Melady, Lynch, Scanlan, SiligmueLLer, VanDerhoef and Chairman Murtaugh voted "yes." The motion carried 7 "yes," 0 "no."

Respectfully submitted,



Christopher D. Murtaugh, Chairman
Glen Ellyn Plan Commission

Date of Meeting: June 23, 1994

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**REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN ZONING BOARD OF APPEALS
ON THE PETITION OF GLEN ELLYN HOMES
FOR VARIATIONS FOR
HAWTHORNE PLACE SUBDIVISION**

TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
GLEN ELLYN, ILLINOIS

Glen Ellyn Homes, as contract purchaser, has petitioned the Village for Variations from a number of provisions of the Glen Ellyn Zoning Code. The petitioner is proposing to subdivide the subject property into a 12-lot single-family residential subdivision. The subject property is the Hawthorne School site. Variations are requested from the minimum lot width, lot area, front yard, rear yard, side yard and corner side yard requirements of the R2 District.

The petition was referred to the Zoning Board of Appeals to conduct a public hearing as required by the Zoning Code. The Zoning Board of Appeals set the date of the required public hearing for Tuesday, June 28, 1994. Notice of the public hearing was published in The Glen Ellyn News on June 8, 1994. Written notice was sent to property owners within 250 feet of subject property. A sign was placed on the subject property announcing that a public hearing would be held regarding the site.

The Zoning Board of Appeals issued the following Report and Recommendation:

I. **Report:**

A. **Location** -- The subject property is described as follows:

Parcel 1:

Lots 7, 8 and 9 in Rathbun's Resubdivision of Lots 2 and 4 in Block 5, in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Rathbun's Resubdivision recorded February 15, 1909 as Document 95917 in DuPage County, Illinois;

Parcel 2:

Lots 1 and 3 in Block 5, in Glen Ellyn Addition to Prospect Park in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1890 as Document 42867, in DuPage County, Illinois

P.I.N.'s: 05-11-301-007, -008 , -009, -010 and -011.

B. Characteristics of the Surrounding Area -- The subject property is located on the west side of Pleasant Avenue and the north side of Cottage Avenue. The property is zoned R2, as are surrounding residential properties. The neighborhood includes single-family residences and lots of various sizes. Across Cottage is a municipal water tower.

C. Public Hearing -- Tom Gale and Doug Walksler, representing Glen Ellyn Homes, the contract purchasers of the Hawthorne School property, presented testimony regarding the Variations. The petitioners stated they wished to withdraw four of the requested Variations. The four Variations they wish to withdraw are those related to the reduction of the required side yard. In their petition, they had requested a 3.2 foot side yard for Lots 6, 7, 9 and 10. They now wish these four side yards to be 6.6 feet, the same as the required side yards. The location of the homes on the lots would be adjusted accordingly. Five persons spoke in favor of the request. Three persons spoke in opposition to the request.

D. Exhibits:

- EXHIBIT 1 -- Staff Report from Michael Atkinson to Zoning Board of Appeals members regarding the subject variation requests, dated June 14, 1994
- EXHIBIT 2 -- Notice of Public Hearing as published in The Glen Ellyn News on June 8, 1994
- EXHIBIT 3 -- Application for Variations, filed by Glen Ellyn Homes, including all attachments
- EXHIBIT 4 -- Summary prepared by Richard Dunn indicating the lots and the requested variations
- EXHIBIT 5 -- Petition signed by 32 households within 250 feet of the site in favor of the approval of the proposed development
- EXHIBIT 6 -- Aerial survey of the immediate vicinity of the development site
- EXHIBIT 7 -- Letter from James Schuster of the Cooperative Extension Service of the University of Illinois relative to location and condition of trees on subject site, dated June 18, 1994
- EXHIBIT 8 -- Preliminary Plat of Hawthorne Place illustrating location and evaluation of existing trees, received June 28, 1994

E. Findings of Fact:

1. Exhibits 1 - 8;
2. Petitioners presented a plan that they felt is in keeping with the surrounding neighborhood with regard to the size of homes;
3. Testimony was presented that if only nine lots were built, as opposed to twelve, larger higher priced homes would be built which would not be in keeping with the essential character of the location;
4. Petitioners stated that a unique circumstance is that this is one of the larger areas available in the older part of the Glen Ellyn for possible development;
5. Testimony was given that the price of the land, the cost to demolish the building, and site preparation costs would contribute to a very high price range for homes if only nine were built;
6. Testimony was presented that the proposed development is in keeping with the character of the neighborhood because there are a large number of 50-foot and other nonconforming width lots in the immediate vicinity and generally to the east and south. However, to the north and west, there are fewer 50-foot wide lots and other nonconforming width lots;
7. Testimony was given that homes in this neighborhood have sold in the range of \$160,000 to \$190,000, which would indicate a change in the neighborhood if homes were to be built for sale in the \$350,000 and up range;
8. Testimony was given that the existing homes in the area on 50-foot lots were 1,500 plus square feet in contrast to these new homes of 3,200 square feet, which would not be consistent with the existing neighborhood;
9. Testimony was presented by opponents that if these Variations were granted, then other property owners could request and expect to received similar grants of Variation;
10. A concern was expressed that the developer may not be able to maintain the stone wall and fencing;
11. A concern was expressed that future owners of these substandard lots would come to the Village and request Variations which would create additional work for the Village, and the Village would find it difficult to deny the request;

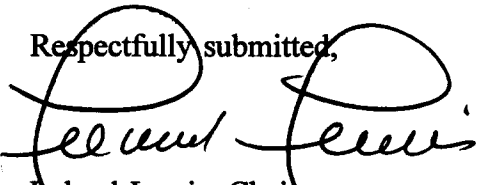
12. Testimony in person and in the form of a petition was presented by immediate neighbors who expressed support for the 12-lot Subdivision;
13. The idea was stated that the essential character of the neighborhood may be changed, perhaps for the better;
14. There is the problem of the precedent of establishing 50-foot lots where there is an opportunity to establish larger lots.

II. **Recommendation:**

The Zoning Board of Appeals recommends that the Village Board deny the requested Variations as to: Sections 10-4-5(D)1 for a 25 front yard setback in lieu of a 30-foot front setback as to Lots 1 through 12; and the variation request of Section 10-4-5(D)2 for a 30-foot rear yard setback in lieu of a 40-foot rear yard setback as to Lots 2, 3, 4, 5, 11 and 12; and also the variation request from Section 10-4-5(D)3(b) for a 25-foot corner side yard in lieu of a 30-foot corner side yard as to Lots 2, 5 and 12; and the request for a variation of Section 10-4-5(D)6 for a 6,860 square foot lot size as to Lots 3, 4 and 11 and an 8,000 square foot lot size as to Lot 1 and Lots 6 through 10, inclusive; and finally the request for a variation from Section 10-4-5(D)7(a) for a 50-foot lot width as to Lot 1 and Lots 6 through 10, inclusive.

Upon roll call to approve the motion, Board Members Stauber, Garrity, Eick, Hindman and Chairman Lewis voted "yes." Board member Ackermann voted "no." The motion carried 5 "yes," 1 "no."

Respectfully submitted,



Deland Lewis, Chairman
Zoning Board of Appeals

Date of Hearing: June 28, 1994

subdiv\hawthorn.r&r RLD:ert



AGENDA
Glen Ellyn Plan Commission
June 23, 1994
Glen Ellyn Civic Center
535 Duane Street, 7:30 p.m.

1. **Public Hearing: Zoning Text Amendment** -- Request of Village of Glen Ellyn for a Zoning Text Amendment to two sections of the Zoning Code to allow decks to be constructed on single-family residential properties which do not meet the bulk regulations of the R2 District, and to require a minimum setback for decks.
2. **Public Hearing: Hawthorne Place Subdivision** -- Request of Glen Ellyn Homes for Preliminary Plat of Subdivision approval for a 12-lot subdivision. The subject property is the Hawthorne School site, 570 Pleasant Avenue, located at the northeast corner of Cottage and Pleasant. The property is zoned R2.

PRM:prm
dl5:agenda06.16

Dear Petitioner and Interested Citizens:

This note provides you with information regarding the status of a petition following an appearance before the Plan Commission. After the Commission makes a recommendation on the petition, a transcript (or minutes) of the hearing is prepared. A summary report of the meeting is also prepared. Then, the petition, along with the transcript, summary report and all related material, is scheduled for consideration by the Village Board at two meetings. The Village Board meets in the Board Room on the third floor of the Civic Center, 535 Duane Street. The first meeting of the Village Board regarding the petition is a workshop, which will be held on a Monday evening at 7:30 p.m. The petition will be considered a second time at a regular Village Board meeting, which will be held one week later, at 8:00 p.m., for a formal vote on the petition.

Each Friday following an appearance before the Plan Commission, the staff of the Village Planning and Development Department will phone and inform the petitioner of the status of the on-going review by the Village. If you have questions, please phone Richard Dunn, Director of Planning and Development, at (708)469-5000, ext. 241.

GLEN ELLYN PLAN COMMISSION
TRANSCRIPT OF PUBLIC HEARING
JUNE 23, 1994

PARTICIPANTS:

Plan Commission

Christopher Murtaugh
Patrick Lynch
Patrick Melady
William Parbs
Phyllis Scanlan
Dale SiligmueLLer
Michael VanDerhoef

Village of Glen Ellyn

Richard Dunn
Paul Miller

Village Board of Trustees

Joe Wark

APPLICANT: Village of Glen Ellyn

REQUEST: Zoning text amendment to
allow decks to be built
on substandard sized lots
and to require a minimum
setback for decks from
property lines

PUBLIC HEARING TIME: 7:31 to 7:49 p.m.

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MURTAUGH Good evening. This is a meeting of the Glen Ellyn Plan Commission, and the people sitting at the table are the members of the Glen Ellyn Plan Commission with the exception of the gentleman to my right, who is Mr. Joe Wark, who is a member of the Glen Ellyn Village Board of Trustees, and who is the liaison trustee to the Plan Commission, and the lady to my left, who is Ms. Cindy Ohlrich, who is the reporter and secretary for the Plan Commission.

We will begin by having the secretary call the roll.

SECRETARY Chairman Murtaugh?

MURTAUGH Here.

SECRETARY Mr. Burkhardt, Mrs. Hase, and Mr. Knuepfer are excused. Mr. Lynch?

LYNCH Here.

SECRETARY Mr. Melady?

MELADY Here.

SECRETARY Mr. Parbs?

PARBS Here.

SECRETARY Mrs. Scanlan?

SCANLAN Here.

SECRETARY Mr. SiligmueLLer?

SILIGMUELLER Here.

SECRETARY Mr. VanDerhoef?

VANDERHOEF Here.

SECRETARY Chairman Murtaugh, you have a quorum.

MURTAUGH Thank you.

We have two items on the agenda this evening, both of which are public hearings. The first is a public hearing concerning a proposed Zoning Code text amendment requested by the Village itself and relating to the construction of decks on residential properties. The second is a public hearing for a proposed subdi-

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(MURTAUGH) vision described as Hawthorne Place.

The procedure for a public hearing is that a member of the Village staff will make a short presentation or introduction of the project, and then the petitioner will present whatever evidence or testimony the petitioner desires.

In the case of this first public hearing, which has to do with the text amendment, the Village is both the staff and the petitioner, so there will just be a presentation by the Village staff.

We then will ask if there is anyone present other than the petitioner who wishes to present evidence or testimony in favor of the petition. We will then ask if there is anyone present who wishes to present evidence or testimony in opposition. And then we'll ask if there is anyone present who is neither in favor nor opposed but would simply like to make a comment or ask a question.

Following the public testimony portion of the public hearing, we will have a deliberation by the Plan Commission for the purpose of arriving at a recommendation to the Village Board. For both of our public hearings this evening, the final action on these matters will be by the Village Board; the Plan Commission makes recommendations.

For everyone who presents evidence or testimony or otherwise speaks to the matter, we will ask that you identify yourself by name and address and that you be sworn under oath. We would also ask that anyone who speaks come up near one of the microphones. The microphones are used with the tape recorder to allow us to make a verbatim transcript for the Village Board, and therefore it's necessary to be near the microphone.

With that introduction, we would ask a member of the Village staff to present the petition concerning the text amendment for the decks.

SECRETARY Gentlemen, would you each please in turn state your name, your professional capacity, and your business address for the public record?

DUNN Richard Dunn, Director of Planning and Development for the Village of Glen Ellyn, 535 Duane.

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MILLER Paul Miller, Village Planner, 535 Duane Street.

(THE PARTIES ARE SWORN.)

DUNN Mr. Chairman, members of the Plan Commission, if I might as this time, I'd like to introduce what you might call the deck location board as well. You might know I'd have something like this.

(LAUGHTER)

DUNN But first let me cover briefly a few of the legal items here. One, whenever there is a proposed amendment to the Zoning Ordinance, the Plan Commission, of course, under the Ordinance is required to conduct a public hearing. That's being done.

If you have questions about what kind of standards you might be wishing to use, Paul's given a suggestion in his memorandum. I would add to that that the first major section in the Zoning Code allows the intent. It's Section 10-1-2 if you wish to refer to that at some time.

We're recommending and suggesting as directed by the Village Board that there be some wording change to two sections of the Zoning Code which, if recommended by the Plan Commission, and which, if adopted by ordinance by the Village Board, would allow for decks to be built on what is identified as substandard lots.

At the present time if a lot is less than 50 feet wide or less than 6,534 square feet, then they cannot put an additional structure including a deck on that property, and they would need to obtain a variation in order to do that.

An additional item that's being presented for your consideration this evening is a three-foot setback from the lot line. At the present time decks may be built out to any lot line unless there is some other type of restriction on that particular piece of property.

In the presentation that you have, the suggestion is that three feet setback be considered. Three feet is the setback that is used now for accessory buildings. If an accessory building is set ten feet or more from a house, then it's allowed to be as close as three feet from the required lot line.

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(DUNN) I do have a diagram here that shows or purports to show two separate lots. The diagrams are somewhat to scale, but keep in mind that the lines that are drawn there probably are approaching a foot and a half or two feet wide on the scale.

But the intention is that the black lines would show the outlines of two different size lots. One would be a 50-foot lot that meets the minimum standard for a deck to be located on it, that is, 6,534 square feet--that's the lot to the left--and the lot to the right, on the other hand, is a 66-foot wide lot, and it is the minimum size, 8,712 square feet.

These really don't have any direct connection to the ordinance themselves. They're there only if questions might come up about scale or where something might be allowed at the present time or where it might be allowed if this code was to be put into effect. These will not be added to the Zoning Ordinance.

That completes my presentation.

MURTAUGH The second part of the suggested amendment, which is to impose the three-foot setback requirement, that would apply to all decks, both on 66-foot wide lots as well as smaller ones.

DUNN That's correct.

MURTAUGH That's simply an addition that seems like a good idea?

DUNN That's correct.

MURTAUGH Okay. Questions for Mr. Dunn?

SCANLAN I don't know whether it's a question or a comment. When I read this, the second part, and I saw it, and I was kind of appalled to think we would allow decks in the front yard. And I wondered if this were something that really . . . what--and the other place I would have a problem with it, and I know it exists now, is a corner side yard.

But if somebody actually did that, I think that all the neighbors would come in and scream to the Village about why do you ever allow something like that. I don't know what the history of doing it is or anything else, but I just don't think it's appro-

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(SCANLAN) priate.

DUNN I think you're raising a good issue. If I might refer to one of the diagrams, I'll try to speak loud so that the microphone still picks up my voice.

We want to keep in mind, of course, that first the narrow portion of any lot in the Village of Glen Ellyn is, from the zoning point of view, the front lot. So if a house is on the--faces the corner, is a corner lot, is on a corner lot, it could be that from the point of view of the house, this might be the side. Or from their point of view, the owner of the home, this might be a side that they might want to have a deck on. But we have not--we have no restrictions on that at the present time, and technically, they could build out to the lot line.

SCANLAN Well, I don't know whether this discussion belongs here or not, but I'm afraid if we never discuss it, that it will exist this way and it will never be revisited again. And I just think it's really awful to be putting decks in the required front yard and in a corner side yard. I . . . which has nothing to do with what was there, but I read this and thought this was really strange.

MURTAUGH Well, I think it has something to do with what was there. I just isn't exactly what was noticed in the public hearing.

SCANLAN Right.

MURTAUGH However, we are going to have in just several weeks or so another discussion on Zoning Code topics for amendments. We have had a number of them suggested to us already that are going to be on the list, and maybe that's one more.

Further questions on the text amendment proposed?

MELADY I have a question. I don't know if it's . . . is it commonly understood exactly what a deck is? I mean, because I'm looking at the Zoning Code, and we do not define a deck.

I mean, we define a driveway, and I'm just wondering, is there some strange use a person may have for a deck that would be offensive? And might not it be also appropriate to clarify exactly what we define as a deck and include that in the Zoning Code?

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DUNN The staff interprets that, and quite frequently a deck, a porch, or perhaps steps. Someone might call them one thing or another. And we have to make an interpretation, then, as to what it is that a person is proposing to build.

Some things--for example, steps can be four feet high while a deck can only be an average above the grade level three feet. So there are some distinguishing characteristics in that respect. But staff, to this point, at least, must interpret that.

MURTAUGH Well, that's another point for the zoning discussion.

MELADY To me, I don't know. It doesn't seem to be a problem, but I just think that if you allow something, you should have some clarification of what you intend that to be, you know, so that you don't wind up with somebody building what they think is a deck that has a use we don't expect.

DUNN I'm sure we all remember this, but in the Zoning Code, if something is not specifically defined, then it refers to a certain issue of Webster's Dictionary. So then we do of course go to that sometimes when there is a fine line or where there's a disagreement.

MELADY I have no further questions.

MURTAUGH Anyone else?

PARBS Rich, some of the language here that you mentioned earlier was that not over three feet above average level. And there are instances where I've seen decks that are two-tiered--

DUNN Yes.

PARBS --so that you'd get involved in several different levels. How will that be handled in this?

DUNN Whenever there is a deck with tiers in it, steps, whatever we might choose to call them, then we have to look at the grade at various--at different locations, and typically we take an average. It may be on three or four sides of a deck. And this may be the reason why there may be more than one level in a deck in some instances.

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PARBS Okay.

DUNN If you have a specific one, we'd be happy to re-search that for you. Occasionally, of course, people just want to have two-level decks and they want a higher one, so then they have to get a variation.

PARBS Yes. Okay.

MURTAUGH Well, I think another point that maybe relates to that question is that what we're talking about here in this text amendment has to do with decks in required yards. You can also have a deck that isn't in a required yard where you wouldn't be talking about this particular height restriction.

DUNN That's right.

MURTAUGH Further questions?

WARK I have one, if I may. Richard, the consideration we're giving is that the surface under the deck would have to be able to absorb rain water. Right? Isn't that what I read?

DUNN Well, that has not been addressed in this ordinance
--

WARK I thought I saw it somewhere.

DUNN --so that we didn't make any change in that respect. It could be--as you suggest, it could be a wood deck with some distance between each one of the boards, and it could have an impervious material below it. Or sometimes people put certain types of plastic or other materials below it so that the grass or other vegetation will not grow below.

WARK I guess this was Stewart Diamond's memorandum of May 23 that suggested that.

DUNN Yes. That was a suggestion.

WARK That's not in our consideration.

DUNN It's not under consideration as it's presented here.

SCANLAN Do we have some kind of limitations as to the--it seemed to me I remembered an amount of imperviousness that--

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DUNN Yes. In the required rear yard and the required side yard, 50% coverage is the present maximum. We weren't proposing to make any changes in that.

SCANLAN There's nothing in the front yard, right?

DUNN I don't remember right now. Paul, maybe you would talk to that. Do we have a restriction on the percent of coverage in the front yard?

MILLER Yes, 50%. And those coverages are considered with respect to each yard, not cumulative.

MURTAUGH Further questions?

(NO RESPONSE)

MURTAUGH Thank you, Mr. Dunn. Is that it for the staff?

DUNN Yes.

MURTAUGH Is there anyone present in the audience who would like to speak to this issue, the proposed text amendment for the decks?

(NO RESPONSE)

MURTAUGH Seeing no one, we will close the public testimony portion and ask for comments from the Plan Commission. Anyone?

MELADY It sounds like a sensible proposal, probably.

MURTAUGH Anyone else?

SCANLAN Well, I hope we will revisit this and do something about the front yards when in fact we do Zoning Code variations, because I think that that's something that really ought to be looked at.

MURTAUGH Okay. Anyone else?

(NO RESPONSE)

MURTAUGH Well, hearing no one, we'll ask if someone will make a motion to the subject.

VANDERHOEF I'd like to make a motion, that we recommend the zoning text amendments regarding decks. And rather than going through the wording, I'll just refer to the wording for Section 10-4-1 of the Zoning Code,

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(VANDERHOEF) the wording as laid out in the memorandum to the Plan Commission dated June 9 from Village staff as well as the suggested amendment to Section 10-5-5 (D), also in the June 9, 1994 memo from Village staff.

MURTAUGH Is there a second?

MELADY Second.

MURTAUGH There's been a motion to recommend the approval of the text amendments as proposed by the Village staff. Is there discussion on the motion?

(NO RESPONSE)

MURTAUGH Hearing none, we'll ask for a roll call vote.

SECRETARY Mr. VanDerhoef?

VANDERHOEF Yes.

SECRETARY Mr. Melady?

MELADY Yes.

SECRETARY Mr. Lynch?

LYNCH Yes.

SECRETARY Mr. Parbs?

PARBS Yes.

SECRETARY Mrs. Scanlan?

SCANLAN Yes.

SECRETARY Mr. SiligmueLLer?

SILIGMUELLER Yes.

SECRETARY Chairman Murtaugh?

MURTAUGH Yes.

SECRETARY Seven YES; motion carries.

MURTAUGH Thank you. We'll do a report and recommendation to the Village Board on that matter, and the matter will be considered next at a Village Board workshop,

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(MURTAUGH) their informal session, before it goes to a formal
Village Board meeting for a determination.

GLEN ELLYN PLAN COMMISSION
TRANSCRIPT OF PUBLIC HEARING
JUNE 23, 1994

PARTICIPANTS:

Plan Commission

Christopher Murtaugh
Patrick Lynch
Patrick Melady
William Parbs
Phyllis Scanlan
Dale SiligmueLLer
Michael VanDerhoef

Village of Glen Ellyn

Richard Dunn
Paul Miller
A. W. McGurr

Village Board of Trustees

Joe Wark

Petitioner Representatives

Tom Gale
Douglas Walksler

Public Participants

Mike Murphy
Joe Abel
Ken Jeffries
Susan Thomas
Tom Doyle
Tim Miller
Tom Blog

APPLICANT: Glen Ellyn Homes

LOCATION: 570 Pleasant Avenue

REQUEST: Approval of a preliminary
plat of subdivision for a
12-lot subdivision

PUBLIC HEARING TIME: 7:49 to 10:10 p.m.

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MURTAUGH

That brings us to the second item, which is a public hearing, a request of Glen Ellyn Homes for a preliminary plat of subdivision approval for a 12-lot subdivision at the Hawthorne School site.

Again, as with our first matter, this is a public hearing. The procedure for a public hearing, to repeat it briefly, is that the Village staff will make an introduction of the project and the petition. We will then ask the petitioner to present whatever evidence and testimony the petitioner desires.

We will then ask if there are people present other than the petitioner who wish to present evidence or testimony in favor of the petition. We will then ask for anyone present who wishes to present evidence or testimony in opposition to the petition. And finally, we will ask for anyone present who is neither in favor nor opposed but wishes to present evidence or testimony, make a comment or ask a question.

Everyone who presents evidence or testimony, including the members of the Village staff, must identify themselves by name and address and be put under oath.

Again, as before, we will ask anyone who speaks to come up front near one of the microphones so that the tape recorder will be able to record your comments so that we can give the Village Board a verbatim transcript.

At the conclusion of the public testimony portion of the public hearing, the Plan Commission will deliberate for the purpose of making a recommendation to the Village Board. Again, as in our prior matter, the final determination with respect to this requested subdivision will be made by the Village Board. The Plan Commission makes a recommendation.

And with that introduction, we'll ask the Village staff to present this matter, and we will recognize that we have a quorum from the previous public hearing and also recognize that two members of the Village staff are under oath already.

DUNN

Mr. Chairman, members of the Commission, I have the honor to present for your consideration a subdivision of a public school facility, closed, into 12

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(DUNN) lots.

You have, of course, the application and the staff memorandum, the related materials to the application, but I want to for the sake of putting some things in the record cover some of the materials.

And let me start by noting that the location of Hawthorne School, according to our Comprehensive Plan, is recommended as being single family homes. And the developers then are 100% in conformance with the Comprehensive Plan in that respect.

I'll mention for location purposes--once again I'll try to speak up because I'm some distance away from the microphone. But near Pleasant and Hawthorne, the southeastern corner, Hawthorne School is located in that general area. It's surrounded also by an area in our Comprehensive Plan that is recommended for single family homes. And the zoning in this area also is R2, single family homes.

At the present time the uses surrounding this school are single family homes with the exception to the south, generally to the south there is a water tower that's approximately 130 feet tall. Otherwise, the area is surrounded by single family homes.

The memorandum that we have prepared, in addition to covering those things that I just mentioned, we have also called your attention to some concerns that staff believes it's appropriate to raise for your consideration.

One of the items is that there is the necessity, in addition to a subdivision to land, the Plan Commission needs to consider a variation. Now, in this instance you are authorized by the Subdivision Regulations to grant variations as per Section 604 of the Subdivision Regulations. And if you choose to grant that variation, it would be a variation from Section 401.4. I'd be happy to reference that later if someone actually needs that.

In addition to, then, a fine legal point there regarding the variation, we've also identified some things which may or may not be of interest to the Plan Commission. Staff felt strong enough about them, and we felt like we should include them in our report to you, in our memorandum.

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(DUNN)

Item Number Four in our memorandum has to do with the height of houses. The petitioners have presented a very attractive application. They've identified that they can live with and in effect are recommending that there be a .4 floor area ratio. Most developers don't like to put that kind of a stipulation on themselves, so they're to be commended for doing that.

They've also said, as I understand, they wish to have ranch style or one-and-a-half story homes. Again, I think they're to be commended because these types of homes will fit very well into the neighborhood in accordance with the type of homes that are already there or the height of the homes or the massing of the homes that are already there.

We did point out that the height issue may be something that you will want to address. We've suggested that there are three different height elevations that might be considered, and Paul has prepared a sketch plan that was a part of his memorandum which identifies a couple of those heights. We've suggested 20 feet, 25 feet, and 35 feet.

And for the sake of the public, we all know that 35 feet is the normal maximum that is allowed in an R2 zoning district, and 35 feet is measured at the mid-point of the roof. So depending on the angle of the roof, the bulk of the house may be somewhat higher. For example, if it was a flat roof, the house could be exactly 35 feet tall. And then depending on the peak and the angles, it might be higher than 35 feet, perhaps as high as 40 feet, depending upon the actual angle and the size and width of the house.

Another issue that we raised has to do with fencing. Again, the petitioner is to be commended on his approach. He's trying to maintain open space, and he's trying to provide some yards that are wider than the minimum, but he's also seeking some yards which would be narrower than the minimum.

As I know we all know, this is going to be considered--the variations regarding the side yards will be considered at the Zoning Board of Appeals next Tuesday evening. So we're not actually addressing those variations tonight.

On the other hand, we did feel like we should point out that the open spaces between the homes is valu-

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(DUNN)

able. The view is valuable. The air, the sunlight is valuable. The landscaping is valuable, not only to a homeowner at one location but the homeowner at another location. We suggest for your consideration that you might consider restricting the location of fences at some lot lines.

Another consideration, Item Number Six in our memorandum, has to do with preservation of trees. Paul and I are not experts on trees, but we do know that Hawthorne School has a hawthorn tree on that site. It's a plagued tree. The tree is, from my eyes at least, an elderly tree and not in very good condition.

We would take the recommendation from a qualified forester as to what should be done at this location, and I'm sure the petitioner will be speaking to that.

We also think that wherever possible, existing trees should be saved. And once again, I'm sure the petitioner will address that.

Item Seven has to do with driveways and green space. We've suggested for your consideration that there might be the possibility of combining some of the drive aisles along Pleasant.

I believe there are five drives identified as accessing onto Pleasant. One consideration might be to increase slightly the amount of green space. It would be a combination, a combining of these drives.

Item Number Eight on our list has to do with developer's donations. I will mention, as we all know, that the school and park district donations are a requirement in the ordinance. Other donations are not a requirement of the Subdivision Regulations.

At times in the past, the Plan Commission has recommended that donations include the library or the fire protection company. At times in the past the Village Board has chosen to include those as well in the final ordinance. We present that just for your consideration. I'd be happy to answer questions if you have specific questions in that area.

Item Nine, again, the petitioner is to be complimented on their approach. They're asking for the flexibility to provide the kind of housing that the cus-

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(DUNN) tomer wants to have. The reverse of that is, of course, they're requesting flexibility that quite frequently the Village does not grant when substandard sized lots are being determined to be buildable.

Frequently the Village Board and the Zoning Board of Appeals have requested a developer to provide a detailed grading plan and detailed structural plans, architectural plans, exterior plans of the house that is planning to be built on a 50-foot wide lot, in other words, a substandard lot.

We present this to you for your consideration. It's a fine line that you as Commissioners are being requested to walk here because obviously we want to allow as much freedom as possible to the future customer and to the builder/developer, yet at the same time the other concern is there as well.

Item Ten on our list has to do with the buffering of adjoining residences. In this instance we are speaking of the properties to the north and west. The petitioner has been requested to be prepared to address this issue, and I'm sure that they are.

I believe that completes my presentation. I would like to briefly summarize.

As you know, you're being requested to consider a subdivision of land. You're being requested, secondly, to consider a variation from the Subdivision Code. And third, you may or may not desire to put conditions on this particular development.

I'd be happy to answer your questions if I can. And I think Bill McGurr may have a presentation as well. And maybe not.

MURTAUGH Would you outline the specific variation from the Subdivision Code that's being requested?

DUNN Yes. The Subdivision Regulations in Section 401.4 allow that a lot may have a length as short as 110 feet.

Some of these lots are shorter than that, so that in order for the Subdivision Regulations . . . in order for this subdivision development to be in compliance with the Subdivision Regulations, they would need to have a variation from that requirement. And it

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(DUNN) would be appropriate for the Plan Commission to make a recommendation to the Village Board as a part of the motion.

MURTAUGH Other questions for Mr. Dunn?

SCANLAN Who plaqued the hawthorn tree?

DUNN I'm sorry. I didn't--

SCANLAN Who plaqued the hawthorn tree? Did the Village plaque the hawthorn tree or . . .

DUNN You know, I've read the plaque, but I can't remember. I don't believe it was the Village, but I really can't say. I don't know. Maybe someone else present can answer that.

SCANLAN If the developers have to remove some of those trees on the property and also in the parkway, do we have any provisions that--I mean, you can't replace mature trees, obviously. But do we have any provisions to replace trees for trees that are removed?

DUNN Phyllis, I think you're saying other than the parkway. Is that correct?

SCANLAN Well, I'm saying both.

DUNN Okay. In the parkway we would, depending upon the direction we receive from the Village Board ultimately, we would require that there be funds set aside for placement of trees in the parkway.

SCANLAN Okay. What about on the property?

DUNN That would depend upon the landscape plans that would be approved.

SCANLAN Okay. By the Architectural Review Commission?

DUNN Well, no. This is not proposing to go to the Architectural Review Commission. This would be the Plan Commission and then the Village Board making recommendations in that area.

MURTAUGH Anything else for Mr. Dunn?

PARBS I just wanted to get a clarification on the procedure, Rich. In your notes here it says that when we met back in February we decided that the required

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(PARBS) preliminary and final plats of subdivision should be reviewed separately. Does that mean we have another meeting beyond this?

DUNN That's correct.

PARBS So that we have this review as the preliminary plat. Then it goes to the Zoning Board of Appeals. Then does it come back to us or does it go to the Village Board workshop?

DUNN It goes to the Village Board for a workshop for their consideration of the preliminary plan.

PARBS Okay.

DUNN And then it will be presented--depending on what their direction is, it will be presented to the Village Board at a regular meeting. If they vote approval of that at that time, then the developers will be required to put their plans into a final form. Then it would come back to the Plan Commission for a final public meeting, not a final public hearing, a public meeting. And then, depending on your actions, it will go back to the Village Board workshop and a Village Board regular meeting.

PARBS Okay. Thank you.

MURTAUGH What--as, I guess, a question, the consideration by the Plan Commission of a final plat is in essence a consideration to determine that the final plat conforms to the preliminary plat.

DUNN Yes.

MURTAUGH It's not intended to be a fresh look at the project.

PARBS Yes.

DUNN That's correct.

MURTAUGH Further questions?

(NO RESPONSE)

MURTAUGH Is there anything else from the staff?

DUNN No.

MURTAUGH Then we'd be pleased to hear from the petitioner.

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GALE My name is Tom Gale. I live at 1535 Prospect in Wheaton. I am president of a company I own, Tom Gale Homes, Inc. That company is a joint venture partner in Glen Ellyn Homes. Glen Ellyn Homes is the petitioner for this subdivision.

WALKSLER I am Douglas Walksler, 1080 Waxford Court. Excuse me. Am I supposed to give business address or home address?

SECRETARY Business address.

WALKSLER Business address. 455 Taft Avenue, Glen Ellyn. I am the owner of Colby Development, Inc., which is the joint venture partner in Glen Ellyn Homes for this subdivision.

(THE PARTIES ARE SWORN.)

GALE I guess Doug and I are going to take turns trying to explain the subdivision and maybe answer some questions.

This is a request to subdivide the Hawthorne School property into 12 lots. We've looked at this for a while now, refined the concept.

And our intention has been all through this process to try to produce a subdivision with smaller lots that would allow us to produce smaller homes which would be in keeping with the existing homes in the neighborhood.

There are some alternatives to this subdivision, different kinds of development, and really in every case those would involve much larger structures, maybe more expensive homes or buildings which would contain a number of units of townhomes, things like that.

And we feel that this subdivision does offer a lot of advantages for the neighborhood and for the Village.

We had originally planned to try to obtain the approvals we needed and really go through the development process as a planned unit development, and we had been led to believe that that would probably work.

Subsequently it was decided that that would not work

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(GALE) because the Zoning Ordinance requires a planned unit development in an R2 zoning district to have a minimum size of ten acres, and this site is approximately 2.2 acres.

Consequently, we were faced with a couple of alternatives. One was to seek a text amendment to the Zoning Ordinance to lower the threshold for a planned unit development to something below 2.2 acres, or the other alternative was to try to proceed with the subdivision as a regular subdivision in an R2 zoning district. And in order to do that, we have had to request a number of variations which probably would not occur had we been able to proceed as a planned unit development.

In any case, the variations we're requesting have been set forth in a couple of documents you have, and I'll try to go through those very quickly.

The primary one that we're trying to address with the Plan Commission this evening is a request for a variance from the Subdivision Regulations. That variance comes about because six of the lots have a front to back depth of 98 feet in the proposed subdivision. And those lots front on--four of them front on Cottage and two of them front on Hawthorne.

The other six lots are 50 feet wide and 160 feet deep. There's no problem with the depth of the lots in terms of the Subdivision Regulations. But in order to get the number of lots and the layout we would like, we do have to request this variance on the depth of the lots.

The other variations that will be dealt with in the Zoning Board of Appeals hearing consist of variations on the width of lots. Six of the lots are less than the required width of 66 feet in an R2 zoning district; they're 50 feet wide.

They are consistent, however, with the sizes of lots generally in the immediate area. The average width of all the lots in this subdivision is approximately 65 feet; the average width of the lots abutting or opposite this block is approximately 69 feet. There are a number of existing homes, five on the west portion of this property, that sit on 50-foot lots. The one on the south has a garage on an adjoining 50-foot lot, so presumably that would be treated as a 100-foot zoning lot.

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(GALE)

Other variations that are going to be required for this subdivision: we would like a variation on the front yard and/or corner side yard depth of some of the lots, the corner side yard depth on the corner lots, the front yard on all of the lots. And we are requesting a variation from 30 feet, which is required under the R2 zoning, to 25 feet.

That variation is also consistent with the conditions in the existing neighborhood. Our engineer surveyed the setbacks of the houses around the property, and the average setback was 26 and a fraction feet.

We are requesting also a variation in regard to rear yard depth, and that will occur on the four lots that front on Cottage and the two that front on Hawthorne, and we are requesting a variation from a 40-foot rear yard depth to a 30-foot rear yard depth.

Another one of the variations we are requesting has to do with the side yards on the interior lots. And in this area which fronts on Pleasant--these are the 50-foot lots--these lots will all have the required 13.2 feet, which is a total of 6.6 feet on each side.

However, on four of the lots we have asked for a variation to offset the houses either to one side or the other. So the center lot here has side yards of 6.6 feet on each side, and that totals 13.2. These lots to the south have a 10-foot side yard on the north and a 3.2-foot side yard on the south. It also adds up to a total of 13.2 feet. On the north the side yards are flipped so there's a 10-foot side yard on the south and a 3.2-foot side yard on the north.

We've requested this variation because we would like to try to expand the open space, and we can pick up effectively about three feet on . . . almost four feet, actually, on either side of this house to be built on this center lot so that these side yards would be 16.6 feet on each side rather than 13.2 feet if we went with the standard 6.6-foot side yards on each property.

We are going to be required to ask for a variation on the width of the 50-foot lots. And on some of the lots, we are also asking for a variation regarding the total area of the property. Some of the

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(GALE) lots will be less than the 8,712 square feet which is a requirement in the R2 zoning district.

Along with this we have proposed several restrictions on the property. On the 50-foot lots we are proposing the rear yard be expanded from 40 feet to 50 feet, which will shrink the building pads and provide bigger back yards here.

The other restriction we proposed is a floor area ratio of .4, which will limit the sizes of the houses that could be built on those lots.

We do have some architectural drawings we can show you in a little bit. These were prepared at the request of the Village staff, and these are sort of prototypical houses. They're not necessarily homes that we will build there, but we would probably build something very close to those.

However, I want to emphasize that we probably will be building a different house with a different look on every lot, and we're going to try to design the homes for individual people rather than come up with a few plans and sort of do some cookie cutter homes.

There really are a couple of other things I guess we'd like to address. One has to do with the engineering.

Basically, the engineering on this site should produce a couple of benefits. One, if you make some worst case assumptions about how big houses could be and how big driveways would be and a certain amount of patio and service walks, you can come up with a figure which represents the hard surface area for the proposed subdivision. And we can also calculate the hard surface area between the school buildings and the parking lots and so on that exists on the site now.

And in a worst case scenario, in other words, if every buildable area on every lot was built out to the limit, in other words, about 600 square feet of patio and service walks and pretty good sized driveways and so on, this development would still produce about 16% more pervious surface, more grass, than exists presently on the site. So this should reduce the net runoff from the property.

And we have also set it up basically to handle most

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(GALE) of the runoff across vegetative surfaces through swales between properties and limited really the discharge directly into the storm sewer system.

Right now there is a discharge from a pretty large portion of the school structure directly from the roofs of the school structure into the storm sewer system, and we should be reducing the amount of runoff or direct discharge into the storm sewer system.

We do have some concerns about some of the points that were raised in the staff report, and I guess we'd like to address those. I'm going to let Doug talk a little bit on that.

WALKSLER Okay. I want to thank Richard for his presentation and his compliments to us in our preparation of this application, and for being, I would say, fairly even handed in his description of the development.

The first . . . I guess the first concern raised by the staff which Tom and I would like to address is the height. And I've prepared an exhibit. Will this hold on here, Richard, if I clip?

DUNN I can do that.

WALKSLER Okay. And we feel that a restriction on height may impose some undesirable consequences for flexibility in architectural design.

Tom mentioned that we had some prototypical home designs that we had prepared, and this happens to be one of them. It's a one-and-a-half story home. It's got most of the living space on the first floor and it's got a couple of bedrooms and a bathroom on the second floor.

I feel that the character and the nature of this home is not one that would be, say, characterized as an overstated or overbulk structure that would go on a parcel in Glen Ellyn. That's my opinion.

Under the definition of building height that's stated in the Zoning Code, this particular plan, as it turns out, would have some--could have some problems with a restriction of something under 25 feet in building height as measured to the midpoint. The reason for that is because the roof structure has a series of different eave elevations, and the midpoint, according to the definition, the midpoint is

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(WALKSLER) determined by the distance between the eave elevation and the ridge.

So for example, if you look at this side elevation, you will see--and this rear elevation, you will see a number of different eave elevations. And if you go to the lowest eave elevation, which is eight feet above grade, and the ridge is 32 feet, the midpoint is no problem; it's 20 feet. If you go to this next eave elevation, which measures 9 foot 6 from grade, your midpoint is slightly higher at 20.9.

Now, if you have an element in a stylish home with an eave structure that's higher--for example, an eave structure that's, you know, in the same roof line as this ridge, the same roof line, roof structure as these other eaves--you've got an eave elevation here at 19 feet, which puts the midpoint at 25 foot 6. So we feel that this is a very typical example of a problem with coming up with a limitation on height that would be too restrictive for architectural flexibility.

We did suggest to the staff that we would consider a 28-foot maximum height elevation measured at the midpoint because we felt like 28 feet was probably something we could live with in terms of architectural flexibility. And by the way, I think everybody realizes 35 feet is the present, you know, standard in the zoning.

So we would . . . we--I guess I would say we would encourage the Plan Commission to not consider any maximum height elevation restriction that would be lower than 28 feet.

The second item in the staff evaluation with which we took some issue involved . . . oh, yes. Let's take this one down.

GALE

Okay.

WALKSLER

The second item involved fencing. And this exhibit, again, this happens to be an exhibit that we prepared as a prototype for a typical, you know, architectural design that could be developed on a 50-foot lot, actually.

As it turns out, this prototype has a fence structure that would be maybe considered an encroachment in the side yard under the terms of the suggestion

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(WALKSLER) by the staff for limiting fencing or prohibiting fencing in side yards of the lots that have minimum side yards of 3.2 feet.

So I guess I would say, Tom and I feel that prohibiting fencing in side yards in any case actually really limits architectural flexibility. There's a lot of really classy, stylish things that can be done with garden walls and fencing in side yards that are an enhancement to the structure and to the neighborhood and do not have negative impact.

Aside from the aesthetic issue with the fencing, we feel that in some instances, for security reasons or privacy reasons, you know, customers who would be interested in owning these homes may want to have fencing. And as a result of that, we feel it would be an unfair imposition on the subdivision to create that limitation.

I don't know if this is in order, but another item the staff has suggested involves the driveway situation on the five 50-foot lots that front on Pleasant.

I believe in the staff report it suggests that a combined driveway approach would eliminate two driveways on Pleasant Avenue and would therefore enhance the amount of green space that would be considered in a streetscape of Pleasant Avenue.

To start with, plain and simple, nobody wants a shared driveway. It's impractical. It presents some problems as far as I'm concerned with traffic when, you know, one person is using the driveway and the neighbor wants to access the same driveway at the same time. There can be misunderstandings created by shared driveways. I know I wouldn't want one; it doesn't pass the smell test for me, and I wouldn't wish it on one of my customers.

As far as limitations on green space, I think, you know, Tom pointed out that the green space situation on this parcel is probably, you know, will be enhanced, you know, probably beyond the worst case scenario.

These will be--each of these homes, as Tom said, will be individually designed for individual customers. Typically these designs will involve pretty sophisticated landscape designs. And I think that

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(WALKSLER) there isn't a question in my mind that the overall landscaping enhancement of this location will be considerable. So hopefully the Plan Commission will see it our way in terms of the shared driveways.

Tom, what else was there?

GALE Well, there's a couple of other, I suppose, answers we could make to some of the points that were raised on the staff report.

One, as far as the developer donations go, we have been in contact with the school districts to the extent that we know how they make their calculations and the kind of contributions that would be required. We've not spoken to the library, the park district. We would do that, depending on obviously how things turn out with the hearings we have coming up.

I don't think that that's really a problem for us or for the different taxing authorities. It seems to me those things could be handled rather quickly once everyone decides that things are going to go forward.

Another issue that was raised was the question of some type of architectural controls. We showed you a couple of the plans. We can show you a third one. Each one of these houses was drawn for a particular type of lot, so there's one that works on 50-foot lots, there's one that works on the interior 70-foot wide lots, and there is one that works on the corner lots.

This one works on the 50-foot lots. This has approximately 2,440 square feet on two floors and a garage that's about 428 square feet. They're not particularly big rooms. It's kind of a house that's sort of organized as a story and a half home and, you know, we think it's appropriate.

This house was drawn for one of the interior lots, a 70-foot lot. This house has about 2,180 square feet on two floors. It has a 482-square foot garage, so the total floor area here again is 2,662 square feet.

All of these houses are within the .4 floor area ratio.

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WALKSLER There is a back side on this one.

GALE Okay. This is a house that was drawn for one of the corner lots, the lots that are 90 feet wide. This house is a ranch home. It has about 1,690 square feet on one floor and has a garage that's 483 square feet. Again, it's well within the .4 floor area ratio. It's not a particularly large home.

But in every case we would not like to see any architectural controls. We feel that we're very capable of producing homes that are going to be unique, they're not going to look alike, and also that they will have a lot of continuity so that we can create a neighborhood that will have a very consistent feel to it. So we would ask for no architectural controls.

The other issue that we wanted to address had to do with the trees and the buffering. And if I can take this down, we'll take another look at the preliminary plat.

I can give you a copy of a letter we have from Jim Schuster, who works with the University of Illinois Cooperative Extension Service. He is the fellow who deals primarily with trees out of the extension service in Wheaton. And he has been out to the site, looked at the trees, and reviewed them.

I can also give you a copy of a preliminary plat that he used to mark up locations of trees and some of the comments that he made in the field, and that document was the basis of his report. Do you want that?

MURTAUGH We want to keep it, but maybe you could tell people in general what it says.

GALE Well, basically he addressed sort of three areas of concern. The three areas of concern he addressed had to do with trees in the parkway, trees on the adjoining property down the west side here, and the historic hawthorn, which occurs down here.

And you can refer to that report. I think he . . . we looked at trees in this area. Some of them have some problems. I mean, they're decaying. But some of them are worth keeping. Some, in Mr. Schuster's opinion, were trees that with some effort would probably not be damaged or hurt by the construction pro-

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(GALE) cess here.

Other trees he felt probably would not make it for one reason or another, which is set forth in that report, typically because they tend to have some problems already. They're suffering from bores or different kinds of wood rot, one thing or another, and they're pretty stressed to begin with.

The parkway trees, these trees on the north, would all stay. They should not be affected by anything going on as far as the development goes. Driveways, the way we plan them, would not impact these trees.

Some of the trees along the parkway here would come out for different reasons. In some cases we are going to have to cut the grade of this parkway down and the grade of the site in here to make driveways work. Otherwise, the driveways . . . here at the present elevation of this portion of the property above Pleasant Avenue, it's very difficult to make driveways work. So we do have to cut this down, and that's going to involve some regrading of the parkway, and some of those trees are going to go.

And again, some of the trees Mr. Schuster identified as having problems already and probably would not be long for continued existence on the parkway, whether they were disturbed or not.

There are a couple of large trees down here in the southeast corner of the property. Both of those, he felt, were in pretty bad shape as well as some of the trees in the parkway here, which some of them have pretty substantial rot.

And he thought, you know, with or without a development--this is true of these trees and some of the others--they should probably be taken down because they are hazards. And they might stand up for years, but they could also fall over in the next good wind storm.

Some of the measures that we would be willing to undertake to deal with the trees along the property here would be to prune back some of the crowns according to his direction and some root pruning along here, because, again, there is going to be a cut along this west edge of the property. And in some cases, it probably will affect the root systems, although he felt with root pruning and pruning back

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(GALE) the crowns, some of the trees would probably benefit because right now they're really up against parkway and blacktop, and this is going to be converted to green space, and they would ultimately do much better than they're doing right now.

Some of the trees he recommended taking down, and we would be willing to take a look at that and figure out how we could accomplish that.

The historic hawthorn tree he felt was a real hazard, and he explains that in some detail in his report. It's propped up, and he felt it would not be standing and would not exist had it not been propped up. Some of the branches have been in the past filled with concrete, which at one point was thought to be a preservation measure for the trees, but I guess the thinking on that has changed and people now feel that it probably causes more harm than good.

He felt that because of the way the tree exists, and it's got a lot of low branches that spread out quite a bit, that it's very attractive for children to climb on and play on, and he thought for that reason it was probably more of a hazard than had it been in a different form and just an old tree. So his recommendation was to take it out.

We are trying to see about grafting or cloning it, and I don't have any good answers about that yet. But our intention would be probably if we were to take it out, which we would have to do in this plan, we would try to get some offspring planted in different areas around the development.

The buffering along this property, again, as Doug explained, we expect fairly extensive landscaping to go in, and this should create the kind of privacy that everyone would enjoy. Presumably with somewhat less utilization than the parking area gets now with single family homes here, the people to the west would probably have a little less commotion behind them and presumably more privacy.

I guess that's about all I wanted to say about the staff report. Thank you.

WALKSLER

I'd like to make a few comments about the subdivision, about this development to help put it in perspective.

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(WALKSLER) It is a unique development, and I believe Tom and I, with the help of the Village staff and our architect and our engineer, have looked into what we think is the best way to develop this parcel.

And I think this development takes into account a number of issues that have been raised in the Village from time to time for as long as I've been in business here and Tom's been in business here, the first one being the neighbors, the neighborhood.

Development, redevelopment is always an intrusion in a neighborhood, and our initial efforts in this planning went to dialogue, communication with the neighbors.

We had a couple of meetings, one in February and one in April. Prior to those meetings we handed out invitations to everybody, you know, like within a couple of blocks. There were some--unfortunately, there were some omissions that were not intentional, but we tried to catch up with everybody eventually.

We stated that . . . in those meetings we stated that we wanted to be a good neighbor ourselves, and we wanted to get the support of the neighbors in this project and probably wouldn't be interested in going forward with the project if we didn't have that support.

So during the subsequent months, we continually monitored the project, furnished correspondence to the neighbors so they could be kept up to speed on what was going on with the development, and from our own position monitored the responses of the neighbors to be sure that, you know, we were continuing to get the kind of support that was indicated initially. And I guess I would say we do feel we have maintained, sustained that support level.

This week Tom and I went door to door talking to particularly all the neighbors who had not actually responded in one way or another, either in writing or by coming to a meeting or a phone call, concentrating on those neighbors, just to get a feel for what they were thinking, if they were in support or they didn't want to support it, but at least to let them know who we were. Whether they liked it or not, at least they'd know who we were.

And the results of our efforts to communicate with

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(WALKSLER) the neighbors, I think, was pretty good. We ultimately got around to passing around a petition. We were able to contact personally--either Tom or myself were able to contact personally 41 individuals. Thirty one of those individuals signed a favorable reply to our petition. And we have copies of those petitions for your review.

The second issue that gets raised consistently in the Village is size of houses. You hear it all the time. Why are new homes always so large?

And I think Tom and I have come up with a concept that addresses that issue pretty well. The homes that we're proposing, because of the floor area restriction, these homes are moderate in size. I would not characterize them as small. The nature of the market, we believe, requires the size of houses that we have proposed for this to be a successful development.

The third issue that gets kicked around with some degree of regularity is diversity, diversity of housing.

We feel that this subdivision addresses diversity within itself by having three different lot sizes that will encourage a great deal of architectural flexibility and creativity and will ultimately present a diversity in housing not available anywhere else in the Village. So it's diverse in the immediate neighborhood and it will be diverse as a concept in the Village, you know, at large.

And finally I guess I'd like to say that this unique development, it's required some very creative strategy to make a comprehensive presentation to the Commissioners and to the staff. And I guess we believe it's going to take some fairly visionary consideration by the Commissioners to recommend or approve it, and we would encourage that vision.

You know, maybe on a little more practical side, it might be worth everybody involved, Commissioners and staff, to take a look at the present Zoning Ordinance in terms of PUD development in an R2 zoning classification.

It would be helpful for creative developers to have an outlet for that creativity with PUD classification in R2 for under 10-acre parcels. Presently

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(WALKSLER) you've got to have 10 acres in R2 to do a PUD.

This development would have been, I would say generally . . . a lot of time and creative resources have gone into this project that I think could have been, you know, saved for fighting another battle or working with our customers or whatever, because the present Zoning Ordinance makes it difficult to come up with a unique concept like this in a cohesive, comprehensive way.

So thank you very much for hearing us out. I'm sure you'll have questions.

MURTAUGH We'll see. Do we have questions for Mr. Gale or Mr. Walksler?

SCANLAN Just . . . you've got this thing about "detail of boulder wall" and you never discussed it. And I was curious about it.

MURTAUGH The boulder wall? It's shown on the plat.

SCANLAN Yes.

WALKSLER The boulder wall will be a feature of this development that will extend from the intersection of . . . not really the intersection, but from the lot line separating an existing lot, 50-foot lot, and our Lot 1 from this point, coming to a corner at the intersection of Lot 1 and Lot 6 in our subdivision, and commencing about, oh, three quarters of the length of the balance of the subdivision to the north on the backs of Lots 7, 8, 9, 10 and part of 11.

And the purpose of that boulder wall, it's a retaining wall.

As Tom mentioned, one of the features of this development is a very pronounced rise from Pleasant Avenue. In order to make the driveways work from Pleasant Avenue, it is going to require about a three-foot cut of a good portion of this existing parcel.

And we've actually made the cut probably, you know, a little deeper than it has to be for a minimum requirement driveway incline. What I'm saying is, we want these driveways to be attractive for our clients to get in and out of.

As a result of dropping the grade on this site, we

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(WALKSLER) have proposed a boulder retaining wall to retain the property that's to the west. We feel a boulder retaining wall is an appropriate type of wall because it can become a stylish landscaping feature. It can be softened with vegetation quite easily, ground cover and so on, shrubbery.

MURTAUGH Further questions?

(NO RESPONSE)

MURTAUGH Thank you.

WALKSLER Thank you.

MURTAUGH Is there a further presentation by the petitioner? If not, I'd like to ask Mr. McGurr to . . .

WALKSLER No, we're done.

MURTAUGH Okay.

GALE Other than, you know, handing in the copy of the petitions that were signed.

MURTAUGH That's right. We would like to have that if you have it.

GALE All right.

MURTAUGH Which reminds me that we should have, and we will mark, the application package as Exhibit One, and if we can, this letter from the Extension Service as Two.

GALE Sure.

MURTAUGH We could make that one Three.

GALE This--I would just like to comment that there are actually . . . that you count adjoining parcels with land that are owned by the person, in other words, a vacant lot next to a house or something, which is what we did. And we threw out the Village as a property owner where they owned the water tower.

There are 77 households within 250 feet of this property, and we were able to contact 41 of the households so far. We're going to continue to try to contact the people. Some of the people weren't home; some of the people had "No Solicitors" signs up, and

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(GALE) we generally respected those. So you know, some of the people we may not be able to contact.

But of the 41 households we did speak to, 31 of those households signed the petition. And of the ten households that did not, there were a variety of reasons. Some people said yes, they were in favor of the proposal but they just weren't comfortable signing a petition. A couple of people were not in favor of it. A couple of people . . . well, one family, for instance, said they were moving and they weren't too interested one way or the other. So anyway, that's the petitions.

MURTAUGH I'll pass the petition around, but we're always interested in what the petition says that people sign. Mr. Melady always asks us.

(LAUGHTER)

MURTAUGH This one goes into detail. It indicates that the undersigned are property owners within 250 feet and that they are familiar with the plans and then goes on at some length to describe the lot sizes and so forth. As I say, I'll hand it around, but that's it.

Mr. McGurr, would you . . . I guess we need to--

McGURR I must be sworn.

SECRETARY Sir, would you please state your name, your professional capacity, and your business address for the public record?

McGURR I am Bill McGurr. I'm the Village Engineer. My business address is 951 West Liberty Drive in Wheaton.

(MR. MCGURR IS SWORN.)

MURTAUGH We had--you're obviously part of the staff and not part of the petitioner, but before we move to any public comment, I thought we'd like to hear whatever impressions you have, specific or general, about the drainage and the boulder wall and whatever else you could help us with.

McGURR Yes. It's, I think, unfortunate that their engineer isn't here to describe his basis. I can only conjecture what it is, based on my knowledge as an engi-

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(McGURR) neer.

My first comment: that I am happily surprised that somebody will build housing across the street from a water tower.

I think they pretty well described the situation as far as grading in that we all know that the Hawthorne School site sits pretty high off the surrounding streets.

And in order to have driveways that you can get in and out of without scraping tail pipes off and in turn damaging the streets, you need to have a grade on the drive approach of not greater than 10%. And when you have a whole driveway at 10%, that looks like a pretty decent hill.

As a matter of fact, in our Subdivision Ordinance we say that streets cannot be steeper than 9%. An example of a street that's about 9% is Colcord Drive off of Crescent, which is probably the last one we've had with that kind of severe slope.

The slopes in Maryknoll, my recollection, were down around 7%, the steepest grades. I may be mistaken, but that seems to be my recollection. Roosevelt Road is . . . I think the state road is 5% 5% to 6%, so you get an idea of what kind of grade you're talking about.

A 10% grade is one foot in ten feet or ten feet in 100. That's how grades are measured.

So they're cutting down a good portion of the site to accommodate the driveways. In doing so, as they explained, the boulder wall is necessary.

The drainage concept takes advantage of the grade that still will remain between the boulder wall and Pleasant. Basically, most of it is in each of the side yards. What this does is avoid concentrating the drainage to one point by taking, you know, if they took all the rear yards and brought it to one point, for instance, in the south end of the property, you'd be concentrating flows. You would have more flows passing through one point. So we encouraged them to show the drainage basically out to the street.

Now, there is a small area in the south in the area

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(McGURR)

where the four lots of their development come together where there is some water being concentrated from basically those areas immediately adjacent to them, and there will be a minor amount of ponding there. I believe it ponds to . . . yes, about a foot, I think about a foot and a half max. I may be mistaken in that.

But there's an outlet that flows out. It is not a restricted outlet. This parcel was smaller than would require storm water detention so that you do have . . . you will have sort of a storm water detention pond, but it's not really designed in that manner. It's basically water that will wait to get out the pipe, which I suppose if you gave a simple definition of a detention pond, that's what a detention pond is.

Let me see. One of the issues we had with the boulder wall had to do with the fact that it was there, that it presented a grade change, and for small children on the upward side of the wall, we felt that that was a safety concern.

Now, in their development report, at least the latest revised revision, they indicate that the existing five-foot-high fence, which I think is a chain link--in my recollection I didn't think it was in the best of shape--was to remain. That would satisfy the safety issue. I don't know about the aesthetic issue.

Let's see. I think one other area that we were concerned about that they have not addressed or did address by indicating that they felt their location was better than what we had suggested has to do with the sanitary service for Lot Number 11.

We attempted to encourage them to put this sanitary sewer in an easement along behind the back of the sidewalk. Originally we had hoped for it to be in the parkway, but we concur with the fact that the trees would suffer some kind of stress at least if it were put there.

We suggest that it be put behind the parkway or behind the sidewalk, rather, because our feeling was that that would be easier to access at that location than through the back yard of a neighbor's.

While it's a service and the Village would not have

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(MCGURR) to maintain it, our experience in maintaining sanitary sewers in rear yards is not one in which I would wish upon anybody else. You know, you just--yours and my back yard is our castle grounds. So . . . not to say that our front yard is any less desirable, but at least it's . . . the intrusion is less. Let's put it that way.

And I believe that I have covered most of the points that I had raised in my June 6th letter. They've answered the width of the easement question.

MURTAUGH Any questions for Mr. McGurr?

SCANLAN Do you see a problem with the boulder wall, say, in 25 or 30 years staying in the condition that it was when it started?

MCGURR The . . . boulder walls generally and the one that they're proposing appears to be being built of relatively large stones. Gravity will hold them in place. It has a certain batter, which means it has a certain lean. It's leaning into the hillside. Basically what it is is a heavy stabilization of a slope. The slope is rather steep.

But would it last as compared to a--the last time I think I was asked a question as to how long a wall would last, it had to do with a timber wall. Will this outlast a timber wall? I'm willing to bet it will. And I think I guessed a timber wall would last for 25 to 30 years, so . . . it obviously is the same as the timber wall. It depends on how well it was constructed in the first place.

MURTAUGH Other questions for Mr. McGurr?

WARK Bill, do you agree with their general contention that there would be less runoff, water runoff from the developed site that they propose than today?

MCGURR Yes, I do, and I agree with their saying that the tack the engineer took was a very conservative one in that every usable building space would be built upon. So I think his 16% is conservative.

MURTAUGH Anything else?

(NO RESPONSE)

MURTAUGH Thank you.

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(MURTAUGH) Mr. Gale, do you or Mr. Walksler have anything else based on Mr. McGurr's comments?

GALE Yes. I guess the one thing we probably want to comment on is the question of where to locate the sanitary sewer service for the house on Lot 11. And the problem is, there isn't a sanitary sewer service in Hawthorne, so we can't build out that way.

That leaves Pleasant Avenue, where there is a sanitary sewer. We can make a connection, and it seems to be a question of whether we run it through the front yard or the rear yard.

There will be an existing utility and drainage easement across the south ten feet of Lot 12, and we had spoken with Commonwealth Edison and IBT, and they don't have any problems with this sanitary sewer service running in that easement. And depending on what we work out with them, their cables may run in plastic conduit that would be buried in the ground there, also.

But our feeling is that it would be better to run the sanitary sewer service here rather than across the front. The problem with the front is you get tangled up with driveways and service walks and probably some landscaping just as you might in the back, but at least the person who is the owner of Lot 12 will realize that there is a 10-foot easement here and that that is subject to some disruption, so they might have to, you know, make their plans or adjust their expectations to that. And we, for that reason, would prefer to run the sewer service across the back of the property.

If we run it across the front, I'm afraid also that somebody in a house here is going to begin to feel like they're sort of surrounded by easements, and we think that would not be the most desirable.

That's the only thing I want to say. Thank you.

MURTAUGH That brings us to the part of the hearing in which we would like to hear from anyone who would like to speak.

As I indicated at the beginning, we take this in the order of asking first for people who are in favor of the petition, then opposed, and then who aren't in favor or opposed but would like to speak to it.

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(MURTAUGH) Having said that, I will ask if there is anyone present here other than the petitioner who would like to speak in favor of the petition. Okay, in the middle. And as I have repeated, we need you to come all the way up front, and that's for everybody, and we need you to start by identifying yourself by name and address and then we swear you. And we need you to be near the microphone.

MURPHY I am Mike Murphy. I'm a neighbor of the property. I live at 453 Cottage Avenue.

(MR. MURPHY IS SWORN.)

MURPHY I'll just make a very brief statement.

I think that there were some advantageous things done by Mr. Gale and Mr. Walksler in terms of contacting the neighbors, all of them, and giving us first their impression of what could happen, taking our advice as to what could change and what could be improved upon, and further commentaries about how they might make it more beneficial to us, the neighbors, as well as well as beneficial to Glen Ellyn.

And very briefly, I think there's a lot of people here who are in favor of this development for many reasons. One is that the scale of the homes are appropriate to the neighborhood. We are happy to see . . . the number of homes is appropriate to us. I think that you'll see across the street there are homes of similar size and of lot width, and that overall we think the development is a positive aspect to this section of Glen Ellyn, and we support it.

Thank you.

MURTAUGH Any questions for Mr. Murphy?

(NO RESPONSE)

MURTAUGH Anyone else?

SECRETARY Sir, would you please state your name and address for the public record?

ABEL Joseph Abel. I am representing the Economic Development Corporation of Glen Ellyn.

(MR. ABEL IS SWORN.)

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ABEL

Back in--this was at our May meeting, the petitioners made a presentation to the Economic Development Corporation of Glen Ellyn. Primarily the corporation's interest in this was obviously because it's a piece of property very close to the existing downtown area.

The Commission has a policy to try and encourage more residential development in and around the downtown area. After having the presentation--in fact, we were also present at the meeting that was held with the homeowners in the area, and I think at that meeting there were about 40 people present. And to the best of my recollection, almost all of them left feeling very comfortable with the project.

Then they made their presentation to the commission itself. And after looking at the proposal, it was the consensus that the homes that are being proposed here are in character with the area. There was no adverse effect, they felt, and so the Economic Development Corporation did go on record as supporting this.

MURTAUGH

Thank you. Does anyone have any questions for Mr. Abel?

(NO RESPONSE)

MURTAUGH

Thank you. Anyone else?

JEFFRIES

Ken Jeffries, 474 Anthony.

(MR. JEFFRIES IS SWORN.)

JEFFRIES

My wife and I have lived in this area for 28 years, and our children went to Hawthorne, and we were very saddened that that school was closed, but unfortunately it's been sitting there for a number of years almost like a white elephant. And it has been a subject of the neighborhood for a number of years.

And this was the first positive plan we've ever heard of. Of course, it's been used as a video center and it's been used as a nursery and so forth, but it's certainly been all these years wasted in that respect.

We're looking at, of course, the tax base, which I consider very high in this town, and I'd like to see some lower tax base put on, and this certainly would

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(JEFFRIES) do it.

There has been other suggestions of going down to, say, eight lots, which then automatically cuts you down on your tax base.

These are concerns of ours, and as a neighbor and as a homeowner, there's also a couple of other things I'd like to speak of, and that's one on the drainage.

I live southeast of this property, and unfortunately because of the lay of the land, when we have a deluge of water, the runoff from that school or from any street northwest of us comes right down my street and across my property. It's very damaging to my basement.

And I'm very pleased to hear that this plan will incur less water. And this is a positive because I'm always going down in my basement looking: where is the water coming in? because it's going to come if we have a deluge. This is a very positive aspect to me.

But also because of the amount of water that these drains can take, the sewer drains, they get a tremendous amount of water in those streets. They're impassible at times. And that's also a very big concern of mine. This would also help in that respect.

These two gentlemen here are, I consider, very professional, and my wife and I both agree that this would be a very positive thing for Glen Ellyn, especially for our neighborhood. And I, as I said, as a homeowner would be very happy to see this plan approved.

That's basically what I wanted to say.

MURTAUGH Thank you very much. Any questions?

(NO RESPONSE)

MURTAUGH Thank you, sir.

THOMAS I am Susan Thomas. I live at 465 Cottage, which is the corner of Cottage and Pleasant directly across the street from the property.

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(MS. THOMAS IS SWORN.)

THOMAS

I'd like to say that these builders are very neighborhood friendly. They have presented themselves very well. We've been at a number of their meetings, and actually I have yet to hear anybody in the neighborhood not like what they have proposed for the area.

And they have been very good at addressing all of our questions that we have had on the properties and what, you know, how even building would go on and what effect it would have in our neighborhood and what they could do to ease that situation with us.

I'm also one of the people that the water affects in the neighborhood, and I'm also glad to see or to hear that there would be a possibility of lowering, you know, the water that goes into the sewer system in the area because we're so close to that property.

And also, as far as the hawthorn tree is concerned, I know it's a very large debated subject in the area. But where I sit, I sit on my living room couch. I look and see the hawthorn tree directly. And I have more gray hairs than I care to have at watching the children fall out of that tree. And just recently we saw three toddlers with roller blades climbing the tree. So it's like . . . there's too many lower branches of that tree that are very . . . that I keep thinking I'm going to end up calling 911.

As well as the grade. I'd like to see the grade that, you know, comes so drastically right off of those properties lowered, as they were speaking of doing, because again with the kids with the roller blades, they go right off and into the cement face down.

So there's various other reasons for a lot of this stuff, but I really more than anything else would like to see residential homes be put into this area rather than any other project.

That's it.

MURTAUGH

Any questions?

(NO RESPONSE)

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MURTAUGH Thank you. Anyone else?

DOYLE Tom Doyle, 570 Prairie Avenue. I live directly across the street from, I believe, Lot 1 as proposed.

(MR. DOYLE IS SWORN.)

DOYLE Again, I have nothing but admiration for the fine job they've done engineering this whole project. Compared with all the other ideas that I've heard since I've been in the neighborhood, which is only about a year, this seems conducive with the surrounding neighborhood more than any other plan I've seen proposed.

I'd like to ask, based on everything I've been hearing, I'd like to also ask the Commission to offer a little bit of leeway in what seems to be concerns in two areas.

One is the vegetation or the trees on this property. I walk to the train station along that path every day, and every one of the trees that I've noticed seems to be extremely overgrown, and probably, as was pointed out earlier, some of the branches . . . many of the trees, over half the tree is visibly dead. And many of those branches are going to come down within a very short period of time.

The other thing is to reiterate something. I guess it was proposed at some point in time about sharing driveways on some of these lots.

And again, I offer the same opinion or a similar opinion. I turned down a house on Fairview that was actually very similar to the house which I purchased, and it would have been approximately \$20,000 cheaper, solely for the reason that it had a shared driveway where I have a single driveway. So I agree 100% that people just aren't interested. At least I'm not.

Thank you.

MURTAUGH Thank you. Anyone else?

MILLER I'm Tim Miller. I live at 581 Prairie. I'm in the existing block in Lot 4 opposite the proposed Lot 9.

(MR. MILLER IS SWORN.)

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MILLER I'm in--my wife and I are in favor of this proposed development. I think that the 50-foot lot is appropriate. I obviously live on one.

And I'm also in favor of the architectural freedom to allow each house to be developed uniquely rather than as a part of a subdivision type of scheme.

I think that the issue of a single driveway for each house is a good one. I've lived where there's no place to shovel snow to, and it's a lot better when you do it that way.

I realize that there are some things that one has to give up in terms of the lot depth in some of these, and it seems like at one point in time this would have been divided as two lots, very narrow, and that leaves nothing left to develop on the corner. And I kind of think that this is a good way to do it.

And I've looked at the distance between houses where the setbacks are equal to what's being asked for under normal circumstances. And I know there's an offset now. I don't know how staff would like to address that, whether it's in an ordinance, a covenant on the property, but I think that that could be handled.

Anything else?

MURTAUGH Thank you. Anyone else?

(NO RESPONSE)

MURTAUGH Seeing no one, we will ask if there is anyone who is opposed to the petition who would like to speak or give evidence.

(NO RESPONSE)

MURTAUGH And seeing no one, we'll ask if there is anyone who feels that they're neither in favor nor opposed but would like to make a comment.

BLOG Tom Blog, 510 Western Avenue. I'm three blocks away. I do.

(LAUGHTER)

(MR. BLOG IS SWORN.)

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MURTAUGH We always make it a point on rare occasions when a Plan Commission alum shows up to testify to recognize them as such.

Mr. Blog gave distinguished service to the Plan Commission and knows the oath well and was sworn to tell the truth even before he was asked.

BLOG My issue is not this development in particular, although it certainly brings the point to a head. This is a key issue to set a precedent and an understanding for 66-foot lots versus the 50-foot lot.

And there's a large tract of land. It can be divided up a lot of different ways, including near complete conformance to the ordinances as written or on a 50-foot boundary in keeping, perhaps, with the character of the neighborhood.

As the developer and the staff members have brought to you all's attention, it's a perfect place to also set an understanding and parameters on the floor area ratio issues, and that's what I'd like to at least speak to for a moment.

In principle I am not opposed to a 50-foot lot. I live on a 50-foot lot. And with the right structure of a floor area ratio, it makes an excellent neighborhood, a cost efficient type of setting.

The developer has magnanimously offered a .4 floor area ratio max. I could be off by a little bit, but I believe the smaller lot is right around 8,700 feet, or there's a variance requiring that. That would allow for a house on the smallest lot of roughly 3,500 square feet.

Now, the prototype shown here had numbers between, I think, 2,400 and 2,800 square feet under roof. So while that's an offered number, I would say in return for granting what is an enormous--or recommend that it be granted--a number of variances, that you really look closely at the height and the floor area requirement.

And I would make a slight suggestion that to leave it at .4 is entirely too broad of a number, and I would suggest either arbitrarily setting a number like not more than N where N may be 2,200 square feet, or a second number that I came up with, since the key theme of the developer seems to be in the

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(BLOG) neighbors themselves, in keeping with the character of the neighborhood, and I think that's a great goal, to something like 1-1/4 times the square footage of adjoining or average square footage of adjoining homes. If you have 50-foot lots and they're running at an average of 1,700 square foot homes, then perhaps going to 22 is not a radical shift from the existing area.

So I would suggest that .4 is too high of a boundary, and I would suggest that since these are but proposed and not final, that if you are inclined to grant these types of variances back to 50-foot lots or at least argue that they be granted, that you look closely at finally addressing a floor area ratio in keeping with the neighborhood or roof line.

MURTAUGH Questions for Mr. Blog?

(NO RESPONSE)

MURTAUGH Thank you.

BLOG Thank you very much.

MURTAUGH Is there anyone else who would like to speak?

(NO RESPONSE)

MURTAUGH And seeing no one, we'll ask if there's something further from the petitioner.

WALKSLER Please.

MURTAUGH You might . . . I'm sure you have something you want to say. For my purposes, you might clarify the lot sizes and so forth again to kind of review those for this.

WALKSLER In terms of the floor area?

MURTAUGH Well, in terms of what the lot sizes were and in terms of the floor area, yes.

WALKSLER Okay. Sure. Do I need to be--I'm sworn in?

MURTAUGH You're sworn in.

WALKSLER Okay.

MURTAUGH It lasts all night.

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(LAUGHTER)

MURTAUGH Even when you go home!

WALKSLER If I go home.

The lot sizes. Yes. There's six interior lots that are 50 by 160, there's three interior lots that are 70 by 98, and there's three corner lots that are 90 by 98. And I'd like to address what the floor area ratio means in terms of each of those lots.

On the 50-foot lots, 50 by 160, you have an 8,000 square foot area. At .4 floor area ratio, you have a maximum size of 3,200 square feet. It's important, very important to note, that includes the garage.

So if you have, for example, in this instance, this example, you have a . . . this particular house has a total square footage of 2,868 square feet, which is divided into 2,440 square feet for the home and 428 square feet for the garage. That is roughly, in this particular instance, this particular home is roughly--what?--it's 332 square feet of floor area under the maximum that you could build on that lot. So hopefully everybody understands that this floor area formula includes garage square footage.

On the corner lots, the 90 by 98 square foot lots, you have a total square footage of 8,820 square feet. Those are the largest lots, and they happen to, as you know, well know, exceed the minimum requirement for square footage on a lot in . . . on a standard lot in Glen Ellyn.

The maximum square footage with a .4 floor area ratio is 3,528, and again, that includes the garage. So you're talking about a home that would, at the maximum, be, you know, 3,000, 3,100 square feet, and a 400-and-some square foot garage.

The smallest lots are 70 by 98, which is a total square footage of 6,860. The maximum floor area with a .4 on such a lot is 2,744 square feet, obviously including the garage. In this concept plan we have--this prototype, we have a home with a first floor of 1,549. We have total square footage of the home of 2,180 and a 482 square foot [garage] for a total of 2,662 square feet of floor area, which is roughly, you know, 80 square feet less than the

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(WALKSLER) minimum.

Our feeling is that the floor area ratio that has been calculated or proposed for these lots is critical, and to reduce the size of the homes by changing that floor area ratio in our opinion would be extremely--it would put us at an extreme disadvantage in marketing homes there.

The home sizes that we're talking about are practical home sizes for homes that include the kind of features and rooms that buyers expect today in the market place in new construction.

I think we're all aware of the fact that features of homes has changed in the last . . . well, it's changed in the last ten years, and it certainly changes every decade. But Tom and I, I feel, are really on top of what people want in homes.

And if you try to do--if you try to come up with a home that's going to, say, be 1,500 square feet with a garage, there may be customers that want that. And if they want that, we will give that to them. But if we're limited to those type of numbers, it will not be a successful development. In fact, I don't think we would do the development.

Thank you very much.

MURTAUGH Well, if I could ask you a question?

WALKSLER Sure.

MURTAUGH Understanding all that, and I assume everybody would agree that what people think they want in a home changes over time, and as you described it, but speaking generally to what I understand to be Mr. Blog's point or question, while you don't know what will be built, and you've explained that several times, if you estimate or guess what you think will be built, how do you think the size houses that will end up on those lots will compare to the size houses that presently exist in the neighborhood?

WALKSLER Presently exist?

MURTAUGH The neighborhood of the people whom you've talked to and whom you've met with.

WALKSLER Yes, that presently exist.

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MURTAUGH Sure.

WALKSLER I think that there's some that would be larger and some that would be smaller than some of the homes, you know, that are owned by . . . that are existing.

Remember that what we're talking about, the floor area that we're imposing on this property, none of those other neighbors have that imposition on their own lots.

And with the current climate of redevelopment in Glen Ellyn with the kind of room additions and remodeling that's going on, you know, I mean, the Village could easily be regarded as, you know, a development in itself. You see any number of instances where redevelopment of existing homes with room additions and remodeling would exceed the floor area ratio that we're imposing on our own subdivision.

So I'm sorry to maybe not answer your question so directly, but what I'm trying to say is, there's a distinction between, say, the present condition of the existing residences, the size of the existing residences, and what is likely to occur in that neighborhood with existing residences in the next, you know, three to five years.

MURTAUGH I think you responded to the question directly. The reason I asked it that way was because we talk about numbers and sizes and square footage, and I'm not sure how many of us sitting here could tell you how many square feet are in our own house.

WALKSLER Okay.

MURTAUGH So that seemed to me to be a way to get to the general point.

WALKSLER you know, maybe the only way I can answer that question is by saying I really don't know. We haven't done any calculations on, you know, on home sizes in that neighborhood.

You know, my general perception just from spending a lot of time there and walking around, you know, every inch of it, is that there are a number that are larger and a number that are smaller.

Yes, sir?

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LYNCH I have a question for you. It looks like from the garage sizes you've described, you're talking about two-car garages.

WALKSLER Yes, sir.

LYNCH Maybe a little bigger than most. But what about the . . . what price range are you considering from the smallest to the largest? Do you have any idea? Well, you must have a feel there.

WALKSLER Yes, we do. We feel that, and there may be a couple of exceptions to this, based on, you know, our understanding of some people that would have some interest in what we would consider smaller homes instead of moderate priced homes.

But I would guess that on the low end, the home packages will be about \$350,000. And the high end is difficult to predict because in our experience, from time to time we work with a clientele who has, you know, a pretty frisky budget and they can start . . .

(LAUGHTER)

WALKSLER Well, they start, you know, they start piling on the features--

LYNCH Exactly.

WALKSLER --and the accessories and--

LYNCH I understand that. And most of us do, certainly.

WALKSLER Okay.

VANDERHOEF I want to ask a follow-up to that, since the issue was raised.

If the range is 350 and potentially up--

WALKSLER Yes.

VANDERHOEF --that you foresee, a lot of the discussion, a lot of the planning on this has been based on the concept that it's going to blend with the homes in the area. How do you get those two things to go together if you have a \$400,000 home in that location? I'm not sure that that is typical of that location.

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WALKSLER I'm certain that it isn't. I would say, you know, the best way to answer that question is really simply between comparing pricing, market values of new homes in Glen Ellyn versus old homes in Glen Ellyn. And even in neighborhoods where homes are larger, if the homes are older, for one reason or another, they do not command as high a market value as a new or newer home will, other conditions being equal.

So I would say from my experience it would be difficult if not impossible to purchase the property, put in the improvements, and build new homes even at the size, say, the mean size of the homes in the existing neighborhood, and be able to match up with that price range.

VANDERHOEF So then it becomes a financial issue as much as a neighborhood character issue.

WALKSLER When you say issue, I'm not sure I understand.

VANDERHOEF That is, the importance of the price of the home is as important for financial reasons as it is for matching the--or that's what drives the development more so than the matching the character of the homes I guess is--

WALKSLER I think they both . . . I would say they're commensurate. They both drive the development. The cost, you know, the job cost, the actual cost of producing a product there as well as, you know, blending that, blending those factors with a concept that fits in aesthetically.

I don't know if I answered your question or not. Sorry.

VANDERHOEF No, that's all right.

LYNCH Another question along the same line as what Mike's saying. Has this type of issue come up, the fact that those homes will be not just priced more, they will look different from the present homes? There's no question about that. Do you think the people that have agreed with you so far understand that issue?

JEFFRIES Yes.

LYNCH Okay. I . . .

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JEFFRIES (unintelligible)

LYNCH Okay. I would look, just personally now, not necessarily as a member of the Board, although what I say here is going to be understood that way. There are homes right on the next street over on Anthony, and I don't recall what the homes look like there, but I can guess what they looked like before they did what they've done to most of those lots.

WALKSLER Are you speaking of the new homes on Anthony?

LYNCH Yes. Yes. The new homes. The new homes.

WALKSLER Okay.

LYNCH And the same thing has happened. It's . . . I've probably asked enough questions. I've got my answers, and I just wanted those people to understand that.

WALKSLER Okay.

LYNCH And apparently they do.

WALKSLER It's a good--the question about do the neighbors understand I think is a very good one. And Mr. Jeffries, I believe, is the gentleman who said yes.

And I think, you know, Tom and I tried to be careful in our correspondence with the neighbors to be sure that they had every opportunity to understand this project and the type of structures that would or could be built on the lots.

And I would say that I give the neighbors a lot of credit for asking a lot of good questions and tough questions. And I was surprised, and I'm pleasantly surprised about the response tonight from the neighbors. Not really surprised; I'm pleased.

So I would say--I would have to say I think they do understand the project very well.

SILIGMUELLER Does your floor area ratio include the basement in any way?

WALKSLER No, sir.

SILIGMUELLER You said you wouldn't allow or wouldn't want to proceed if there was any deviation from the .40 that

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(SILIGM'LR) you're requesting. Is that what I heard you say earlier?

WALKSLER I think I did say that, yes.

SILIGMUELLER Yes. But as Tom pointed out, and as you yourself pointed out that proposed homes that you're showing there are in many cases a floor area ratio of 36%, 37%, you know, maybe even 35% as compared to the requested 40%. So could you explain the conflict there with the pictures showing one thing but the request being for something more?

WALKSLER I didn't work the numbers, so I'm not sure of the percentage.

SILIGMUELLER Well, you said on one there was two or three hundred square feet could be added on, you know--

WALKSLER Right.

SILIGMUELLER --and it's an 8,000 square foot lot. So, I mean, you're sitting there saying, you know, a couple, three, four percent could be added on over what you're proposing in your pictures to get up to the .40.

WALKSLER I think--

SILIGMUELLER So it just seems that, you know, you get the block point out here that you could have 36 or 37 as the floor area ratio and still build what you're proposing.

WALKSLER Well, however those numbers work out. I mean, that would be exactly right for those specific houses.

I guess we feel in general that we, you know, we came fairly close to the maximum and that, you know, every instance of a home design project would give consideration to whatever the maximum is.

I don't think the square footage would be pumped up to hit that maximum. I mean, these--

SILIGMUELLER But if somebody requested it, you'd feel you'd need to work within the .40 is what you're saying.

WALKSLER We do. I mean, there are certainly instances where it's easy for me to see that being at or near the maximum would be desirable. All it would take, for

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(WALKSLER) example, is somebody wanting . . . you talk about the percentages like you did. You know, maybe one extra room.

SILIGMUELLER Right.

WALKSLER A personal room of some type, a sewing room, a nursery. So sure, we would want that flexibility.

SILIGMUELLER I mean, just because that's . . . and I think we pointed out, I mean, we're not approving in any way, shape, or form tonight the housing outlines here. All that we're talking about is the . . .

WALKSLER The floor area.

SILIGMUELLER . . . the plat and whether your proposed restriction on the floor area is appropriate. So . . .

WALKSLER Maybe the--you know, maybe the thing to say is that the way these plans were generated, you know, were not necessarily on the basis of, you know, hitting a target floor area ratio. They were designed with, you know, some sensitivity toward creativity and flexibility, and they just turned out to be, you know, what they are. And I think that's going to be, you know, typical of the way these homes will be designed.

However, we do feel that .4 . . . frankly, we feel like we were stretching the market place to come to .4. So we would hate to see . . .

Maybe one way to look at it is, we didn't come in here with something, you know, to negotiate from, negotiate down from. We tried to give it our best shot as a concept to start with, which was based on what we think is really practical and is really fair. So we would like to hang onto that .4.

MURTAUGH Any further questions right now? Yes, sir?

JEFFRIES Can I make a comment?

MURTAUGH But you need to come back up.

JEFFRIES That's fine with me.

MURTAUGH We never quit until everyone wants to stop talking.

JEFFRIES I'd just like to point out the gentleman pointed out

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(JEFFRIES) the new homes up there on Anthony. There were originally six homes in that area. They had to stretch the lots in order to come up with the home sizes that they did.

Now, those homes, I know what the prices are because I went over to the records and found out after they were sold, so I know that they ran for around 275 up to almost 400,000. I don't know what the size of those houses were, but they are large houses in comparison to the other in the neighborhood.

Those went like hotcakes. In fact, one of the couples that lived across the street were very happy to sell their house and just go right across the street. So that is a very positive aspect of our neighborhood, and these gentlemen here are also presenting that type of a home and a price range.

And I can also verify that two older homes--I live in a home that's 102 years old. I know the square footage; I know what approximately I think it would be on the market for.

I also know that there are other older homes that have sold in the last five years, and the top one sold here last year for \$315,000. That house is probably a 1920 house or a 1915, somewhere in that area. So houses in that area do go for good prices.

Understandably, there is a house that's on the lot that's a bungalow, and bungalows, as you know, came in in the '20s. Those houses are very small in size, and I would predict that probably the best price would be \$150,000 to \$175,000, which would be far below what we're anticipating here. But that can't be helped.

That house--certainly it's unfortunate it's that small, but that's what the people wanted at the time. And some of the other houses are somewhat larger, and I don't know what they would go for in prices, but I imagine probably close to \$200,000.

So we're not talking an area that would be far out of what the normal houses in that area would go for, and I think that this gentleman or these two gentlemen here have presented a very fair estimate of what they feel that they can market the houses at.

And if they have to, unfortunately, because of re-

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(JEFFRIES) strictions, go down below that, then it's just the old "if you can't make a buck, why go into it?" and I wouldn't differ with that at all.

So I just wanted to make those two points, that that is the truth of the matter. That's what's been going on in our neighborhood.

And the prices aren't going down. We have a very desirable area. We're only roughly five blocks from the railroad station, and that's a plus, believe me.

MURTAUGH Thank you. Does anyone else have anything further they'd like to say?

THOMAS I'd like to just bring up one point. I live kitty corner off this bottom part here. My house is approximately 21,000 . . . 2,100 square feet. I wish it was a thousand.

(LAUGHTER)

THOMAS And that's without garage. And that house is over here that's a split level.

But we do have a considerable number of houses in the neighborhood that are larger than my house. We've got a Victorian which is the Quathamers' family. They've got six kids and two adults, so they've got a two-story house there. There's another two-story house here that's close to 4,000 square feet across the street. There's another Victorian across the street from mine.

And so there are quite a few very large homes in the area. It's not just all little two- and three-bedroom, you know, bungalows and stuff. We've got quite a few two-story Victorian styling--I'm using the term loosely--in that neighborhood also. So it's not all little ones.

MURTAUGH Thank you. Anyone else have anything further?

(NO RESPONSE)

MURTAUGH Okay. Seeing no one, we will close the public testimony portion of the public hearing and request comments from the Plan Commissioners.

To in a sense recap something that was said by Mr. Dunn a while ago, the particular action we are being

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(MURTAUGH) asked is to make a recommendation with respect to the approval of the preliminary plat of subdivision, which is what's up there and which we've been talking about. That requires no specific findings of fact, although it can include whatever conditions the Commission wants to recommend.

In addition, we are being asked to make a specific recommendation with respect to a variance from the Subdivision Ordinance concerning the length of lots and relating to the fact that several of the lots are shorter than the 110-foot minimum otherwise specified. For that particular variance, we need, we are told, to follow the variation requirements of the Zoning Code, which does require two specific findings.

Having said that, I would also ask us in the deliberations of both the staff, I think, did a good job of presenting some additional points or concerns and each of those was responded to, and I think we should, if you have an opinion on any of those in the discussion, I think it would be worth going through that as you make comments so that we can decide if there's a point to be made on those.

Mr. Melady?

(LAUGHTER)

MURTAUGH I wasn't going to wait for volunteers.

MELADY Oh. You know, in a way, we've talked about the fact that this didn't qualify as a PUD. I almost feel like, since we're looking at a package and even got into a discussion of market values, which is quite a long ways from a subdivision matter, that we've almost looked at this like a PUD.

And my observation of the package, if you might, is that I feel very favorable about it. I think the petitioner is to be commended on the way that they have worked with the neighbors. Some of the comments that I have in the notes I can barely read: someone said it was the first positive plan, and someone pointed out they were neighbor friendly. And I think that goes a long way toward my feelings about the project.

I have absolutely no objection to the subdivision variation regarding the 98-foot depth of those six

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(MELADY) lots.

I commend Mr. Blog for coming in and reminding us once again about the floor area ratio, which we have seemed to dance around, but I don't feel that we should impose a specific restriction on this petitioner, and I think that the fact that they have come in and offered a compromise on that matter voluntarily is a positive in this plan. And I don't think that that ratio, from at least what I've heard from the neighborhood and my own observations of the neighborhood, is out of line.

The staff has suggested an average height to the midpoint of 26 feet. I think the petitioner requested 28 feet and showed us some roof line matters, and I think that the petitioner's request of 28 seems to be reasonable to me.

MURTAUGH Well, if the petitioner--I apologize for interrupting, but I imagine if the petitioner were speaking, the petitioner would say, "I requested that you leave me at the Zoning Code Ordinance at 35, but if you have to do something, don't do anything less than 28."

MELADY He suggested 28 and seemed to be satisfied with 28. And maybe I misread it, but I feel that's a reasonable figure.

As to the preservation of trees, I believe we took the letter from the Illinois Extension as an exhibit. I think the petitioner also referred to a plan where they actually demonstrated certain trees and marked it on a plat. I don't know that that was submitted, but I would like to think that it would be if it hasn't been.

WALKSLER I believe it has been submitted.

GALE No, it's right here.

WALKSLER Oh. Sorry.

MELADY As to the suggestion for shared driveways, I would be very much opposed to that, and I think there's been evidence from several people. I've known people who have shared driveways with others, and it was not something that's built for a neighbor friendly relationship; that seemed to be a constant source of aggravation, and so I would agree with the peti-

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(MELADY) tioner on that point.

And I am inclined to not put any particular architectural restrictions. I think from what has been presented and from the evidence that the petitioner has worked with the neighbors on this, I think they're all inclined to trust the developer to do a good job.

And my general feelings are very positive about it, and I think we should approve the subdivision ordinance and the requested variation.

MURTAUGH Thanks. Someone else?

LYNCH I second what Pat Melady has said. That's all I have to add to that.

MURTAUGH Mike?

VANDERHOEF Well, I'll be the lone wolf. I have one overriding concern, and that is that, you know, we continue, I think the Village continues to wrestle with the 66 versus 50 issue.

And because there's never (unintelligible) that comes out of that except that a lot of times it presents a lot of headaches for people who have 50-foot lots, I thought the idea was to reduce the number of 50-foot lots as opposed to creating more. That said, I think that until we get some sort of direction on that, we kind of have to feel our way on a case-by-case basis.

I think that the undoubtedly single family detached homes like this are the way to go for the neighborhood, and I'm glad that someone voluntarily decides they're going to put forward a floor area ratio that will get away from some of the problems that we had with that. I think that's a big step.

My concern about that, however, is that, you know, if we limit someone on the west side of the street, someone could buy a home on the right side of the street and do something far different with none of these same floor area restrictions. So I think we have a problem with consistency there, but I'm certainly for floor area restrictions everywhere.

I think the fencing issue was just kind of glossed over, that that might limit architectural license in

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(VANDERHOEF) some way. But I think that we have to say something about a three--if there is in fact a 3.2-foot side yard, it seems to me that we have to say something to keep someone from putting a fence three feet away from a house.

It seems to me that that's a safety issue, not an architectural issue. So while it may be on the plans --and these plans are conjecture at this point-- while it may be on the plans, it's simply something that sticks off the front corner of the house. That's not to say that later on it won't be something more typical to what we consider a fence.

I agree there shouldn't be any combined driveways. I think that that makes it look less like single family homes and more like a townhouse development.

I guess that's it.

MURTAUGH Phyllis?

SCANLAN I think this is a very positive development for the area, and I too share Pat's . . . what the right word is . . . pleasure, but it really isn't, that the developers have worked so closely with the neighborhood. I think that that shows with what happened here tonight, and I think that rather than imposing something, you've tried to work with them, and I think you're to be very commended on that.

And I think the neighbors are pleased, too, to have been included from the very onset, that they feel that they're working with you rather than something that's being done to their neighborhood. And I really would applaud you for that.

I'm comfortable with the fact that you're willing to impose the .4 floor area ratio, and I think that we should put a height limit of the 28 feet on it. You said you can live with that, and I think that then there is some control, that this is in keeping with the rest of the neighborhood.

I'm not at all interested in shared driveways. I think they'd be a very negative thing to have happen.

And I'm comfortable with your information on the trees, and that was something that was of a great concern to me, so you've answered that.

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(SCANLAN) As far as the fencing goes, I really tend to agree with Mike. I do not think that there should be fences in between those two yards.

When we're talking about side yards, the way I've always defined it--when I look back here, I think it's right--is a side yard is just the part that adjoins the house. And once you get beyond that, it's a rear yard. Am I correct?

And so we are not putting any restriction on rear yard fencing; it would be just on the fences between the two houses.

And I think that it's important because of the fact that the setbacks are different that those be left open so that we don't . . . you're trying to give a feeling of openness, and then at this point if you put a fence three feet, you're not open any more. And so I think for the side yards, that I would agree with staff's recommendation on that.

Nobody has talked about the sanitary service for Lot Number 11, which seemed to concern the Village Engineer.

And I did have some concerns about that, because I do think people get very sensitive about their back yards. They don't feel quite the same sensitivity to their front yards, which are a public place. And so I guess I would like to see something worked out in some way if it possibly could be done that the sanitary service be accessed close to the sidewalk in the front yard.

The existing chain link fence that would be over this stone wall Bill McGurr said wasn't in real good shape, he didn't think. I didn't look at it real closely. I don't know if maybe we should require that that be replaced with a better chain link fence rather than just leaving something up there. That was something that I really don't know.

There were two other things, and one of them came from Vicky Hase, who is not here, and it kind of reflects what Doug Walksler said about the PUD. And she was reading the Comprehensive Plan, and on page 43 it says, "All new residential developments of over one acre should be developed as planned unit developments."

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(SCANLAN) Obviously, the Zoning Code never reflected what was in the Comprehensive Plan.

And I think maybe this is another make-work project for the Plan Commission in the Zoning Code review, but it seems to me that that's stated there very clearly. And I think that this is something that should be looked at.

I think that the developers had given the impression that they would have been better served had this been in there. And obviously, when the Comprehensive Plan was passed, the feeling was that it should have been and this could have been handled quite differently. So I think that that's something that we need to take into consideration.

And then I have to mention about impact fees because I always do.

(LAUGHTER)

SCANLAN And so anyhow, this time I am going to read from Section 410 of the Subdivision Ordinance where it says, "As a condition of approval of a final plat of subdivision or a planned unit development, each subdivider or developer will be required to dedicate land proportional to the need for additional school and park services specifically and uniquely attributable to the new subdivision or cash contribution in lieu of (unintelligible) and dedication or a combination of both."

And it doesn't say anything about the fire protection district and it doesn't say anything about the library. And yet we continue to say we think it would be nice. And I really think that it would be very nice for the Subdivision Code to match what in fact we do.

WARK Richard, do you have that written down several times?

(LAUGHTER)

SCANLAN I keep trying!

MURTAUGH We need to find a trustee and tell them that, don't we?

VANDERHOEF They're never around when you need one.

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(LAUGHTER)

SCANLAN It also does say in the Comprehensive Plan that the Subdivision Ordinance should be reviewed. And I think the Comprehensive Plan was passed in what year? In 1986, so--

MURTAUGH Well, it's a conservative town.

SCANLAN That's it.

SILIGMUELLER In response to the 98-foot depth request, I think I'm in concurrence with the requirements of 10-10-12 where it will not alter the essential character of the locality. I guess that's the one that we're supposed to specifically respond to, and the 98 feet seems to be appropriate and ties in with the rest of the neighborhood.

It also talks about undue hardship if we don't permit the 98 feet, and I think Gale and Walksler have described well the fact that in order to have the number of lots and the size of the houses, we end up with a 98-foot lot. So I think there would be an undue hardship if we weren't to grant that.

As regarding the floor area ratio, I--just quickly going through some of the other information we're looking at, Hinsdale has a floor area ratio of .3 plus 800 square feet, which in most cases here would put it close to .4, I believe, you know, depending. Some of them may be a little over. And then Wheaton has a floor area ratio of .4. So I would think that the .4 would be appropriate.

And having driven through the neighborhood, I think there are a number of large houses as well as some fairly smaller houses that aren't in different sections of the town but that I think the neighborhood can easily handle the .4. So I'd be in favor of sticking with the developer's request for the 28 feet rather than the 26 and the limitation at the .4.

That's all.

PARBS I am basically in agreement with all of the points that have been made. On the floor area ratio I concur. I would agree with the 28-foot height restriction, and definitely with Phyllis on the adding the library and the fire department to the plan that

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(PARBS) they have to work with the school and the park district as well.

Overall I think it's a good plan.

MURTAUGH I don't have any additional comments. A couple of administrative ones, I guess.

I think we should list some of these things as conditions that we've been talking about when we get a motion, including the donations.

I think we were all pleased by the quality of the presentation, both by the staff and by the petitioner. I was impressed also with the quality of the application package. It was a complicated project that was at least for me made understandable, which means that it must have been understandable for everybody else as well.

It's been commented upon the benefit of working with the neighbors in advance. We, I think, are more impressed with that than maybe the neighbors are, because we see, I think, week after week and month after month developments where the petitioner has a position and the room is filled with neighbors who don't understand it and don't like it and think that we're being much too easy on the developer.

Tonight we had the situation where I think the audience thought we were being too difficult with the developer, but believe it or not, we're trying to do the same thing in both cases, which is make sure that we and everybody else understand the project.

I think it seems to lay out very well in the neighborhood, and it's a neighborhood we're all familiar with and have visited, of course, additionally for this hearing.

So if there isn't further discussion on the Commission, we would ask someone to make a motion to the matter.

PARBS I'll make a motion.

In the subject of the Hawthorne Place Subdivision preliminary plat, which is located by the address of 570 Pleasant, I move that the Plan Commission recommend to the Village Board approval of a 12-lot single family residential subdivision as presented by

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(PARBS) the petitioners.

I think in looking at this from the standpoint of the Comprehensive Plan overall that the main feature of this plan is that the single family residential development on the site would be compatible with the existing surrounding area.

It is understood that the Zoning Board of Appeals will be reviewing the necessary variations, so we won't review those in detail here. However, we do want to make one variation under Section 401.4, the Subdivision Regulations variation which requires a minimum lot depth of 110 feet, and we would recommend a variation to a lot depth of 98 feet.

In connection with that, under the Zoning Code Section 10-10-12(C), we have the following findings of fact:

that the property in question could not yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district. As pointed out by the petitioner very clearly that the 12-lot situation would certainly be much better, and going to a nine-lot or any other configuration would create a hardship.

The second finding of fact is that the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality. And I think that has been well covered by the petitioner also, that this certainly overall would be compatible with the surrounding neighborhood.

In addition, we would like to put in the following conditions, recommend the following conditions.

First of all, as proposed by the petitioner, that they maintain a .4 floor area ratio, which would include the garage in each case.

Also we would like to recommend that a height restriction of 28 feet be used in each case.

In terms of fencing, we don't have a specific recommendation, but we do think that there should be some point made in the area where there are the minimum side yards in the four or five of the lots presented as 3.2 feet, and that there should be some restric-

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(PARBS) tion on fencing in that area.

From the point on preservation of trees, the petitioner has already covered that with a report from a Mr. Schuster. We would recommend that this report be shared with the Village Forestry Superintendent and that they work in cooperation in terms of preserving trees as best laid out by both parties.

Developer donations: we recommend that in addition to the required park district and school district donations, that the petitioner also be required to work with the Glen Ellyn Library and Volunteer Fire Department for donations.

In terms of buffering, we recommend that the petitioner should do everything possible in preserving the vegetation on the adjoining properties, mainly the area behind the existing five homes there on the west side of the property.

And in connection with that, there will be a boulder wall that will be put in because of the grading situation, and we recommend that the existing chain link fence be maintained and probably should be looked at for improvement for safety reasons.

And finally, on the one lot, Number 11, we would suggest that the sanitary sewer be located in the front yard area instead of in the back yard area.

MURTAUGH Is there a second?

MELADY Second.

MURTAUGH Thank you. The motion's been made and seconded. Is there any discussion on the motion?

MELADY The only thought I had was I was not clear as to Bill's comment on the fencing. I think you had raised a more specific concern about it, and I think it should be clarified in the motion.

SCANLAN Okay. I think that fences should be prohibited in those yards that have the 3.2 side yards. Prohibited in the side yards. Not in the whole yard, in the side yards of those houses that have--those lots that have a 3.2 side yard.

PARBS Okay. I agree.

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MELADY I would agree. Yes.

LYNCH Was that--excuse me. Was that to be just where the house is or the front and back yard, too?

PARBS No, just on the side yard.

SCANLAN It's the side yard. That's how you define the side yard.

LYNCH Just on the side. Right. Okay.

PARBS Where there's the 3.2.

MURTAUGH Just next to the house.

LYNCH Yes, just next to the house. Right. Okay.

MELADY They could have a six-foot thorn bush planted in there.

SILIGMUELLER The sewer issue: I know I stepped out of the room for a moment, but did I miss the discussion on why we would want the sewer in the front yard instead of the back yard? I mean, I sort of thought the point that having . . .

MURTAUGH Being surrounded by easements, I believe was the phrase.

SILIGMUELLER Easements, being surrounded by easements would be a real objection to having--you can't build anything in the front yard over the easement and you can't do anything in the back yard over the easement, and the lots aren't that big to begin with. Most of the time the sewers are usually in the back yard, and there's already an easement there. I don't remember discussing it, so--

MURTAUGH Well, I think most of the time the sewers are going to be out front at the street.

SILIGMUELLER Sort of where you go straight out, though, yes, but not all the way across.

MURTAUGH We didn't discuss it. We didn't discuss it in any length.

MELADY Now, we didn't discuss that, and maybe . . .

PARBS Well, we were going, or I was going primarily on Mr.

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(PARBS) McGurr's comments on that point, that he recommended going to the front yard.

SILIGMUELLER Do you remember why he recommended that?

PARBS Because the--

SILIGMUELLER I remember the reasoning that the developer had, that it would be objectionable to the owners. So I was thinking we would want to keep it to the back.

MELADY Is it inappropriate to ask him?

MURTAUGH Mr. McGurr, would you remind your reason for the-- you can just stay there.

McGURR It's been my experience that maintaining rear yard utilities, particularly sewers, public sewers, is a problem. They're easier to maintain when you can access them from the front yard.

MELADY But this is a case where the sanitary of one property owner has to go through a separate property owner.

WARK Would it go down the parkway on Hawthorne?

MELADY No, it sounds like it goes through the front yard.

MURTAUGH Inside the side yard.

MELADY And the petitioner, I believe, wanted it to go through the rear yard in an existing easement way, which eliminated the added easement on the front of that property. And I think that's a valid point.

SILIGMUELLER I think the person whose lot it was going through, wouldn't they have their sewer in the back yard? So wouldn't you have both the sewers down in the back? So there would be--I mean, there would need to be access there anyway.

PARBS No.

VANDERHOEF Theirs comes off the side yard.

MURTAUGH They wouldn't have theirs going all the way across their back yard.

PARBS Well, the only access is over to Pleasant, as I understand it.

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VANDERHOEF But theirs comes out of that side of the house straight on to Pleasant. It doesn't go through that same easement.

SILIGMUELLER Oh, yes. I see. It's out of the side of the house. But they went through a utility easement. That was it. The easement was a utility easement that the sewer was going through and not a--

MURTAUGH Dale, is your request that the motion . . .

SILIGMUELLER My request is--

MURTAUGH . . . suggestion that the motion be amended to have it to remove that condition?

MELADY Is that the motion be amended?

SILIGMUELLER My request is that the motion be amended to drop that requirement.

MURTAUGH Do you have a feeling about that?

PARBS I'd rather keep it in, frankly.

MURTAUGH Okay. That puts you to the task of deciding if you want to make a motion to amend that motion.

SILIGMUELLER I'll make a motion to amend the motion.

MURTAUGH Is there a second?

MELADY I will second his motion.

AUDIENCE I have a question. Was the 28-foot thing in that motion?

PARBS Yes.

MELADY Yes, it was.

PARBS 28.

MURTAUGH The motion is made to amend the motion to delete from the motion the condition concerning--

(LAUGHTER)

MURTAUGH It isn't funny. To delete from the motion the condition to move the proposed sanitary sewer for Lot 11 to the front yard. So therefore, an affirmative

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(MURTAUGH) vote would be a vote in favor of doing it in the back yard the way the developer suggests.

So could we have a roll call on the amendment motion?

SECRETARY Mr. SiligmueLLer?

SILIGMUELLER Yes.

SECRETARY Mr. Melady?

MELADY Yes.

SECRETARY Mr. Lynch?

LYNCH Yes.

SECRETARY Mr. Parbs?

PARBS No.

SECRETARY Mrs. Scanlan?

SCANLAN No.

SECRETARY Mr. VanDerhoef?

VANDERHOEF Yes.

SECRETARY Chairman Murtaugh?

MURTAUGH Yes.

SECRETARY Five YES; two NO. Motion carries.

MURTAUGH So we've amended the motion. Now, the overall motion is still under discussion. Is there further discussion?

(NO RESPONSE)

MURTAUGH Hearing none, we'll ask for a vote on the motion.

SECRETARY Mr. Parbs?

PARBS Yes.

SECRETARY Mr. Melady?

MELADY Yes.

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SECRETARY Mr. Lynch?

LYNCH Yes.

SECRETARY Mrs. Scanlan?

SCANLAN Yes.

SECRETARY Mr. SiligmueLLer?

SILIGMUELLER Yes.

SECRETARY Mr. VanDerhoef?

VANDERHOEF Yes.

SECRETARY Chairman Murtaugh?

MURTAUGH Yes.

SECRETARY Seven YES; motion carries.

MURTAUGH Thank you.

We will write a report and recommendation and send it to the Village Board. The matter will appear at a Village Board workshop, and Mr. Dunn will be able to tell you when that will occur.

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TABLE OF EXHIBITS

- EXHIBIT 1 -- Application for preliminary plat of subdivision approval filed by Glen Ellyn Homes, including all attachments
- EXHIBIT 2 -- Letter from James Schuster of the Cooperative Extension Service of the University of Illinois regarding an examination of the trees on the subject site, dated June 18, 1994
- EXHIBIT 3 -- 24-page petition signed by residents within 25 feet of the proposed development expressing support for the approval of the project
- EXHIBIT 4 -- Preliminary plat of Hawthorne Place prepared by Harold F. Steinbrecher dated March 25, 1994, with most recent revision date of May 11, 1994

GLEN ELLYN ZONING BOARD OF APPEALS
TRANSCRIPT OF PUBLIC HEARING
JUNE 28, 1994

PARTICIPANTS:

Zoning Board of Appeals

Leland Lewis
Douglas Ackermann
Gordon Eick
Richard Garrity
Donna Hindman
Mark Stauber

Village of Glen Ellyn

Richard Dunn

Village Board of Trustees

George Gilkerson

Petitioner Representatives

Tom Gale
Douglas Walksler

Public Participants

Tim Miller
Susan Thomas
Ken Jeffries
James Stuhlmacher
Joe Abel
Carlos Moran
Ed Melka
Doug Funk

PETITIONER: Glen Ellyn Homes Inc.

LOCATION: Hawthorne School site

REQUEST: Various variations to bulk
requirements of the Zoning
Code to permit subdivision
of the parcel into 12 build-
able lots

PUBLIC HEARING TIME: 7:32 to 11:20 p.m.

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LEWIS

Good evening. This is a meeting of the Glen Ellyn Zoning Board of Appeals. My name's Leland Lewis and I'm Chairman of this Board.

The Glen Ellyn Zoning Board of Appeals is advisory in nature, and the actual variances that are being requested can only be granted by the Glen Ellyn Village Board of Trustees.

The Zoning Board of Appeals' function is to listen to whatever testimony is offered by the petitioner and others, to take significant evidence, agree on the facts which we have found from that evidence, consider and deliberate among ourselves, and then make a recommendation to the Village Board.

If we make a recommendation favorable to the granting of the variance requested, then the Village Board requires a majority vote for final approval of the ordinance granting that variation. If the Zoning Board makes a recommendation to deny the requested variation, then it would require a two thirds vote of the Glen Ellyn Village Board to pass an ordinance approving the variation requested.

The meeting tonight is called pursuant to notice that is provided by statute. The notice for this meeting was published in the Glen Ellyn News on June the 8th, and property owners affected by the variation being requested were provided a copy of the notice by mail.

Would the secretary please call the roll?

SECRETARY

Chairman Lewis?

LEWIS

Here.

SECRETARY

Mr. Ackermann?

ACKERMANN

Here.

SECRETARY

Mr. Eick?

EICK

Here.

SECRETARY

Mr. Fournier? Mr. Garrity?

GARRITY

Here.

SECRETARY

Mrs. Hindman?

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HINDMAN Here.

SECRETARY Mr. Stauber?

STAUBER Here.

SECRETARY Chairman Lewis, you have a quorum.

LEWIS Okay. We have a quorum, so we will proceed.

Also with us tonight, for the benefit of those in the audience, to my immediate right is our Glen Ellyn Village Trustee, George Gilkerson, who is the trustee liaison for our committee. We also have in the audience Richard Dunn, who is the Director of Planning and Development. Richard, would you raise your hand? I think most people know you.

We have one hearing before us this evening, and that's the hearing for the Hawthorne Place Subdivision variations.

Glen Ellyn Homes as contract purchaser has petitioned the Village for variations from a number of provisions of the Glen Ellyn Zoning Code. The petitioner is proposing to subdivide the subject property into a 12-lot single family residential subdivision. The subject property is the Hawthorne School site.

Variations are requested from a number of sections of the Glen Ellyn Zoning Code. Richard, do you have a copy of that staff report?

DUNN Yes, I do.

LEWIS Does everyone in the audience have a copy of that?

DUNN There were about 25 copies set out. There are extra copies here if anybody needs one.

LEWIS The variations are quite lengthy, and I would like to just later enter as staff report all of the specific variations requested. We have requests for variations for all lots and then the various specific lots, which we'll enter this as, as I said, as a . . . into the record later.

The petitioner proposes to demolish the school building and subdivide the property into 12 single family residential lots.

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(LEWIS)

It should be noted that the developer appeared before the Plan Commission for a public hearing on the preliminary plat of subdivision on June 23rd, 1994.

The site is insufficiently large to qualify as a planned unit development. As a result, the petitioner is asking for a number of variations from the R2 district regulations to accommodate the subdivision as proposed.

In general, the majority of the proposed lots would be nonconforming in area, lot width, or building setbacks. The petitioner proposes nonconforming lots as a way of assuring that houses constructed on those lots are more in keeping with the scale of the existing houses in the surrounding neighborhood.

The application indicates that houses will be one or one and one half stories in height, although the petitioner is not presenting specific house plans as part of the project. The petitioner is proposing a 0.4 floor area ratio to help control the scope and scale of houses in this subdivision.

At this point, before we continue, I'd like to just describe our proceedings. We do things somewhat differently than the Plan Commission, if those of you in the audience have attended those meetings.

First of all, everybody who will be presenting evidence or asking questions or presenting any information to this Board tonight will be required to do so under oath, and your comments will be recorded so we can prepare a written transcript which will be presented to the Village Board. Thus, anybody who would like to address this group tonight will be sworn in by our secretary just prior to their presentation.

We will give the petitioner the first opportunity to present his case, and then anybody who wishes, again, to speak either in favor of or against or who just has any comments they would like to make, again, will be given an opportunity to do that.

After we have heard from everyone who wishes to address this Board, we'll close the public participation portion. You're welcome to stay and hear our deliberations, but from that point forward the committee will be discussing the material which has been presented in an open meeting, but we cannot

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(LEWIS) take any additional comments from the public.

We'll then deliberate as to whether or not the petitioner has proven his case for a variation, and we will make our recommendations.

It should be noted that I'd like to set an artificial time of about 11:00. I don't think we need to go much past that. In the event we get that far--and again, we'll let everyone talk--but if we get that far and we have not finished our portion of this, we'll continue this hearing to the regularly scheduled meeting, which will be two weeks from today.

Again, for everyone's information, all members of the Zoning Board have visited the property in question and are familiar with the plans as submitted.

What I'd like to do, then, is to ask Richard Dunn to please come forward and the petitioner. Is the petitioner here this evening? Okay. If you all would please come forward, we can get you sworn in together at this time.

SECRETARY Gentlemen, would each of you please in turn state your name, your professional capacity, and your business address for the public record?

GALE My name is Tom Gale. I am one of the petitioners. I am president of a company I own, Tom Gale Homes Inc. That company is a joint venture partner in Glen Ellyn Homes. Glen Ellyn Homes is the petitioner this evening for the variations, the contract purchaser of the property. My business address is 1535 South Prospect in Wheaton.

WALKSLER Douglas Walksler. I'm the petitioner, joint venture partner with Tom Gale Homes Inc. under the name of Colby Development Inc., 455 Taft Avenue, Glen Ellyn.

DUNN I'm Richard Dunn, Director of the Planning and Development Department. My business address, work address, is 535 Duane.

(THE PARTIES ARE SWORN.)

STAUBER Before we begin, I'd just like to make a statement that I note here that attorney Paul Kalinich has represented the petitioner in the real estate purchase, although he's not representing the petitioner before

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(STAUBER) this Board.

And I just want it to be known that I rent office space from Mr. Kalinich's firm, although I don't have any interest in that firm. I'm not an associate, have no financial interest in it.

I don't believe I have any conflict of interest, but I just wanted to have that relationship known on the record.

LEWIS Okay. I would agree it does not sound like there's any conflict there, so we'll go ahead and proceed.

If you all would like to take a seat up here in front?

Okay. Mr. Atkinson has presented the basic finding of fact regarding the parcel and the variations being requested in the analysis portion of the staff report. Are there any questions of Mr. Dunn regarding . . . and it should be noted Mr. Atkinson works for Mr. Dunn, so he is familiar with this document.

(NO RESPONSE)

LEWIS If there are no questions, then let's enter as Village's Exhibit One the staff report. And in the staff report, as I'd indicated earlier, it indicates all of the specific variations that are being requested this evening.

I'd like to again mention, does everyone in the audience have a copy of the staff report so you can follow with us this evening? If you do not, please let us know and we can get you a copy.

I'd like to enter as Village's Exhibit Two the notice of public hearing and as Village's Exhibit Three the application for variation with all attachments. Village's Exhibit Four will be the summary prepared by Richard Dunn, which indicates the lots in question and the variations that are being requested.

Okay. Anything else? We have a copy of that other document, so that's in our packet.

Let's now proceed with testimony from the petitioner. Again, which of you is going to be presenting? Please let us know who you are. And if you could

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(LEWIS) speak into the microphone, we want to make sure that we pick up your testimony this evening.

GALE Okay. Well, my name is Tom Gale. And I wanted to say a few things and then Mr. Walksler is going to elaborate on that a little bit.

First of all, it's a pleasure to be here this evening. We greatly appreciate the time and effort you put into this. And I'd like to thank the Village staff also; they've been quite helpful over the last few months.

Very briefly, as you noted, you know, this site is 2.2 acres and therefore does not qualify as a PUD under the R2 zoning standards in the Zoning Ordinance.

And at the beginning of this project we had not expected to be meeting with you this evening, and we had believed that this could be handled as a PUD. And the Village staff had indicated that it probably could be, and then subsequently after some conversation with the Village attorney decided that it could not be. So, you know, here we are.

It was pointed out to us, by the way, just as sort of an aside, in the meeting with the Plan Commission that the Village Comprehensive Plan does call for all sites, residential sites over one acre to be treated as PUDs, and I guess we would suggest that that might be something that the Village staff and the Village Board might want to look at, that type of amendment to the Zoning Ordinance.

The second thing I'd like to go through is, I guess, a request to amend our petition in the sense that we would like to withdraw one of the requests for a variation. And this has come about after some review on our part of some observations that were made by the Village staff. And ultimately we've decided that we feel it would be a better subdivision without that variation. We don't need it.

That variation is the one that's listed as Number 3, Roman numeral Number 3 on this table that was part of the staff report. It was also listed in our application for variation on page 7 as letter C, and that is the request for a variation from the requirement for side yards of 6.6 feet.

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(GALE) We had requested that variation to get some offsets in some of the yards and basically expand the space on either side of the center lot in the 50-foot lots.

And we have looked at that and kicked it around for awhile and finally decided that we would be better off with a 6.6-foot side yard on each side of the four lots that we had originally requested that variation for.

So if we could amend our petition, we'd like to do that.

LEWIS Again, since, I think . . . if I have your name correct--

WALKSLER Walksler.

LEWIS Mr. Walksler is the petitioner. I think, as I understand, the request should formally come from you--

WALKSLER Okay.

LEWIS --rather than Mr. Gale.

So if you're in concurrence with this, I don't think you need to repeat it, but just identify yourself, and if you're in concurrence with that, then we can take that under advisement.

WALKSLER Sure. I am Doug Walksler. I am in concurrence, although I am a little bit confused about who the petitioner is, because I believe Tom and I are both the petitioner.

LEWIS Okay. Well, I thought you gave testimony at the beginning of this that you were the petitioner. Is that . . . maybe I misunderstood that.

WALKSLER Well, it--

DUNN It's Glen Ellyn Homes, and they are both partners, as I understand, in the firm Glen Ellyn Homes. Glen Ellyn Homes technically--

LEWIS Okay. Well, then it was a misunderstanding on my part. However, we do have both of your concurrences --

(LAUGHTER)

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GALE Yes, we agree on that one.

LEWIS --so we can . . . as long as you both agree, we can continue with that, then. So we can omit this one. So we're down to 36 rather than 40. Is that correct?

GALE We just chopped 10% off of it right there.

I guess the last thing I wanted to mention, again, as kind of some background is that we have made an effort over the months to, and from the very beginning of this project, to try to contact the neighbors in the area, explain what we thought we were interested in doing, and try to get their views on that, listen to what they wanted and how they felt about things.

And that has been, I think, a very rewarding process for us and for the neighbors. We've had several meetings over the months and from time to time we've sent out bulletins about meetings or updates about the status of the project.

And the neighbors have been very helpful and very supportive. And we've appreciated that, and I think we've learned quite a bit from them about their concerns and the way they would like things to go.

They were very supportive at the meeting the other evening with the Plan Commission, and we appreciate that.

One of the things we do have which was not in the packet that you were given initially but I am told I could submit this this evening--these are the originals--this is . . . we looked at the property within 250 feet of the school.

And basically there are 77 households there. And we sort of defined a household as, you know, if there were two parcels, adjoining parcels with the same owner, that became one household. It would have one structure on it. We also threw out the Village of Glen Ellyn water tower property.

And we were able to contact recently 41 of the 77 households. Some people weren't home; some people had "No Soliciting" stickers on their doors, and we tried to respect those.

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(GALE) And of the 41 households we were able to contact, 32 out of the 41 have signed a petition which we requested in favor of the subdivision we are requesting, and with some understanding of the variations we were requesting. So that was 78% of the households we were able to contact.

And I would like to submit that.

LEWIS Just pass it around, and we'll enter that as--

GALE That was listed on--

LEWIS --Exhibit Five.

GALE It was listed, I think, as Exhibit 10, I believe, on the--

LEWIS Well, it's our Exhibit Five.

GALE Okay. The other, I guess as a little more background, the other point I would like to make is that in addition to the variations we've requested, we have really asked for or proposed two restrictions on the subdivision.

And those restrictions, really along with the variations, were designed to try to generate some limits and at the same time leave some flexibility and freedom for designing homes and making these homes fit in the neighborhood and not become overly large.

And the limits we--or the restrictions we have proposed are the floor area ratio of 0.4. And we have taken the definition of the floor area ratio to mean that it would include the floor on the first floor of the home, the second floor if the house were to have a second floor, and it would include the floor area of the garage.

The other limit we have proposed is a really enlarged or expanded rear yard requirement for the lots that are 50 feet deep, and we would propose rather than a 40-foot deep rear yard we are proposing a 50-foot deep rear yard.

To try to go through the variations, I guess the one thing I'd like to say is we looked at this project very carefully and over a long period of time, and we tried to evaluate the site different ways it could be developed and really felt that ultimately

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(GALE) the plan we came up with was the best possible use for the site. And that entails a lot of things, including how it fits into the neighborhood and how it would work.

The variations we have requested are really the minimum ones we need in order to accomplish the subdivision the way we have envisioned it, and that is a 12-lot subdivision.

And without those variations, really without all of the ones that we're now requesting, it becomes very difficult--well, it becomes impossible to do the subdivision the way we would like to do it.

The first variation we're requesting is a variation of Section 10-4-5(D)1 of the Zoning Code, which requires a minimum front yard depth of 30 feet, and we would like that varied to 25 feet.

Again, if we're going to try to--

LEWIS That's on all 12 lots.

GALE That applies to all of the lots. That's correct.

And that variation we feel is necessary in order to get enough space on the property to be able to build some houses which would probably be one-story homes.

And if we don't have that kind of a setback, it's going to be difficult for us to get homes of some size with some living space, the kind of living space that people today require, on some of the lots.

LEWIS Do you know what the average or the typical setback is in this . . .

GALE Well, our engineer did a survey of the houses that either adjoin the property or are opposite the property. In other words, both sides of Prairie where there are existing homes and Hawthorne where there are homes, Pleasant, and Cottage and the average front yard setback on those houses.

This included houses that were sort of kitty corner from the property, too, which in some cases have some rather large setbacks.

The average front yard setback in all of it for all of those homes was 26.4 feet, I believe.

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(GALE) So the setback that we're requesting is, I feel, commensurate with the setback that exists in the neighborhood now.

STAUBER That setback is just for on the other side of Pleasant? Or is that . . . I didn't quite follow the whole area that that encompassed.

GALE Well, the houses that they measured included there's two houses here on Hawthorne. There are five houses on the east side of Prairie, and there's . . . I'd have to count them again, but there's probably seven or something on the west side of Prairie. There's a few houses here on Cottage, and then there's a number of homes here on Pleasant.

So they measured the setback on these houses, on the corner houses, these, this corner over here, down here, and on the other side of Prairie, and on the south side of Cottage. And the average setback of all those homes was 26.4 feet.

And there are some that, you know, we could throw out a few that are set back quite deep. That would probably bring it down somewhat. But in general, most of the houses around there are set probably around 25 feet, and some are closer.

The second variation we are requesting is a variation for a minimum rear yard depth of 30 feet, and this is a variation of Section 10-4-5(D)2 of the Zoning Code. This is for Lots--

LEWIS Could we go back to your first variation request for a minute?

GALE Sure.

LEWIS You've indicated you want that to be reduced from 30 feet to 25 feet.

GALE That's correct.

LEWIS But yet you've indicated you want the rear yard to be increased from 40 feet to 50 feet. Is that correct?

GALE This is true. The rear yard would be increased for the 50-foot lots, which are Lots 5, 6, 7, 8, 9, and 10.

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LEWIS Yes.

GALE Yes.

LEWIS Okay.

GALE Now, one of the reasons we would like that is to keep kind of a uniform, somewhat uniform street scene.

DUNN Excuse me. The numbers you mentioned for the 50-foot lots, if I might, Mr. Chairman--

GALE Excuse me. Number 1 also.

DUNN --is not Number 5, and Number 1.

GALE It's 1, 6, 7, 8, 9 and 10. Excuse me.

Yes. So we are proposing a deeper rear yard and a setback on the front that's more in line with the setback that exists in the neighborhood now. That's what we're requesting.

The second variation we're requesting is a variation in the rear yard depth, and that variation would affect the corner lots, which are Lots 2, 5 and 12, and it would affect the interior lots that are 75 feet wide; those are Lots 3, 4, and 11.

All of those lots back up to other lots in our subdivision, and we feel that there would be adequate space between the homes with a 30-foot rear yard on those lots.

Again, without that variation, those lots which have a depth of 98 feet are going to get pretty squeezed as far as trying to be able to put a house on there that's going to meet the kinds of requirements that we understand people want in a new home today.

LEWIS Okay. Do you have a copy of that?

GALE Yes.

LEWIS Okay. Can we make sure that . . . I'm not exactly following the numbers, then. Is he being correct on the numbers?

DUNN Yes.

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LEWIS Okay. I want to make sure that the testimony you're giving corresponds--

GALE Okay.

LEWIS --to the information we have so that, you know . . .

DUNN With the one exception I mentioned earlier.

LEWIS Right. I just want to make sure that, you know, we're consistent in what you're . . . we're talking a lot of variations for a lot of lots.

WALKSLER The three 25 corner side yards, right?

GALE That's a corner side yard variation. We're just-- we're right here now in the rear yards.

WALKSLER All right. Okay.

GALE Yes. So this is correct, and hopefully my testimony was correct.

Again, this variation, we feel, is necessary in order to be able to build homes that--in order to get a size on the lot, a buildable area on the lot that would allow us to build some homes, probably one-story homes that obviously, you know, require a little more space in a horizontal sense than a two-story home to get the same kinds of living accommodations in it.

The next variation--

STAUBER I had a question on that.

GALE Sure.

STAUBER Did you compare the corner side yard setback you're proposing versus the corner side yards existing on the properties surrounding the site?

GALE I don't think we did, but I would . . . you know, I could try to do it from an aerial survey even right now. But I suspect it's, again, it's very much in line with what exists, our proposal is. I can't tell you exactly, though.

WALKSLER I know that Lot 1, this corner side yard in particular, is extremely close. It's probably . . . it looks like it's probably around 15 feet. It's the

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(WALKSLER) only one that really shows up on this that I can quantify.

GALE We could probably take the time to scale it. We have an aerial photo here. We could take the time to scale those off of that if that would be of interest to you.

STAUBER Well, perhaps I could take a look at that while you're . . . well, not at the moment, but--

LEWIS And we don't have a copy of the aerial photo, right?

STAUBER Not right now. Let me take a look at that later.

LEWIS We'll need to--if you're going to use that, we'll need to enter that as an exhibit.

GALE Okay.

LEWIS The aerial photo, and you'll need to leave that with us.

GALE We could do that.

DUNN Mr. Chairman, there is also, if I might suggest, one of the exhibits from the petitioner identifies properties; I believe it's within 100 feet.

GALE That's correct.

DUNN And my understanding is that this is to scale. I would let the petitioner speak on that. It's identified as Exhibit B-2, Plat Showing Property Line Buildings and Owners of Tracts Within a Radius of 100 Feet of the Proposed Hawthorne Place Development. I would let the petitioner speak to this if they wish, but it is a document that I believe everyone has in their packet.

GALE I see what you're saying. Right. This is 30 feet to the inch, so it does give you some idea of . . . a rough idea of the proximity of houses to property lines and will give you some idea of some of the corner side yard setbacks. Well, I've got a scale. I can bring that up. But--excuse me.

Oh, you've got a list of the corner side yard setbacks?

Our engineer has, although it wasn't presented in

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(GALE) the information that was handed out to you, does have a list of the corner side yard setbacks on the surrounding homes. And if you want me to just read them to you, I could. If you want me to point them out where they are, I could stand up and do that.

STAUBER Whichever you can do quickly and succinctly.

GALE Okay. This--there are two houses on the north side of Hawthorne. The frontage on these homes is in this case on Prairie and in this case on Pleasant. This house has a corner side yard setback of 29.3 feet. This house has a corner side yard setback of 31.7.

The house on the opposite corner, I believe that house also fronts on . . . it does, on Pleasant, and that house has a corner side yard setback of 30.3 feet.

This home fronts on Pleasant, and this house has a corner side yard setback of 29.2 feet.

WALKSLER Excuse me, Tom. I think that house fronts on Hawthorne.

GALE Okay. Does it show here?

DUNN Does it show what the--

GALE Yes, it does. I guess it does front on Hawthorne. So the corner side yard setback here is 18.9 feet.

The corner side yard setback on what would be the northeast corner of Pleasant and Cottage, that house fronts on . . .

WALKSLER That does front on Cottage.

GALE Okay, on Cottage, and the corner side yard setback here is 29.4 feet.

This house on the northwest corner, I'm not sure where, which . . . where the frontage is. I believe it's on . . .

STAUBER It's a Prairie address.

GALE Yes, on Prairie, and that's 32.5 feet, the corner side yard setback.

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(GALE) This has a corner side yard setback of 16.9 feet.

This has a corner side yard setback of 9.2 feet.

This has a corner side yard setback down here of 13 feet.

STAUBER What was the nine? That was the one on the . . .
the nine point . . .

GALE This has a corner side yard setback of 9.2 feet.

This has a--across the street there's a corner side yard setback of 16.9.

Down at the south end, what would be the northwest corner of Prairie and Cottage, this has a corner side yard setback of 13 feet.

We could quickly try to calculate the average, though, right here, but it's kind of all over the place. But there's some that are very close and some that are further away. The furthest ones are about 30 feet or a little bit over that, 31 feet, and the closest ones are 9 feet, 13 feet.

Again, our request, I believe, would put it in line with probably the average of the neighborhood, and we feel it would promote, again, kind of a uniform street scene, and we feel it's necessary.

ACKERMANN You're really working on two streets, aren't you? You're working on Pleasant; you're working on Prairie.

GALE And we have lots that front--

ACKERMANN Cottage is kind of almost insignificant, really, in the development.

GALE Well, it's got--

ACKERMANN As far as the number of plots and properties. Most properties are facing Pleasant.

GALE That's true. We have, however, four lots that actually under the terms of the Zoning Ordinance, those would be considered frontages on--

ACKERMANN Yes, but 2 and 5 may be legally on Cottage, but they do face west and east.

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GALE They do that. That's true.

ACKERMANN Yes, looking at them and walking around, they could be considered or construed as east and west lots.

GALE Well, that's correct.

LEWIS I think we have to look at those at the definition of what the corner side yard is. I think House Number 5 or Lot Number 5, that house would face Cottage. Correct?

GALE We would--

LEWIS Is that what your understanding would be right now, what your . . .

GALE Yes. The way we propose, the way we intend to do it, we would have a driveway that would exit onto Cottage Avenue.

LEWIS So show us where the corner side yard would be, then.

GALE Well, the way the Zoning Ordinance defines the front yard and the side yard of a corner lot, in this case it's the narrowest frontage on a street. And in this case, this, Lot 2, Lot 3, Lot 4 and Lot 5 technically under the Zoning Ordinance definition would be considered--this would be considered the frontage of the front yard for all of these lots, Cottage Avenue with that property line.

This would be a corner side yard here onto Prairie, and this would be a corner side yard here onto Pleasant. In this case, this would be another corner side yard onto Pleasant Avenue. So there's three--

LEWIS Lots 11 and 12 face Hawthorne. Correct?

GALE That's correct. This would again be considered the front yard under the technical definition by the Zoning Ordinance.

LEWIS Okay.

GALE So the variation we're asking for would affect the side yard here, the side yard here, and the side yard there.

ACKERMANN Remember, Lot 5 would be a Cottage Avenue address,

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(ACKERMANN) and the driveway would face Cottage Avenue.

GALE That's the way we intend to do it. That's correct.

ACKERMANN And Lot 2 would be a Cottage Avenue address and the driveway would face Cottage.

WALKSLER No.

ACKERMANN The driveway here is shown, and it probably would work this way, onto Prairie Avenue. And one of the things that in my experience that happens is that the street numbers don't necessarily--the street addresses correspond to the technically defined front yard of a lot. So the street number tends to correspond to where the front door is or something like that.

And so the front door of this house may actually face Cottage Avenue, and it would have a street number on Cottage Avenue, but if the front door were to face Prairie, it would have a street address on Prairie Avenue, but the front yard under the Zoning Ordinance would still technically be on Cottage.

LEWIS Right. We've gone through a number of those--

GALE Okay.

LEWIS --and it's very confusing to many people.

GALE I agree.

In any case, the variation we've asked for is a variation to reduce the requirement for a 30-foot corner side yard to 25 feet. And--

DUNN Mr. Chairman?

LEWIS Yes?

DUNN I have added and averaged the numbers that were recorded by the petitioner. I did it twice without a calculator. But I come out with 24 feet even.

LEWIS Okay. As the average?

DUNN As the average of the corner side yards as represented.

LEWIS How many lots was that?

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DUNN That was nine.

LEWIS Okay.

DUNN I'm sorry. That was eight lots. Eight lots.

LEWIS Okay.

GALE All right.

The next variation we're requesting is a variation on the minimum lot area of 8,712 square feet. This would affect Lots 1, 3, 4, 6, 7, 8, 9, 10, and 11, and it affects nine of the 12 lots. And some of the lots have square footages that approach that minimum; some of the others are quite a bit smaller.

Again, this is a variation that comes about essentially as a result of the subdivision we've proposed and the fact that the way it's configured, the way the existing property is configured, there are probably a limited number of ways to divide it up without getting into variations.

And as soon as we try to make this thing with smaller lots and lots that will accommodate the kinds of houses we have in mind, we are in a situation where some of the lots will not meet the minimum lot area.

And again, this is a variation that is going to be necessary if we're going to be able to do the subdivision.

The last variation we're requesting is a variation of Section 10-4-5(D)7(a), which is a requirement for a minimum interior lot width of 66 feet. And this variation, again, is necessary for the type of subdivision we are proposing and with the number of lots we're proposing.

I guess I'd like to point out a couple of things that . . . we could introduce this as an exhibit. This is an aerial survey.

LEWIS That's will be Exhibit Six.

GALE Okay. This does show the Hawthorne School property here, the existing property. There are houses on this lot, this lot, this lot, this lot, and this lot. There's a garage on this lot, which is the garage for this house.

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(GALE)

Things have change a little bit since this aerial survey was done, and this house no longer exists. I'll put a little X through that guy. The water tower is moved over somewhat, the new water tower.

But this house exists here, right sort of on the street line of Prairie Avenue, and then there's another house to the east of that, and then there are two vacant 25-foot lots. There's another house over here, a house here, a couple of houses here, and two houses up on the north side.

The 50-foot lots we're proposing, one of those fronts on Prairie Avenue. And as you can see, there's lots that are 58--well, you can't see, but there's a corner lot that has 58 feet of frontage. This one is 55, 55, 55, 68, 80, and 75. These lots here are 48, 50, 50, 50, and 50, so that this 50-foot lot that we're proposing that fronts on Prairie is really pretty much a reflection of what already exists on Prairie Avenue right now in terms of the frontage, and it's not out of line with what's on the opposite side of the street.

The other 50-foot lots we are requesting a variation for front on Pleasant. And again, they basically match up with the existing 50-foot lots on the west side of the property. And these lots, there's a couple of interior lots here. One of these is 48 feet. This one is 50. This one is 50. This is a lot that is a long side yard here; it fronts on Hawthorne. And this is a bigger parcel of land here that also has a very long side yard, and it fronts on Cottage. But the three lots that do front on Pleasant are essentially the same size as the ones that we're requesting a variation for.

I don't know if I should leave this somewhere.

LEWIS

If you just put it up there, then will we say Exhibit Six?

GALE

And again, this is a variation that is essential for our subdivision. We need it in order to be able to do the subdivision the way we've planned to do it.

I guess for the moment that's all I wanted to say. Doug and I would be willing to answer some questions or offer a little more discussion about the impact of the subdivision on the neighborhood.

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(GALE) And if you want to--

WALKSLER Yes, I want to say a couple of things.

GALE Okay.

WALKSLER Tom mentioned earlier that there were a couple of limitations that we've kind of self-imposed on this development, on this subdivision.

I think you stated the floor area ratio as one, and what was the second one you--

GALE The second one is the 50-foot rear yards on the 50-foot lots.

WALKSLER Right, the 50-foot rear yards on the 50-foot lots. And I want to mention a third, which was adopted in the motion that went along with the recommendation from the Plan Commission, and this coordinates with our concept, and that is a height limitation on all structures to be--all 12 structures to be built on this site of 28 feet, which is a reduction of seven feet from the 35 feet that's the present height limitation under the zoning in R2, the current standard.

One other thing I guess I want to elaborate on a little bit, maybe a little more of an overview of this development and its streetscape, Tom was presenting--Tom has presented the project in terms of how it . . . in summary how it ties in with these variation requests, and I want to point out what we actually have here as a streetscape and what's across, immediately across the street from each streetscape that we're building homes on.

Starting on Cottage Avenue, you can see we're going to have four homes, and that will be directly across from three existing homes and a, you know, an elevated water tower.

Over on Pleasant Avenue we're going to have a total of seven homes, two on the corners and five on the 50-foot interior lots, and those are across from five homes on the east side of Pleasant, two of which are on 50-foot lots, one of which is on a 48-foot lot, and the two others being on corner lots with pretty kind of extended side yards.

On the Hawthorne side, our development is split.

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(WALKSLER) There's an existing 50-foot lot on the northwest corner of Prairie and Hawthorne, and then we'll have two parcels, Lots 11 and 12. And those are--so there's a total of three homes on Hawthorne on the south side of the street that will be across from two homes, which are also homes that, you know, kind of have extended side yards.

Then over on the Prairie side, there's five existing homes and then one lot that has a garage. And we're proposing in our development two lots that are actually across from three 50-foot, three homes that are on 50-foot lots on the Prairie side.

So the point of this is that we're trying to--we tried in our concept we've tried to come up with a balance and a suitable streetscape that's compatible with the streetscape, the existing streetscapes in the existing neighborhood.

I'd also like to make a couple of comments about, you know, the uniqueness of this development.

It's already kind of been hashed out that we wouldn't be here, we probably wouldn't be here if a PUD was a permitted option under the Zoning Ordinance.

But we're here, and it seems as though, you know, we want to make a point about the fact that the number of variations may appear to be excessive, but in fact they're quite necessary for a project that is this unique.

A number of issues that have been raised in the Village over the years since Tom and I have, you know, lived here and worked here have, you know, periodically, repetitiously come to our attention, and one of those issues in any development is the involvement and interest of the neighbors.

And I think Tom spoke to that very well. A number of neighbors have also spoke to that at earlier meetings. I know you're aware that--I think you're aware that we had neighborhood meetings to get support and to feel confident in moving forward with our project with that support.

Tom has pointed out that we've got these petitions signed, which I think was, you know, somewhat of a remarkable achievement. It seems like it's always easier to get petitions signed against things than

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(WALKSLER) it is in favor of things, at least from my experience.

The second issue that seems to arise, you know, with some regularity in the Village is home sizes and the kind of expectations that the public has concerning, you know, redevelopment in Glen Ellyn in terms of home sizes.

We've seen kind of over the years consistent disappointment in the sizes of homes relative to sizes of lots. This development, this project, is a clear-cut effort to try to produce parcels on which moderate size homes can be constructed, designed and constructed. The floor area ratio will definitely, you know, limit the sizes of these homes to that of what I would describe as being moderate.

Also, as Tom pointed out, the lot area, the buildable area on these lots, is going to enhance the opportunity to have the kind of architectural flexibility that we need to get homes that are lower in stature, one story and one and a half story homes.

It would be possible to reduce the footprint on these houses and maintain the floor area ratio, but when you do that, you automatically need to incline the structure and create two-story structures to get the same square footage. We feel this project balances buildable area and lot size.

I would also like to point out that as far as I know, the limitations that we've imposed on this project in terms of floor area ratio, I believe that's unprecedented. I think that as far as I know, that isn't something that's been offered before by a developer in the Village, at least in an R2 development.

LEWIS Go ahead. If you have a question, jump in.

ACKERMANN I do.

WALKSLER Sure.

ACKERMANN Your floor area ratio, .04--

WALKSLER Yes, sir.

ACKERMANN --is not a requirement by the Village, is it?

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LEWIS Excuse me. I don't think it's .04; I think it's 0.4.

ACKERMANN 0.4. Okay. Is not a requirement by the Village at the present time, is it?

WALKSLER No, sir. It's not a requirement.

ACKERMANN But it is a requirement by a number of villages in the area?

WALKSLER I believe that's correct.

ACKERMANN Okay.

WALKSLER I'm aware that it's a requirement in Wheaton.

ACKERMANN Okay. Well, it is something that is obviously within DuPage County and thought of in other communities.

WALKSLER Yes.

ACKERMANN Your floor area ratio point.

WALKSLER I agree.

ACKERMANN Okay.

WALKSLER Finally, the final issue that surfaces repetitively in the Village, I would say, is comments about diversity of housing and diversity in housing.

And I think that our development has the characteristics that will not only create diversity in housing in this immediate neighborhood, because we've laid this development out with three different size lots.

It's not just a grid; we've got six 50-foot lots, three 70-foot lots, and then the 90 by 98-foot lots on the corner. This will, you know, kind of automatically stimulate the kind of architectural diversity that you wouldn't see, for example, if everything was just laid out as a 50-foot lot or a 60-foot lot or a 70-foot lot.

And then in a broader sense, I think that the Village will be well served by the kind of diversity this subdivision itself will engender in architecture. There's really nothing else like it in the Village.

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(WALKSLER) We often hear the comment that, you know, we'd love to have a moderate size luxury home. It seems like all the luxury homes that are built in the Village are larger; they're not moderate in size. And we feel that this development will offer that flexibility to home buyers, an option that hasn't been presented to them before.

So thank you for this opportunity to speak to you about this.

LEWIS Questions?

STAUBER If I could, you talked about the unique aspects of this property, but you really didn't go into detail about what makes this site unique or different from any other potential redevelopment site in the Village.

WALKSLER One of the things that makes it, you know, it might seem very obvious, but that makes it quite unique is the fact that there's an existing structure on the site. And maybe what would make it different than another site is the fact that the cost associated with eliminating that structure in order to redevelop this site is, I would say, unique.

Tom, do you have--

GALE If I could expand on that just a little bit, I mean, as far as I know, it's at the moment extremely unique. It's probably one of the larger single sites for redevelopment in the Village if not the largest one that's sort of sitting around right now that I'm aware of.

It's in a neighborhood of existing homes, generally probably more moderate homes, certainly older homes, a lot quite a bit older generally than the new homes we're talking about building. So it has--the neighborhood has a certain character, and it has this rather large parcel of land in it that is going to be redeveloped one way or another.

The topography in there presents some problems and some expenses also in trying to redevelop the site because, generally speaking, on the east edge of the property the property is quite a bit higher than the elevation of the street, Pleasant Avenue, and it's going to require some rather extensive regrading in there, and we're going to have to cut that thing

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(GALE) down and haul some dirt out. And again, it's going to be a fairly expensive proposition to do that.

So some of the uniqueness stems from the costs associated in doing any kind of redevelopment there, I would say, and the other things that tend to make it unique are its size, the way it's configured, a sort of an L-shaped parcel which does present some limits to the kinds of lots you can generate out of that size, the neighborhood it's located in, and really the history.

And the present condition of the thing, too. I mean, it's a site with a large building that the school district is maintaining, but it's obviously an expensive proposition for them to keep doing that. And maintain it as they will, they're not going to go out and spend a lot of money to really, you know, bring the thing up to speed or aesthetically enhance it and so on. So it's over the years I'd say it's kind of running down and becoming less and less attractive.

So it does have a lot of unique features that I don't think you'll find in any other redevelopment site in this town right now.

STAUBER Do you have a handle on what your demolitions costs might be or what extra costs this site would require in order to prepare it for development?

GALE We have some ideas, yes. And I would say that we're still getting some figures on it, but it's probably somewhere between \$300,000 and \$400,000 to take down the building.

There's some expensive propositions involved in it. For instance, there's a fairly expensive portion of the demolition of the building is going to be asbestos removal. And things like that tend to run the price up quite a bit over some other building that you would not have to undertake those measures with.

LEWIS Speaking of that asbestos issue, you will be following all of the requirements of the State of Illinois, the Village of Glen Ellyn, et cetera, in removing asbestos? Because we do have a number of homes in that area. I assume you will be doing that.

GALE Yes, we will. You know, that's with the State EPA.

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(GALE) That's a permitted process, and I don't know if they make inspections in every case, but the people that we're talking to are very experienced professionals. They've actually done projects in this town and in a lot of areas.

The people we would probably use is a company called Asbestos Control Inc., and I can give you, if you would like, you know, a list of references.

LEWIS I just wanted assurance that you, you know, you mentioned there's asbestos in the building. I don't know if there's asbestos in the building or not.

GALE Well, there is asbestos in the building.

LEWIS But I just want assurance that you're going to . . . you just indicate you're going to do it in accordance with the rules and regulations and . . .

GALE Yes, we are.

LEWIS Okay.

ACKERMANN Could I also state that both my girls went to Hawthorne School. I hope that you would remove the asbestos very carefully. They already have taken it with them long ago.

LEWIS Okay. Mark, I didn't mean to interrupt you. Go ahead.

STAUBER You spoke as far as the lots on Cottage and Hawthorne as being probable sites for one-story homes, but you have no specific plans for really the homes, as I understand it. The architect's renderings that were included in our packet are not . . . you're not committing to construct these particular homes. Is that correct?

GALE Yes, that is correct. Those are not plans for houses for which we are requesting variations, but those are, I would say, examples of the kinds of houses we expect to build there.

And there was one plan drawn to show a type of house for each type of lot, so there's one that works on lots that are 50 feet wide, there's one that works on 70-foot wide interior lots, and there's one that's an example of what would work on a corner lot.

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STAUBER The only limitation you would have if this variation were approved would be the footprint limitation and the height limitation.

GALE And the floor area ratio limitation.

STAUBER And on that floor area, could you help me on the calculation of that, on that .4? Is that--that would include the total square footage of the home in relation? Or does that include any second floor?

GALE That would include--it would include--it's measured from the outside of the building or the outside of the foundation. It would include the first floor living space, it would include space on the second floor if there were such space, and it would include the garage.

To give you an example, on a 50-foot lot in our proposed subdivision, those lots would be 50 by 160 feet, and that would have 8,000 square feet. And with a .4 floor area ratio, you could have 3,200 square feet of structure.

And given a two-car garage with some storage space in it, that two-car garage is probably going to consume around, oh, 430 to 500 square feet, depending on, you know, how big it does get. But it would be over 400 square feet in any case.

So for example, if you had 450 square feet of garage, you would have--you could have a house that would be or could be as big as 2,750 square feet on one of those lots.

And the square footage, for instance, on the houses that were drawn as examples is listed, and I don't recall what it was for a 50-foot lot, but it's in there.

LEWIS Well, that's the question I had. On Sheet A1 where you did that calculation you had indicated--I think Mr. Walksler indicated you would put moderate size houses. Is a 2,772 square foot home moderate? And how does that compare with the square footage of all the other homes in the area?

GALE I believe that one actually, the 2,772 square feet also includes a garage? Is that . . . no?

LEWIS According to your calculation, and I'm looking at

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(LEWIS) Sheet A1--

WALKSLER It's 3,200 square feet.

GALE Okay.

LEWIS That's 3,200 square feet. You have a first floor of 1,735, a second floor of 705, which is 2,440, plus a garage of 428--

GALE Okay.

LEWIS --gives you 2,868 square feet. So you still have an additional 332 square feet left. And if you say that's going to be in house, you know, we're talking a house of almost 2,800 square feet.

To me, I . . . maybe my background is different than some, but I've never envisioned a 2,800 square foot house to be a moderate size home.

GALE Well--

WALKSLER It might be useful to point out that, for example, under the current zoning requirements, there's, you know, a number of lots in Glen Ellyn, you know, my understanding is that without variations, given the 75% rule, would be granted building permits.

And for example, on a 50-foot lot that's the same size 50-foot lot, 50 by 160, under the current zoning requirements with only the side yard limitations as a guideline for size of home with a 40-foot rear, a 30-foot front and 6.6 on each side, you have a buildable footprint that would be 90 feet by roughly 37, which means you could build a home on a 50-foot lot that would be, you know, 3,500 square feet on a floor. If it was a two-story house, you could build a 6,000 or 7,000 square foot home on a 50-foot lot.

LEWIS Well, let me just interrupt you.

WALKSLER Okay. Sorry.

LEWIS One of our tests very specifically says, will it alter the essential character of the neighborhood? And that's why I'm leading up to this. You know, will this alter the essential character of the neighborhood?

And we have a unique situation here versus maybe the

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(LEWIS) situation you're talking about is in many cases when a home comes in front of the Zoning Board, we have a 50-foot lot, which would be one lot on this entire block that we have to take a look at.

This is unusual because we do have a large expanse of area, and that's why I bring that up.

WALKSLER Sure.

LEWIS I don't know that you could compare what we're looking at here to a single 50-foot lot in the Village of Glen Ellyn.

WALKSLER Okay. This question was raised actually at the Plan Commission meeting, and we have not performed calculations on the sizes of homes on, you know, the surrounding parcels or adjacent parcels.

However, there was, you know, some testimony from neighbors who came forward and stated, you know, for the record a variety of home sizes that were in the neighborhood that seemed to range anywhere from . . . I don't even remember if a low number was cited, but some number to as much as 4,000 square feet.

There's a significant number of one and a half and two-story homes in the neighborhood, and just from my, you know, from visual inspection and spending a fair amount of time in that locale, I would agree with what the neighbors said. There's a variety of home sizes that would include, in my estimation, a range of probably, you know, 1,500 square feet to, you know, that kind of number, 4,000 square feet. Perhaps even more than that.

ACKERMANN Are you providing basements in these homes?

WALKSLER Yes, sir.

ACKERMANN Because most homes, I think, in that area have basements.

WALKSLER I believe that's correct.

ACKERMANN Yes. It's an old neighborhood. I lived there for a long time, and I think most homes had basements. I just wondered if you were providing a basement or a slab.

WALKSLER Yes, we intend to put full basements under each

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(WALKSLER) structure.

Another . . . some other testimony that was submitted at the Plan Commission meeting involved the newer homes that have been constructed to the south of this site on Anthony.

And you know, although again I don't have the calculations, I suspect just from a visual inspection that those home sizes, you know, certainly would exceed the moderate sizes that we're suggesting for our development.

LEWIS

I guess where I'm leading up to is to follow up on Mark's earlier conversation. You know, I don't have a site plan. I don't have a--you know, I don't know what kind of home that you're going to build on here. I just have heard we're going to build moderate size homes. And my calculations say, and this is on a 50-foot by 160-foot lot, you can go up to 2,800 square feet.

And I'm not sure that, you know, when you look at this, that versus . . . and I thought you had presented in your application for a variation that you could put nine homes on this site and not ask for any variations. Obviously, those would be bigger lots and you would expect that those might be bigger homes.

I'm just trying to make sure that everyone understands that even on these, quote, smaller size lots, that you can put--which to me, anyway, is a pretty good size house if you're talking a home of 2,700, 2,800 square feet.

WALKSLER

I wouldn't disagree with that. I guess maybe it might be just a question of terminology.

I do know that from our experience that given the economics of the site, given the nature of the market, the market place, the sizes of homes that we're proposing really need to be the size that we're proposing in order for these homes to have the features--rooms, room sizes and features--that people typically want in new upscale housing.

I would say if anything is driving, you know, the sizes of what I'm calling moderate size homes, it's the market. And we feel it was a significant concession for us to make to hold the home sizes to

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(WALKSLER) these.

Some of you may know that Tom and I have been involved in development of some homes in the Glen Ellyn market place that are, you know, significantly larger than what we're discussing here, and we're well aware of the fact that our clientele tends to, you know, pump the sizes of these things up pretty good. So we think we've done a good job holding the limit with a .4.

GALE

Yes. If I could say one thing, you sort of touched on the issue of the extent to which this is going to affect or change the character of the locality. And that's something that was really, I would say, in our minds from the very beginning of the project.

And I would say in a sense it probably will change the character, and I think for the better. I mean, I think that the neighborhood is going to look a lot better and look a lot more like a neighborhood when the school is no longer there.

And I think if you can get moderate sized housing or moderate size structures in there, it's things that tend to fit in with the neighborhood, it's going to improve it quite a bit.

And one of the things that I think that we've had in mind always are, you know, some of the alternatives to what we're talking about doing. And one of those certainly could be a nine-lot conforming lot subdivision that would not require any variations.

But given sort of the fixed costs in this development, whether it's nine lots or 12 lots or whatever, it tends to run the price up on a nine-lot subdivision. The lots get bigger and it's going to really change the nature of the development. And I would expect the houses to be much bigger. And I would say that probably it's going to be one of those things that some people would walk around and say, "Boy, this is really out of line." So I think our proposal addresses that.

And another alternative, certainly, that has been talked about and thought about is some type of town-house development.

And again, I think when you talk about that, you're probably talking about buildings that could have

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(GALE) three, four, five or more units in a building. And those structures are going to be quite big, even though the dwelling units themselves might be smaller. And I think that the big structures are also going to be something that is incompatible with the neighborhood and would change the character of the neighborhood.

So I think that what we've proposed is something that is going to fit into that neighborhood the best and probably change it the least, and it does require these variations.

STAUBER The townhouses or a large condominium development, that would require a zoning change for this parcel, though, wouldn't it?

GALE That would require a zoning change. That's correct.

LEWIS You'd have to come in front of us either way, then. Right?

GALE Well, we're not interested really in trying to do that. As far as a townhouse--

LEWIS Well, I know that. I just--I think Mark's point is well taken, that that would require a zoning variation.

GALE Sure.

STAUBER I don't want to talk about moderately priced homes, but do you have an idea what we're talking about here?

And I know the realities of the market these days makes moderately priced homes terribly expensive, but what is the price range of homes you're anticipating to be constructed on this development?

WALKSLER I would say that we'd be talking about homes . . . let me just back up a second.

Each home for this development will be individually designed. There will be no two homes alike. And you know, although it's possible we may build a home on speculation, one or two, it's possible, it's more likely that . . . it's likely that, you know, all or most of the homes will be, you know, tailored for individuals.

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(WALKSLER) So it's conceivable that the homes will be, you know, or some of the homes will be substantially smaller than the limits that are imposed by the floor area ratio.

The reason I'm saying this is because that's going to affect the price of the homes. If I had a crystal ball, you know, I could tell you. My gut feeling about the prices of the homes is that if they hit, you know, at or near the limits of the floor area ratio, they would probably start at around \$350,000, and you know, they could, you know, go up from there, depending on the wishes of the individual owners, how they want to accessorize the homes, you know, up to \$500,000 or more.

EICK In the drawing there and in the example you gave which you just repeated about the impact of the application of the FAR of 0.4 and the 8,000 square foot lot with a maximum of 3,200 square feet and a two-car garage that you say is up to 500 square feet, I have the impression from looking at the diagram there that all of the garages are attached garages. Is that . . .

WALKSLER That's the way it's imaged as a footprint on that site. That's correct.

EICK But you're not promising that at all.

WALKSLER No, it's not a restriction of this subdivision. That's a fact.

EICK Okay. Okay. So there could indeed be detached garages.

WALKSLER Yes, there could.

EICK Okay.

GALE That--I'd like to point out, that would not . . .

EICK Change the FAR.

GALE That's correct.

EICK Yes, I understand.

GALE Right.

EICK Okay.

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- GALE But I would also like to say that I anticipate there probably will be attached garages. I think that's what most people are going to want.
- EICK Okay. Would you also anticipate that there will be some that will be detached?
- GALE I don't know. We engineered the site to make it work with attached garages configured pretty much the way you see them in there. So the garages are kind of set back a little bit further than the front of the house. And I think that's probably the way it will go. I don't see too many people going for detached garages in new homes generally.
- EICK Okay. Also, I want to confirm, my reading of your application is that you're basing your request for this variance on the uniqueness argument, not on a different kind of argument that relates to the economics. But in your oral argument this evening you seem to be saying that if you did nine lots, it would not be economic.
- GALE I would say that if we did nine lots, some things would have to change, yes. And there's a range of possibilities, and that range would include possibly the sale price of the property. So that would certainly, as far as District 41 goes, I think they would consider that an economic hardship.
- EICK Right. Okay.
- GALE Other things that could or would or might change would be, you know, the ultimate prices of the lots and homes to be built on them and so on.
- EICK Right.
- GALE And again, if those get much bigger, which I would expect they would--
- EICK Well, but I mean, maybe I didn't hear your comments earlier, but I thought I heard earlier that given the 50-foot lot that you were talking about, you could do a 7,000 square foot home, for example, without a variance.
- If you had nine lots here, are you likely to see a 7,000 square foot home? I mean, is that . . .
- GALE I would say no, you would not be likely to see that.

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(GALE) But I would also say that over the years I've said, "You're not likely to see this happen or that happen," and really in the last ten years I've had my eyes spun around more than once.

EICK Okay.

GALE So . . .

EICK Thank you.

HINDMAN I have a question. You were talking about District 41 and the impact on the schools in a positive frame. Of course, it would be added tax dollars because, of course, there's not monies coming from this property now.

What about your impact on Forest Glen School? Have you, I'm sure, spoken with 41? I mean, I know Forest Glen is crowded now. You're talking about more houses as opposed to fewer houses.

GALE Well, we have talked to them, and they do have some figures or formulas for calculating the, you know, projected student population out of a development.

And I have not looked at those recently, but my recollection is that, you know, that it was kind of in the middle of what it might be were it bigger, the homes with more bedrooms, versus townhouses, which would have a greater number of units and presumably smaller bedrooms and tend to, in the formulas that the school districts seem to use, would generate a per building or per unit student population lower than what we're talking about.

So I think we're somewhere in the middle. I could go back and look at those figures. But I remember that we have talked to 41 and nobody seemed to be concerned about that.

HINDMAN Okay.

GARRITY What about the impact on the trees, on 12 lots versus nine lots? I noticed there were quite a few large, stately trees on the lots. Will they all remain?

GALE There's a--

GARRITY That would be changing the character of the neigh-

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(GARRITY) borhood if all of a sudden you take these trees away.

GALE Well, some of the trees definitely will come down. And we have--I could submit this--we have a copy of a letter from a fellow who works with the University of Illinois Cooperative Extension Service, a fellow named Jim Schuster, who is their tree man or arborist or whatever.

And he was out to the site with us and evaluated the trees on the property and adjacent to the property.

And we really looked at three sort of areas of concern. One was--excuse me; I'm going to sneeze, I'm afraid--one was trees on the parkway, which is on the Village right-of-way. One was--the second area were trees that were along the west line of the property, and some of those trees are on the property of property owners to the west of the property. And the third area of concern was the historical Hawthorn which is on the site.

And have you got the copy of it here?

WALKSLER The report?

GALE Yes.

LEWIS But what about the trees on the east side of the property on Pleasant?

GALE Well, if I can--I'll give you this.

LEWIS Those are not in the parkway. Those are the ones that are up on the . . .

GALE These? There are a number of trees here. We'll give you a copy of this, and I can refer to it. I will give you a copy of Mr. Schuster's letter.

There are four trees in the parkway here, and these would be unaffected by the redevelopment work proposed.

There are a number of trees in the parkway on the west side of Pleasant Avenue, and some of these trees are going to come out due to the regrading that's going to occur here, and they would have to be replaced. Some of the trees, some of the ones that would come out Mr. Schuster felt were not in

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(GALE)

the greatest shape, and he suggested that some of those probably should come down whether they would as a result of this redevelopment or not.

There's a Norway maple up here on the north end of the parkway. That would probably be saved. There's a ginkgo tree on the property here; that would probably be saved. There's a birch tree here that he noted was affected with a bronze birch bore, and he felt that that was probably not going to survive very much longer.

There's a silver maple in this area that is probably not going to be affected by the development, but he also commented that it's not that great a tree and it may not be worth saving.

There's a honey locust down here and in the parkway, and that would possibly occur in a driveway, and if it were, then it would not last. The tree is a fairly healthy tree, however.

There's a Norway maple down here in the parkway, and again, this might occur in a driveway and it might be somewhat affected by some of the regrading in the area, so it's probably questionable. It is a good tree.

There's a Norway maple down here on the south end. That would be fine.

There's a couple of trees along the parkway here that are typically Norway maples. This one on the corner is in good shape. This one has apparently a substantial amount of rot in it, and he's not at all sure that it would last much longer. There's another one here which is very rotten and he says it should be taken down right away.

There's a Norway maple up here on the property. This also had a lot of rot. He felt it was somewhat of a hazard. It could stand for years or it could blow over in the next wind storm.

There's a couple of--there's three sort of saplings, smaller trees out in the parkway here. One looks pretty good. One looks bad; it looks like it's been whacked by a lawn mower, so it's got a lot of scarring down near the ground and might not be that healthy. The other sapling looks fine.

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(GALE)

There's a range of trees along here, and there is, in cutting the site down, there is a substantial cut through here, and there's some trees that we would have to talk to the neighbors about that may be affected by regrading in here. And we would make arrangements to do what we could.

In some cases some of the trees can be saved, according to Mr. Schuster, by root pruning and by pruning back the crowns. There's some others that, you know, are decaying or essentially dead, and those he said should be taken down in any case.

So that's kind of what happens with the trees.

There's some other trees up here, a few on the property, and in this area those would probably all be removed because of the regrading.

The Hawthorn tree Mr. Schuster thought was really a hazard, and it's propped up with a lot of metal rods. Some of the branches were filled years ago with concrete when that was thought to be the way to stop the limbs from rotting.

And it has a very attractive kind of spread out, swooping branches, and Schuster felt that it would probably attract kids or trouble, and I understand it does. And he felt that, you know, it could give way at some point and cause a real injury, a serious injury. So he felt that should be taken out.

Now, we're in the process of trying to establish how feasible it is to graft or clone that and take some plants off of that tree and use them in the landscaping on the site.

Did you have any questions?

GILKERSON Could I make a suggestion in your report or something some copy of it be made an exhibit for this hearing?

LEWIS We have it as Exhibit Six.

GILKERSON Is that what you're talking from?

GALE Well, this one has some notes on it, and we have a copy that if you have the--I've got another one if you want to give them that, but . . . okay. All right. That's the letter.

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(GALE) And this is a Xerox of the . . .

GARRITY Lee, I don't know if the letter's been made an exhibit yet, though.

LEWIS Yes, I just made it Exhibit Seven.

GARRITY Oh, you did.

LEWIS I didn't want to interrupt you while you were talking, but I made that Exhibit Seven, and we can make this Exhibit Eight.

GARRITY Well, to answer my question, though, if you had nine lots versus 12, would you be saving any of the trees that you're talking about, the healthy trees?

GALE I don't think it would make much difference because in that situation also, given the elevation of the site here, there would still have to be a lot of re-grading to get some driveway access into this, and there would be some lots that would definitely have to. And that's true also down here. So there would still be a cut in here.

And we didn't really look at the trees that were up here in the area that would be seriously affected by the regrading that we're talking about, so I can't tell you, at least I can't remember--maybe we did. But I don't have any notes about that or what the impact would be on these trees.

But I would say that whatever it is in this proposal, it would be essentially the same if this were to be a nine-lot subdivision.

WALKSLER One thing that maybe I can . . . a little different slant on what Tom is saying is, the . . . and Schuster's report will bear this out; the existing trees on this site really haven't been very well maintained over the years. So as a result of that, maybe some of the trees that are perceived as being, you know, beautiful specimens and statuesque and so on, you know, probably aren't going to survive that long. That's one side of the situation.

The other thing is, you know, because of the nature of this development and the kind of upscale homes that are going to be constructed on these lots, typically, you know, in our experience in these types of homes there's, you know, fairly comprehensive

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(WALKSLER) landscape designs that are incorporated into the total scheme of the architectural planning.

And I would say, you know, without question that within, you know, within several years the vegetation and plant materials that would be incorporated into the design of each of these lots and implemented on each of these lots would, you know, aesthetically substantially exceed the aesthetic that we have there presently.

ACKERMANN Well, theoretically, nine or 12 lots, the infamous Hawthorn tree will go.

WALKSLER Yes.

ACKERMANN It's already going.

WALKSLER I would say that--

ACKERMANN And whether you had a 12-lot layout or a nine-lot layout, that tree is in the way regardless of what you possibly could do to lay out a property program in this 2.2 acres that you have up there.

WALKSLER I think that's a fair statement, yes.

GARRITY And one more thing. You're saying your argument is that it's economically unfeasible, then, for you to build nine lots and keep homes in the range of \$350,000 to \$500,000 versus having 12 lots of houses \$350,000 to \$500,000?

GALE I would say that yes, it is economically unfeasible. I would expect that probably if we go to a nine-lot subdivision, the lower end of that range is going to be quite a bit higher than \$350,000, and the higher end would be probably higher than \$500,000.

GARRITY And your reason for not doing that?

GALE Well, the reason primarily, I suppose, for not doing it is some interest in trying to do a development that we feel is going to fit into the neighborhood better than I think what would result from a nine-lot subdivision.

GARRITY Obviously, all the neighbors don't agree, though. I mean, you submitted a list of 33 signatures out of 77?

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GALE

Well, there were 32 out of the 41 households we were able to contact.

Of the nine households that did not sign, I would say there were probably three or four who said they were in favor of our proposal but were not comfortable signing a petition about it. There was one household; they said, "Well, we're moving and we're out of here in two weeks, so we don't really care and we're not going to bother signing it" and so on.

There were a couple of people who were against it. You know, there was sort of a range of people. Motivations or reasons for not signing it among the people who did not sign it, but it wasn't like those nine people were against us or something.

And of the other households, we probably visited on one or more occasions, something in the order of probably 65 to 70 of the 77 homes. And a lot of times, I mean, people weren't there and I don't know if they just weren't home that evening or if they were on vacation or what. But we were not able to contact them. We did not try to mail petitions to them and we did not try to call them up.

GARRITY

But you haven't gotten feedback that people are asking for a nine-home subdivision there with bigger homes.

GALE

No, we have not gotten any--I have not heard of anyone asking for that.

GARRITY

Okay.

LEWIS

Along those same lines, I had a question. In your application for variation there's a statement on page 19 of 23 regarding "diminish or impair property values within the neighborhood," and I'll read this.

It says, "While the new homes will cost more than existing homes in the neighborhood, the Milton Township Assessor's office has stated that the redevelopment will be treated as a separate neighborhood and that the assessed valuations of existing properties in the area will not be increased as a result of the redevelopment."

I've never heard that before. Can you explain what that means?

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GALE

Well, I can, and I can refer to some notes and give you the name of the fellow with whom I spoke, also.

But obviously a concern for people in the existing homes in the neighborhood like it is for all of us, property taxes. And I'm sure they would not want to see their taxes go up as a direct result of some new development taking place near them.

And the Milton Township Assessor's office stated that, you know, they would not take these houses, for instance, and try to use them as comparables for existing homes in the neighborhood.

In other words, if one of these houses sells for \$400,000 and it's 2,000 square feet or whatever it is and it looks like, you know, another house over there is 2,000 square feet, the same size, they're not going to say, "Well, you've got a market value of \$400,000 over there."

And they would treat the sales of these homes in this new development as, you know, sort of a separate animal from what happens in the surrounding neighborhood, and it would not immediately or directly affect the property value or the assessed valuations of those homes.

Now, if the homes, over a period of time, in the surrounding neighborhood were to start to sell at, I would say, substantially--and this is what the Deputy Assessor said--substantially higher prices than, you know, the assessed valuations would indicate, they are probably going to raise the assessments. And whether that happens or not is another question, too.

LEWIS

Okay.

GALE

But what I'm trying to say, what I was trying to say there is they are not going to automatically raise the assessed valuations of the existing homes in the adjoining neighborhood as a result of some sale of one of the new homes or any sales of the new homes.

LEWIS

And this was a conversation you had? Did you get a letter or something from them to that effect?

GALE

I do not have a letter, but I could certainly give you the name of the fellow. I've got it back in my briefcase if you'd like it.

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LEWIS No. I was just wondering, again. I have never seen this before, and I guess I'm suspicious of assess-
ors. I don't know why, but . . .

(LAUGHTER)

GALE I don't know why, either.

Well, I guess our experience has been that it . . . my experience has been that they tend to assess new construction, new homes really at the price they sell for. And I mean, I can look at a bunch of them, and some of them are within pennies of one third of what they've been sold for.

And my experience is that they typically do not automatically do that with some of the older homes and, you know, in a lot of cases I would say probably the older homes are somewhat underassessed.

But what the fellow indicated to me is not contrary to my experience, I would say.

LEWIS Okay. Any other questions?

I do, too. I want to bring up the drainage issue, and something that we always seem to have a problem with. And I believe you've indicated you're going to have to cut this site down significantly.

If I look at the drawings and if I'm reading these correctly, you've got a boulder wall which is going to separate the sort of the western corner of this site from the rest. It appears that that wall is going to be--what?--three, three feet high or so?

GALE At its highest it's about three feet--that's correct --and then it tapers down to nothing when it disappears on the north end or kind of on the south end.

LEWIS Okay. Who's going to maintain that wall?

GALE That wall would be on the property of the homeowners of the lots that would result from our subdivision, and I would assume they would have to maintain that.

LEWIS Okay.

GALE As far as the drainage goes, there is, I believe, in the information you were given is a report from our engineer, and we feel that the way the site is laid

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(GALE) out and the way it's engineered, it's going to probably--not probably, it will improve the drainage situation in the neighborhood quite a bit.

In a worst case scenario, the amount of pervious surface--grass, green space, whatever you would like to call it--is going to go up by about 16.7% or something. And in a real situation, it's probably something more like 20% or more than that.

And this thing is designed so that it primarily or fundamentally doesn't really try to concentrate the runoff. The runoff isn't--it's picked up. There's one catch basin that picks up a little bit on the south end, and that would discharge into a storm sewer, but basically this will handle the runoff across vegetative surfaces.

It will not concentrate it; it will not route it directly into the storm sewer system like the present drainage system on the site. A lot of the roof drainage on the school buildings is picked up and run directly into the storm sewer, and it's just a--we feel the drainage will be improved quite a bit with the development the way we're talking about.

ACKERMANN Your drainage basically runs from Prairie to Pleasant, Pleasant to Euclid, Euclid to Main, Main to Forest, and down toward the lake.

GALE It does that, and I think--

ACKERMANN It's going on an easterly flow.

GALE And it runs to the south, also, down towards Anthony, I think.

ACKERMANN Yes, it does. So your drainage actually is running down Hawthorne and also to the south and east.

GALE Yes. That's true. And this, as I said, should--

ACKERMANN And that's true in the Village--

GALE Yes.

ACKERMANN --at that point. Point here, yes.

GALE And this should produce substantially less runoff than the present school buildings and parking lots and so on do produce.

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ACKERMANN Yes, it should, if you eliminate the asphalt school grounds and so forth.

LEWIS Richard, I guess I had a question for you. And since every one of these lots, I believe, is--there is a variation requested from that, in the future, should something like this be granted and someone wants to come in and build into the rear yard, a side yard, do anything to these, will they have to come in for a variation request?

DUNN If they wish to build--

LEWIS Well, because these are--

DUNN --into a required side yard?

LEWIS Anywhere. If they want to do anything to the exterior, you know, dimension.

DUNN The normal--

EICK Do you have like a deck in mind?

LEWIS Well, I'm talking a deck, a screened--you know, we've had so many, you know, decks, screened porches.

DUNN Well, until or, you know, until the Village Board takes action on this, but let me then state what I would understand. At this point there is no restriction to a deck or an accessory building as long as it meets the normal setback requirements.

I would mention that I think it would be very difficult, and I haven't analyzed this, but to build a detached garage, for example, it would need to be at least ten feet from the house in order to have a setback other than what would be required for the house. And in doing that, then, I think it would be very difficult to put a detached garage.

Now, I haven't analyzed it. Maybe you have, and there may be some exceptions to that. But accessory buildings or decks would be allowed unless there is some restriction placed on them in the ordinance that would be approved by the Village Board.

LEWIS Well, we have a lot of other things like fences, for example. I was trying to find my notes on--I think you discussed fencing in here somewhere, and I would

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(LEWIS) ask you to expand upon that in a minute.

I guess my concern is that many individuals who come in front of the Zoning Board come in and indicate, "Gee, when I purchased this home, I didn't realize that it was a nonconforming lot, and now I have to come in for a variation."

And I'm trying to determine that, you know, since a lot of these are going to be nonconforming--should this be granted, they will be nonconforming lots, and I guess I would in turn ask you, too, what provisions are going to be made so whoever purchases one of these homes understands that it is a nonconforming lot so that they don't come back in at some future point in time and say, "Gee, I didn't know it was a nonconforming lot"?

DUNN

In our case we would do two things. One, we have an address file, and we would establish an address file for each one of the lots, assuming that there are 12 approved here, and a copy of the pertinent information or references to where the pertinent information could be found and be maintained.

Second, of course, we would keep--and we do keep, as we all know--the record of the Zoning Board of Appeals, the Plan Commission, and the Village Board as they pertain to ordinances that are adopted or perhaps other restrictions such as easements for plats. There would be some of those as well.

So those would be two ways that the Planning and Development Department would attempt to maintain information. But we do not have a method for notifying people who are purchasing the property, that is, the Village as an entity does not do that.

GILKERSON

But there is a method, Richard. If it's recorded on the plat, then the restrictions of the plat are going to be made known to any purchaser's attorney at the time he gets title insurance.

And I would think that part of what Lee's concerns are could be addressed by making sure that some of these restrictions are, instead of being or in addition to being in the records, of being noted on the plat. And some of them actually are for the building lines and other things. So some of this the developers, I would think, could handle that way.

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LEWIS

It just--again, I just--I bring up the point so that, you know, again we do not have a homeowner who would come in like, you know, we've heard in many instances, "Gee, I was not aware of this."

And you know, I guess I'm a trusting soul. I believe that most people who come in really do not know that it would be a nonconforming lot, and I was trying to see if there was a way to make sure that they would be aware of that.

In addition to that, in the staff report that was given to the Plan Commission there is a section here regarding fencing. I see a lot of fences in Glen Ellyn, and I just would like to throw that subject out so that it can be discussed and addressed and, you know, are there--would there be any restrictions?

Again, I can read this, but I'd like you to enter it into the record if you will. Just give me an explanation of how fencing would work on this site.

GALE

Well, in the staff report I believe the discussion of fencing came up.

LEWIS

Do you have a copy of that?

GALE

Yes.

LEWIS

I could let you read this or look at it if you want to refresh your memory here.

GALE

Well, if it's the one that was written by Paul Miller--

LEWIS

Right.

GALE

--I think I'm pretty familiar with it.

LEWIS

Paragraph 5.

GALE

Sure. I think that came up as a product or a result of Paul's evaluation of our request for a variance from the 6.6-foot side yard requirement and where we wanted some 3.2-foot side yards.

And you know, Paul felt that somebody could put up a fence in the 3.2-foot side yard and that would create some problems in terms of having the house very close to the fence, making it look kind of crowded,

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(GALE)

perhaps limiting the access down that side of the house.

And we thought about that and decided that that could be a problem. And in fact, if the fellow with the 3.2-foot side yard didn't do it, why, his neighbor, who might have a 10-foot side yard or a 30-foot rear yard, might decide to do it, too, and it would create the same problem.

So we have, and in some of the houses, some of the prototype plans, at least one of them, there's a little bit of a garden wall or a fence or something that comes off one side of that house, and that would conceivably exist as a fence in a side yard or could. And it's a design element that, while it's not critical, it's something that we might want to be able to do.

So with a good look on our part at some of the objections that the Village staff had raised and some of the considerations, we decided that the one benefit we felt we were going to get from the 3.2-foot side yards was not enough to offset the problems that those might create.

So we have withdrawn that request for that variation, and as far as the fencing goes, I think we would want to be subject to the same requirements that any lot with a 6.6-foot side yard is subject to. The fences can be a certain height in the front yard and a certain height after that and so on.

LEWIS

Okay. Do you have any other comments?

DUNN

Well, staff would say that earlier this evening when the petitioners identified that they wished to in effect relocate the, as I understand it, relocate the foundations of some homes and thereby eliminate the 3.2-foot side yards and establish, as I understand it, 6.6-foot side yard minimums throughout, then of course that would eliminate our concerns because 6.6 feet, as we know, is a minimum throughout the Village in the R2 zoning district.

So assuming that that's suitable elsewhere in the R2 district, that would certainly be suitable here.

LEWIS

Okay. And how would you . . . you know, on the drawing we have, of course, we have the 3.2-foot side yard. Would you start at--what?--the north end and

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(LEWIS) just go 6.6 all the way down?

GALE Yes.

WALKSLER Yes.

LEWIS Is that how you would--that's how you would lay it out?

GALE Yes.

WALKSLER That's correct.

LEWIS Okay. Any other questions?

GILKERSON Could I ask a couple?

LEWIS Certainly.

GILKERSON First, Richard, does the staff have any comments or thoughts as to fencing in the back yards here?

DUNN Well, we did not feel that there needed to be any raising of issues by staff with regard to fences.

GILKERSON Okay. So there's--from your standpoint in the Planning Department, you see no reason to require that there not be fencing or any sort of thing like that in these yards.

DUNN No, and I think there's a couple reasons for that, why we did not raise that as an issue. First, we felt like that the depths of the rear yards were reasonable and they would not be, as we understand them, if fences were or were not placed there, they would not be restricted as they would have possibly been with a 3.2-foot required side yard.

Second, with what we would perceive to be the quality of the homes going in there and of course the quality of the developers, we perceive that they would probably put in quality fences if they chose to do that.

GILKERSON Well, you know, Tom might, but Doug might not. You can't tell. And they may sell it to somebody else.

What about . . . why would we . . . why would the ZBA and the Village Board approve a variation of a smaller rear yard and still permit there to be a detached garage, particularly a three-car detached

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(GILKERSON) garage? Why, if you were going to have a smaller rear yard, would you not want to prohibit there from being detached garages?

GALE Well, I think in the case of the lots with the smaller rear yard, I guess I'd have to stretch my imagination a little bit, but I have a difficult time seeing how you could, as Richard mentioned earlier, how you could get a detached garage in that rear yard that would work and, you know, maintain a 10-foot separation between the garage and the house. I mean, you might be able to, but I don't think it's going to be very easily done.

So I don't have a good answer for you, George, other than I think it would be a real active architectural gymnastics to try to get a garage, whether it's a two-car or a three-car, in the rear yard.

GILKERSON Well, it's probably just the kind that will be in here the next time.

ACKERMANN Have you given very serious--I'm sure you have--thought to doing a nine-lot rather than a 12-lot development?

GALE Well, I--we--

ACKERMANN Under the nine-lot you would not be sitting here before us.

GALE That's correct.

ACKERMANN And yet the home's obviously more expensive, of course.

GALE That's correct.

ACKERMANN I'm kind of wondering why we are sitting here creating 50-foot lots. And I happen to agree with our Chairman very much that every time we create a 50-foot lot, we are going to be sitting here again debating this 50-foot lot later on in life.

Would we be better off doing nine lots for more money? I don't call a \$350,000 or \$400,000 basically inexpensive, but are we talking \$400,000 to \$450,000 to \$500,000 that much more for a very good location?

The Hawthorne School site is a very good location within the community. Would . . . and I'm just

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(ACKERMANN) throwing up my arms in frustration, really.

You guys put forth, I thought, a very, very good proposal. And I will admit when I came here, when I first read this thing, first saw it, you were 100% down the river. After I read the proposal, after I read the program and what you had proposed and what you planned to do, back yards open into other back yards, open this area, I was very, very impressed.

I'm still not very impressed with 12 lots. That bothers me. I think I'd rather see nine lots and more expensive homes.

LEWIS Okay. Again, Doug, I think we need to get maybe back into more--we can maybe discuss the merits of nine versus 12. And you're welcome to comment on it. I don't want to get into . . . we have a portion of our program here called deliberation, and I really want--

ACKERMANN Yes, I'm off of that a little bit. I realize that, Lee.

LEWIS I don't want to get into a deliberation.

ACKERMANN I'm sorry.

LEWIS I don't want to get into a deliberation section here.

GALE The only comment I would like to make is that, you know, our proposal is for a 12-lot subdivision and that's what we're serious about and that's what we're asking for.

And we are not, you know, rattling around some notion of a nine-lot subdivision. That's not what we're interested in.

LEWIS Okay.

GILKERSON Could I add--

GALE And I don't . . .

GILKERSON Could I go ahead with a couple more of the questions I had?

With regard to the stone wall you intend at the rear of these properties, what's to prevent the homeowner

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(GILKERSON) from removing or altering that wall?

This is something that we have had in other parts of the city where there have been either drainage swales or other things put in by the developer and there has been no easement created, and one of the neighbors comes in and changes things, and pretty soon the whole neighborhood has a problem. And the homeowner doesn't want to incur the expense of putting it back the way it was.

GALE Well, I would say that the stone wall that is shown on the preliminary plat does run in an easement or would run in an easement.

GILKERSON Well, it's in a utility easement.

GALE It's drainage and utility. And there could be some language on the plat that would set forth, you know, some responsibility of the property owner to maintain that stone wall.

And I guess ultimately if he were to fail to do that, presumably the Village would have some recourse to go in there and maintain it and turn around and charge him for that maintenance work.

GILKERSON Okay. Have you given any consideration instead of this floor area restriction to some sort of a building footprint restriction?

GALE Well, the floor area restriction is sort of a flexible building footprint restriction, in my opinion. It does give you the freedom to push things around a little bit, but you still are limited to a certain amount of floor area.

You know, there is a building footprint restriction on the lot with the required side yards and the front yards and rear yards.

GILKERSON Well, the reason I asked the question, and maybe I'm getting a little bit ahead of the ZBA because I don't know what they're going to say on it, but you're proposing a floor area restriction based on language in the Zoning Code that really isn't at this point directed towards that.

And it well could be that that is going to create some wording confusion as to exactly what you intended.

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(GILKERSON) And it would seem to me that if you're going to put forth a floor area restriction, rather than going to the Zoning Code, it ought to be something in the plat.

And just to give you an example, there is a difference between the Wheaton and the Hinsdale zoning codes as to how floor area restrictions work because in one of them it treats basements differently than in the other.

And as I recall, they both have a way that they treat attics. In one, if you can finish your basement, it's included in the floor area, and as I recall in the other one they just arbitrarily take half the basement and throw it into the square footage of the house.

And those kinds of problems can tend to sneak in where if instead you say that the houses here are going to cover--you're going to put a height limitation on them, which you proposed, and are going to cover at the ground level no more than X feet, that's pretty clear in the plat. If you come up with a floor area ratio and your definitions and your other things are in the plat, you don't run into those problems.

But even you have had in what you propose here in this plan to say, "We interpret the Glen Ellyn Zoning Code in a certain way." Well, I've heard other people interpret the Glen--argue over any number of words in the Glen Ellyn Zoning Code, and of such things lawsuits are born.

It would seem to me that if you persist in your floor area ratio, you ought to consider, when you get down to the standpoint of your final plat, if you get that far, consider exactly which ratio you're going to use and--

GALE Well, we could incorporate it, I would think, George, on the plat.

GILKERSON Yes. Well, all I'm looking for is that the same thing.

I don't know if the ZBA's even going to impose that kind of a requirement on you. You've proposed it, but that doesn't mean they're going to go along with it.

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(GILKERSON) But what the members of this Board seem to me to be saying, and I hear it at the Village Board all the time, is, "We didn't know when we bought this house there were these restrictions."

And the fact that something is in the Village files, I mean, when I bought my house I didn't think to go ask whoever was the Village Planner at the time what he had in his minutes about my house from ten years ago. That's not what you look at. You look at your survey, you look at your title policy, that kind of thing.

And I tend to think that what everybody here is trying to say is, these restrictions are fine, but they also have to be at the point that a reasonable citizen who is trying to buy a house, do something with his house, ought to be able to readily discover whatever the restriction is.

GALE Well, I would certainly agree with that.

GILKERSON And so I don't have a particular solution to propose because I don't know where they're going to come out. I just think that whatever it is ought to be readily available to any reasonable buyer.

Now, you seem to also mention this issue of neighborhood trees and the trees of the people who are on Prairie. The fact that you're going to have to work with them, again, working with somebody and satisfying each individual is something I'm not quite sure how either this Board or the Village Board would incorporate into a zoning variation.

And so I guess again if your representation to the Board is you've got--you are going to satisfy people in various ways, it seems to me that we have to come up with some vehicle to do that because the fact of the matter is, you can kill some of their trees. It's easier if it's a Village tree because then we just say, "Plant another one." But you know, the guy who lives over on Prairie may not just say, "Plant another tree."

So that's . . . those . . . the reason I mention these are not so much to urge that you do or you don't do these things or to urge that the ZBA, you know, imposes any particular standard. It's just that these things tend to be that you're proposing are different than what we've done before. They're

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(GILKERSON) fairly complex.

And whatever vehicle you and the ZBA choose to use and the Village Attorney, I think it's going to have to be very carefully done and very straightforward, or we're all going to be in lawsuits and zoning variations for the next 20 years over your property.

GALE Well, we certainly don't intend that.

There was another document in the information you were given. It was called "The Description of Proposed Hawthorne Place Subdivision."

GILKERSON Right.

GALE And there was some language there on page 7 that I guess when we prepared this we sort of assumed that it would appear on, although it doesn't say that, it would appear on the final plat or as a document of restrictions that would run with the final plat or something.

STAUBER Page 7 of what?

GALE Of the Description of Subdivision. And there's--it does, I guess, maybe not that well, but it attempts to define floor area ratio there.

GILKERSON Well, but it--see, it says "of the Zoning Code."

GALE Yes.

GILKERSON And who knows what the Zoning Code is going to be in the future? And if--

GALE Well, we could certainly substitute a more explicit statement for "of the Zoning Code."

GILKERSON Okay. Well . . .

STAUBER If I can ask something?

GILKERSON Go ahead.

STAUBER It was my understanding that the Plan Commission in their recommendation, didn't they agree with the three restrictions of the 50-foot rear building line and the 27-foot building height and the floor area ratio as part of those restrictions being on the plat of subdivision?

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DUNN My notes indicate that they agreed with the FAR, they agreed with a 28-foot height, but I did not record a 50-foot rear yard setback.

STAUBER Yes. Well, that's already proposed on . . . that's already on the proposed subdivision.

GILKERSON You don't mean 50 for . . .

STAUBER No, the rear on Lots 6 through 10, which is one of the restrictions. That's on--

GILKERSON It still doesn't do--take care of the accessory buildings if you put a garage back there.

STAUBER It doesn't take care of the accessory buildings, and I would agree that if this would be approved, I think then an addition of making that a condition of the zoning variance--

LEWIS Again, we can discuss, you know, that if you want to make an addition to--

GILKERSON First it's got to be approved.

STAUBER It should also be--right, it should also be on, I think, a restriction on the plat of subdivision.

And it seems to me what you're saying is, that was your intent, to have these restrictions somehow also documented on the--

GALE Well, certainly our intent was to have the restrictions as far as the height of the buildings goes and the floor area ratio and the depth of the rear yards on the 50-foot lots.

And we do not anticipate houses with detached garages. I think it would be very difficult to make that work on any of the lots that have a reduced rear yard depth. It would be probably somewhat easier to make it work on one of the lots that's 50 feet wide and has a 50-foot rear yard, although again the practical aspect of getting a driveway down the side of one of those houses is going to reduce the width of the house. In other words, just to get back to a detached garage in the rear.

George is shaking his head.

Well, that's my view of it.

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LEWIS Okay. Any other questions?

HINDMAN I hate to bring it up again, but I'd just like to satisfy, you know, what I'm feeling right now.

And perhaps one of you, you don't both have to answer to this, if you could explain again, I guess in my mind I'd like to know that the reason you're asking for these variances, the reason that you're going from nine lots, nine buildable lots, to 12 lots that you need variances for is not purely a financial reason.

I know you've said the neighborhood.

WALKSLER I really think it focuses on, you know, the unique characteristics of the property, as we've tried to describe, you know, throughout these proceedings. The neighborhood, the surrounding neighborhood, the characteristics of the surrounding neighborhood is certainly, you know, one of those unique features.

I'm not sure what else to add to that. But I think we are focused on the unique characteristics of the property as opposed to the financial side of the development.

HINDMAN What would you estimate the added cost per home if you had a nine-lot subdivision?

WALKSLER Well, Tom mentioned earlier that, you know, this is the subdivision that, you know, we're proposing, and we really haven't--I don't think we've done . . . we've approached this as a focus and we haven't really done a comparative analysis of this property, this proposal versus a nine-lot subdivision proposal.

You know, I guess I might have a gut reaction to it, but beyond that it wouldn't be anything else.

GALE Well, you know, I have a gut reaction to it, certainly, and I would expect that probably, and this is, I guess, one of the reasons that we haven't looked very favorably on a nine-lot subdivision, I would expect that the houses are probably going to wind up, the packages, the house plus the lot, given the increase in the cost of the property and so on and the size of the property and the kind of things that you could do with it, those houses are probably going to start around \$500,000.

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HINDMAN But that would be your choice or the people building the home's choice.

GALE Well, it would be probably somebody else's choice, not ours--

HINDMAN That's what I'm saying.

GALE --because I think at that point we're probably out of it. So . . . and if somebody else wanted to do that, they might want to.

HINDMAN Now, again, you've said you've met with the neighbors all along, and I'm sure we'll hear from some of those tonight.

Their feelings were favorable on a 12-lot subdivision as opposed to a nine-lot subdivision?

WALKSLER That's correct. We tried to present, although of course our focus was the 12-lot subdivision, we tried to present a fairly even handed scenario that would, you know, demonstrate other types of developments that, you know, could possibly occur on this site, including a lower density single family development and including a higher density, a couple of higher density multifamily developments. And I think maybe we threw in the possibility of some type of institutional use as well.

You know, I think that is one of the best questions because I think our approach to this was that we really did go to the neighbors first and get that support.

I think I went on record at the very first meeting with the neighbors, which was pretty well attended --I believe there was, you know, somewhere between 30 and 40 neighbors in attendance at our first neighborhood meeting, which was held at the school site-- and I think I went on record as saying that, you know, we really don't want to do the development unless we have the support of the neighborhood.

We're both from here. We both went to school here. We both do business here, and we're not interested in something that's going to be a problem for the neighbors or, you know, we didn't feel like we wanted a fight.

HINDMAN Thank you.

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LEWIS Any other questions?

EICK One last, yes. You provided some evidence this evening, I think, that the lot sizes as you're proposing are consistent with the, quote, essential character of the neighborhood, unquote. There are 50-foot lots in the neighborhood.

But you haven't provided any evidence that the size of the homes or the price range of the homes is consistent with what's there right now. I don't mean just on that block but in the neighborhood.

Do you want to offer anything in that regard? I mean . . . go ahead.

WALKSLER Well, that question was also asked at the Plan Commission.

In terms of the prices of the homes, I think it's a fair statement in any redevelopment situation in the Village of Glen Ellyn that the price of a new home typically will exceed the price of the existing surrounding homes.

And there's a few reasons for that. One is, the basis in the project is the lot, the base price. Just, you know, coming out of the gate, typically the base lot price tends to be significantly higher, for example, than perhaps, you know, if somebody were to look at an appraisal of a used home, the basis that would be applied to a lot in a used home appraisal.

Secondly, in used housing stock there's, you know, there's typically obsolescence factors that limit the value of the real estate as, you know, relative to the value of a brand new home.

There's also just the supply and demand issue where in the Village of Glen Ellyn, for example, at any given point in time there's a tiny fraction of homes, of new homes that are available on the market versus existing, you know, used homes that are available. And that certainly influences the cost.

So in terms of price comparison, I would urge everybody to maybe compare the price comparison from new to existing in the same way that you would compare it in any other redevelopment scenario anywhere in the Village. I think you'll find the same type of

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(WALKSLER) differences.

And you asked what--there was another question.

EICK Oh, that was with respect to size. In other words, I think you've presented some evidence that says that there are a lot of 50-foot lots in this neighborhood, so therefore it's consistent to have additional 50-foot lots on this block.

But the size homes we're talking about, even with this self-imposed FAR of, say, 3,200 square feet, appears to the casual observer like myself to be substantially larger than the average home that may be on a 50-foot lot in that neighborhood.

WALKSLER Maybe a way to address that is again to look at the market. There are probably . . . first of all, I would say it would not be economically feasible to produce projects on this site. I mean, there may be some exceptions to this. I think there probably will be.

But I think it would not be economically feasible to produce projects on this site where, say, for example, homes were, you know, 1,500 to 2,000 square feet, for example. I think that because of the cost, the basis in the lots, the cost of the lots, coupled with the cost of new construction of a home in that size category, would probably not be marketable.

Again, people that are in the market place for a new home want features and amenities and room sizes that we feel in our experience equates to the sizes of homes that we're proposing in this subdivision.

EICK Yes. I mean, if you're talking about a \$350,000 and up price, 3,200 square feet does not sound outrageous by any stretch of the imagination.

WALKSLER Okay.

EICK All right. Okay. Thank you.

LEWIS Any other questions?

(NO RESPONSE)

LEWIS Any other questions?

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(NO RESPONSE)

LEWIS Anything else you'd like to present?

GALE I don't think so at this point.

LEWIS Okay. Fine.

We've been sitting for a little over two and a half hours here. I'd like to take a five-minute recess.

[RECESS]

LEWIS Let's reconvene the meeting. I'd like to at this time open up the meeting to audience participation.

Before I call on anybody in the audience, I would like to have entered into the record that I received a telephone call this evening from Elaine Nordahl at 589 Western Avenue, Glen Ellyn, Illinois, who had attended the Plan Commission meeting, indicated she was familiar with the site layout, and wanted to go on record as being generally in favor of the site plan as indicated.

At this time, then, I would like to open up the session to see if anyone in the audience would like to speak in favor of this petition this evening. Do we have anyone who would like to speak in favor of this petition this evening? Come on. We need to get you to . . .

MILLER My name is Tim Miller, and I live at 581 Prairie Avenue. I am also a resident of the block in question.

(MR. MILLER IS SWORN.)

I'd like to state that I am generally in favor of the concept plan that's been presented.

LEWIS Tim, can you move the microphone a little closer to you there so we can for sure pick you up?

MILLER I am generally in favor of the concept as presented. I live on a 50-foot lot. I feel that this is a lot that is seen characteristically throughout our neighborhood and is a viable way of subdividing property.

It does not meet the current zoning standards. I think that my own opinion is that these standards were developed more to bring an agricultural type of

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(MILLER)

property into a village than to . . . and it's not wholly appropriate in an area that's already been subdivided with so many 50-foot lots.

In fact, as I looked at the plan, though, most of our concerns when we looked at this have been more with the combination of Lots 2, 3, 4, 5, 11, 12, which are not 50-foot lots. You know, most of us, I think, would say that if those were like a big double lots and you had a bunch of 50-foot lots in the middle, that really wouldn't be a big problem, going back to the nine versus 12.

I don't really have a problem going with 12. I think that nine would look nicer and all that, but I really don't have a problem with it.

In terms of Zoning Board of Appeals issues, the front and side yards, once again, those in my opinion go together so that when you turn a corner you're looking at a similar dimension on both sides here. And 25 feet is appropriate for our area. And I think that works well if you just sort of draw your line around the block.

When this site had been developed or subdivided originally, it seems like the first and what I'm told by older neighbors who have now left the neighborhood that there were three houses here and that those were condemned to expand the school at one time.

Just when we heard testimony that it was--what?--in the range of nine feet or something on that order and to put it back to the original subdivision type of thing, you'd have to accept a nine-foot side yard, and I don't think that any of us really want to do that, which is . . .

So I feel like this is a reasonable compromise. For money, nine would be nicer, but the 50-foot part really isn't the problem, I don't think.

There's been some questions and testimony about the retaining wall, a boulder wall as opposed to what one might think of as a concrete retaining wall or other materials.

And I think that that needs some study. I've not had an opportunity to completely look at it and the effect on the trees on our own property. This is

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(MILLER) relatively new; I think that it was presented maybe for the first time in the Plan Commission meeting last Thursday where we got to look at it.

Trees on the site: I think basically what I've heard is that there isn't any tree within the property line that would be preserved. And I think that the hawthorn tree is a problem for me in that it is a historic tree. It's old, and the plaque states that it was either presented to or rededicated by the Hawthorne School PTA and that at the time the plaque was set in 1981 that it was over 100 years old.

I'm going to make a proposal to the developers that they try to transplant it onto my lot if they're going to do this and that we wouldn't be able to transplant all of it. We'll look at maybe the major, the core of the tree itself.

So they're not aware of that proposal, and they can just sit there and be quiet about it for a little bit.

(LAUGHTER)

MILLER But floor area ratio was one thing that was--and I thought I'd just let you know a little bit about the neighborhood just so you have a . . .

I live on this lot designated 4 here in the original subdivision property, designated a two-story frame residence. As I calculated it out sitting here, I currently have about 1,500 square feet of living space and 400 square feet of garage. And I think that that's pretty much of an average up and down. This is a little more, this is a little less, maybe a little less, about even; I'm not sure, and maybe a little bit smaller than some on the other side of the street.

There have been several houses that were sold within the last, say, two years, four on this block, three of those just opposite me on Prairie Avenue, and they seem to be in the low end of about \$160, but two of them were \$180,000, \$190,000's. So there, just to give you a perspective.

I think that floor area ratio is . . . that's not really, I think, an issue except as how it relates to the square footage of the lot for the Zoning

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The 8,000 square foot areas I don't have a real problem with. I think that's within enough percentage points that it's a pretty good sized lot.

The 6,860 is something that needs to be looked at in terms of the bulk of the house, and I think that our developers have started to do that and that this negotiation could go on and I think could be resolved, whether .4 or .35 or .38 or whatever it is.

The types of houses they've shown us as examples of what could be designed are quite nice and would add to our neighborhood and I think the overall value of the Village.

So, you know, there is give and take in everything that we're doing here. I realize that you as a Board are kind of an appendage of what could have been a planned unit development of Glen Ellyn. Part of it's planning and part of it's zoning and part of it's just general board review. It's going to have to be looked at piecemeal, and from my point of view there is much more good in this, and I think it would add value and maintain the character of my neighborhood.

I think the character part is one of the key pieces, and that the 50-foot lots, the 25-foot setbacks are kind of a key to try in maintaining some of the--and keeping the houses from becoming overly large is something that will do that for our neighborhood.

I would overall recommend it.

LEWIS Okay. Thank you.

Before I--I'd like to have a show of hands of all those who intend to speak tonight in one fashion or another. Okay. We don't have too many, then.

Is there anyone else who would like to speak in favor of this petition this evening?

JEFFRIES Ladies first.**THOMAS** Susan Thomas, 465 Cottage. I live kitty corner from the project.

(MS. THOMAS IS SWORN.)

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THOMAS

I live down here kitty corner, on the opposite corner, and I was one of the square foot or the house that was referenced for the corner side lot thing, and mine's very much along with what they're proposing that they want these to be.

I have been to several of the meeting that the builders have held in the neighborhood, and what I would like to express more is the general neighborhood feeling of this idea. This is what they've been presenting to us from the very beginning, and I have yet to hear anyone from the neighborhood speak in opposition to this particular plan.

We've had various other plans aired through our neighborhood, you know, not that we'd know all the specifics of them, but I've lived there for 12 years now and I've heard a lot of different things were going to happen to this building through the years.

And this is the one thing that I think the neighborhood in general is all in favor of. I can speak for approximately ten people that I know that couldn't be here this evening that grilled me after the last meeting when I came, you know, as to what went on and who said what and all that kind of stuff.

And we're all in favor of it. We're all directly related across the street on Cottage Avenue from this area.

I think we would mostly--I know I would personally like to see the 12 residential homes there as opposed to any of the other ideas that have been around. The idea of the nine homes somewhat brings to my personal opinion that we would be overpowered by the large size houses that could be put into the larger lots. That's one of the reasons I'm a little bit more in favor of the 12.

I know that it could get a little bit on the crowded side, but I also think economically there may also be smaller houses built there that they don't--everything built there doesn't have to be the maximum amount, you know, according to the ratios and stuff like that.

And I'm also very much in favor of getting an additional green space, ground water wise, to help alleviate the flooding in the area, because when we were at the meeting--I believe it was last Thursday--when

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(THOMAS)

we had all that rain, several of the people on Cottage flooded.

So a lot of us would like to see that handled also, and especially if it's not going into the storm sewer system, it would help, you know, alleviate the problem in the area so we wouldn't have to be afraid every time it pours.

And I would like to see the hawthorn tree go, but that's because I sit and look at kids with roller blades climbing in the tree and falling out, so--because my property just looks right across at it, and there's nobody currently there to yell at the kids and get them out of there, so . . .

But I'm in favor of trees because I've got a lot of trees on my own property. It's not that I want to get rid of them; I just don't like seeing kids fall on their heads.

I think that's basically it.

LEWIS

Okay. Any questions?

(NO RESPONSE)

LEWIS

Okay. Thank you. Anyone else like to speak in favor of this petition this evening? Yes, sir.

JEFFRIES

The guy behind me?

LEWIS

No. Go right ahead.

JEFFRIES

Ken Jeffries, 474 Anthony.

(MR. JEFFRIES IS SWORN.)

JEFFRIES

I'd just like to say I've been in that area 28 years, well versed in everything that's been going on.

I'm in the trades myself, so I'm quite acquainted with how buildings are handled and the size of them and what people want today.

I'd like to address the Board here on a couple of points. One is the uniqueness that this gentleman brought up.

There isn't any other parcel in Glen Ellyn that I

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(JEFFRIES) know of of this size, and certainly not at this location. The uniqueness of this area because of the location to the downtown, to the train station and so forth, will have a great appeal to what we call the younger generation coming in.

We need these because the younger generation is what's coming into Glen Ellyn right now, and they do prefer newer homes if they can get them.

And certainly that was attested to up on Anthony down towards Western, and that would be another point I'd like to make.

In comparison to that, those homes are probably around over 2,500 square feet to 3,000 square feet or possibly more, and they all went for somewheres around \$325,000 to a little over \$400,000.

They went like hotcakes. These were not homes that were cookie cutter homes; they were personal homes that were planned by the buyer so that the people who went into them went into them with what they wanted to get.

And this is what these gentlemen are referring to, that the people who are going to buy the homes are going to buy a home to their preferences. This will certainly give them that opportunity.

Another point I wanted to make to this gentleman here is bout the water drainage. I live on the corner of Anthony and Pleasant. That is a problem. And why is it a problem? Because unfortunately the road has a high rise right at the corner, and all of the water that comes off that back section of Glen Ellyn comes down Pleasant, makes a left hand turn on Cottage and makes another right hand turn right down Pleasant and then it makes a left hand turn across my property.

(LAUGHTER)

JEFFRIES And believe me, that is as aggravating as anything could be, because this last rain storm Thursday, I'm sitting here wondering, what's my front yard looking like? And luckily for me, it wasn't that severe. But I have been through a number of major filling of basements, which is a very aggravating point.

If we can get rid of that water through a drainage

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(JEFFRIES) that these gentlemen are proposing to get it off that street, I'm for it because unfortunately the drains, the city drains do not handle it.

And of course they not only can't handle it because of the volume of water, they can't handle it because they get covered up with a lot of debris. I'm always out there walking around in my bare feet keeping these darn things open so they won't come across my property. This is a personal item, of course.

Another point I'd like to bring out is that the families that would be coming into this area certainly will be having children, as this lady mentioned.

That school, some of my children went to it. Almost all of my children went through the Hawthorne School. But that school, I would believe, has enough property size if they did have to expand, it certainly could expand because that is a large parcel of property up there.

I'd like to see more families coming in for the simple fact that younger families are the ones who will dig in and work for the city. The older people, much as myself, tend to want to sit back and watch the world go by. So I'm for this.

And I'm very much for the 12 size for the simple fact that as you compare prices of homes in the surrounding area, you're comparing all older homes.

My home is 102 years old and it only has 1,750 square feet. And it looks like a large house, but if we're talking houses that are roughly 2,800 square feet, you're talking a house that's quite a bit larger than mine. And I'm looking at a price range that you gentlemen are wondering about of, say, \$350,000 to over \$400,000.

That's not a problem, because those houses up on Anthony went for those prices without question. But that was about five years ago, and that's before the increase in lumber prices. This is certainly a big factor that's going to come into the cost of these homes.

And certainly another factor would be what these people want in them. And they all want Jacuzzis and they all want a master bathroom. They all want the large living room, dining rooms, and a double car

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(JEFFRIES) garage, and they want them attached. They don't want separate garages.

Her house has a separate garage and she's hauling groceries a long distance. My wife will not park at the garage and haul groceries; she parks in front of our house. It's something that the people want today, and I think it's a very strong factor.

I can't see how they could get a garage on the back of those lots anyway. There's no room for a driveway.

The only other point I'd like to bring out is that my family is all grown and gone, and hopefully in a couple years I'll be out of here. Somebody will buy my house and possibly they will do some alterations to it. And I sort of think what will happen to the surrounding homes: the houses can be changed and increased.

In fact, there's an excellent example right on Main Street between Anthony and Hawthorne. There's a bungalow, a little stone bungalow. I don't know what you've noticed, but that's not a stone bungalow anymore. This is what can happen to these houses. This is the kick needed.

And that's what I'm happy to see, because that will say, "Oh, look, there's a nice house over there. Let's buy that house and do something with that home." And that's what we need to help Glen Ellyn, and certainly at the tax base.

There's a lot of positive factors in this, and I certainly would not want to see a nine go in. Now, the reason I don't want to see a nine go in is, as she mentioned, you can get some humongous size houses, and then we're out of the characteristic of the neighborhood.

I'd like to see the neighborhood stay the way it is, but we need new blood, we need new homes, and we need some more people paying taxes.

That's what I want to say.

LEWIS Would anyone else like to speak in favor of the petition this evening? Yes, sir?

STUHLMACHER James Stuhlmacher, 600 Pleasant Avenue.

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(MR. STUHLMACHER IS SWORN.)

STUHLMACHER I don't have much to say. I just want to say that I think the 12 units would be better than nine units. Twelve units would be keeping in character of the neighborhood. I think if it was nine units, it probably would get much larger houses, and they'd be much larger than anything that's in the neighborhood right now.

LEWIS How long have you lived in your home?

STUHLMACHER Three years.

LEWIS Okay.

STUHLMACHER Yes. I'm sorry. 600 Pleasant Avenue is right here. It's just north of the property.

LEWIS Okay. Thank you.

Is there anyone else who would like to speak in favor of the petition this evening?

ABEL My name is Joe Abel and I'll give you the business address, 500 Pennsylvania. I'm representing the Economic Development Commission this evening, and I'm their Executive Director.

(MR. ABEL IS SWORN.)

ABEL The petitioner appeared before the Economic Development Commission, oh, a couple of months ago and then most recently at our last meeting, and the Commission endorsed the idea of having a nine-lot subdivision.

There were a number of reasons. Obviously, we represent the interest of the retail community in the downtown--

GILKERSON Joe, did they endorse the nine-lot or the 12-lot?

ABEL The 12-lot. They endorsed the 12-lot, obviously because of the fact that we're trying to encourage more development around the existing downtown area, both from a regional standpoint and even a local standpoint. This is where you'd want to have your higher densities.

I mean, when we met with the neighbors, we said we

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(ABEL)

could even support a higher density than this, but obviously the first meeting that we helped establish when there were about 40 residents present, all 40 endorsed the 12-lot.

And the reasons for it, and I don't want to use up the time here, is that the character of the neighborhood is very important.

We met with the neighbors. They felt that it was important that the homes that come into this area not get out of scale.

And there's no doubt--I've been doing this for 35 years--we all know that there is a definite value and a ratio to land to building. And by the time you pay for the land, tear down the building, do all the things you do to have to bring this back to a green field site, the lots would be so expensive that you would just be--you'd have to put a very, very big home.

And it was so obvious that when we met with the neighbors, and they were at the time convinced that we weren't going to do much for them because they didn't feel that they Village had been very good to them with the water tank, it took a lot of discussion to let them . . . for them to realize that we were really interested in putting a development in there which was in keeping with the neighborhood.

I think the 12-lot subdivision does that. It gets the cost to a ratio. And I think that the word that's been tossed around here tonight is moderate. These are moderate homes in terms of size.

I don't even think you should be talking about value because value changes depending on what goes in, the type of kitchen and all the other things we've talked about.

But these are moderately sized homes on reasonably sized lots. All the lots backing up and a good majority around them are all 50-foot lots. That's the key ingredient.

So the thing that was trying to be achieved here and what we promised the neighbors is that the homes would be in keeping and in character with the surrounding area.

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(ABEL)

And I think the real key here is all we have to do is, if any of you that walk around Glen Ellyn like I do, every neighborhood is experiencing expansion. Single story homes are having their roofs lifted off and two stories put on. Homes are being doubled in size.

So even though these will be slightly larger than the homes in the area, eventually they will all melt together and be the same character.

The long and the short of it is, the EDC does support this and has gone on record as such.

Thank you.

LEWIS

Okay. Thank you. Any questions of Mr. Abel?

(NO RESPONSE)

LEWIS

Anyone else like to speak in favor of this petition this evening?

(NO RESPONSE)

LEWIS

Is there anyone else who would like to speak in favor of this petition this evening?

(NO RESPONSE)

LEWIS

Okay. There being no show of hands, we'll go to the opposing view. Would anyone like to speak against this petition this evening?

(NO RESPONSE)

LEWIS

Do we have anyone who would like to speak against this petition this evening? Yes, sir. Would you please come forward?

MORAN

Hi. My name is Carlos Moran and I live at 591 Kenilworth.

(MR. MORAN IS SWORN.)

MORAN

Everybody's talking about this size of the lots. Nobody's mentioned about the school, the value of how old the school is and whether the school needs to be torn down or maybe rehabbed and do something with it.

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(MORAN)

I was interested in the property. I'm a developer myself, a builder. And I looked at the building, and I believe the building could be really rehabbed very nicely.

It's one of the oldest schools in the area, and everybody's scared of the word asbestos, but there really--that can be worked in and it could be done. The whole building could be rehabbed very nicely and be kept into a low budget.

The property itself is three and a half blocks away from my house, and I've been in the position that many times I've owned two 50-foot lots and I had to go through a variance, and I was forced to build a house on two 50-foot lots.

And I'm just trying to be able to understand, why would somebody here be given that, the chance to build a building on a 50- foot lot and not go within the codes right now?

There is large parcels of land in Glen Ellyn, and I believe that if we are going to be doing this now, there's going to be developers like myself that would like to be doing something, too.

And you could rehab this school. You could put houses there within 66-feet wide lots next to it and still preserve that old building.

LEWIS

What would you rehab it to?

MORAN

Well, you could . . . there's a school right now.

LEWIS

I mean, what use? What use would you rehab it to?

MORAN

Well, there's a school right now there, and it could be kept there then if the people, the school could be given a chance to purchase it and rehab it.

You could do condominiums in there. That was a project that I was hoping to do. There's lots of need for condominiums in the area, too.

I believe it's a landmark in Glen Ellyn, and that's what my concern is, is to try to save that school.

LEWIS

Okay. Any questions?

(NO RESPONSE)

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LEWIS Okay. Thank you.

Is there anyone else who would like to speak against this petition this evening?

MELKA Ed Melka, 86 Forest.

(MR. MELKA IS SWORN.)

MELKA I'd like to just talk a little bit about what they're proposing to do here as far as the subdivision and the variances they're asking for.

I spent seven years on the Plan Commission here in the Village. I was involved with developing the Comprehensive Plan, and during those seven years we were also involved in modifying and reviewing the Zoning Ordinance that we have today.

To make it short, I forgot how nice it is to stay here late through all these meetings.

But I think if this proposal--and first off, the two petitioners are probably two of the premier builders in Glen Ellyn and DuPage County. They build an excellent home, so that's not a problem. They're good, real good builders.

But what they're proposing I think is unprecedented development that this town has not seen probably since Glen Ellyn Manor was developed. And Glen Ellyn Manor was right around the YMCA and the water tower on 50-foot lots.

And I think if you were to pass this subdivision in any form that it is right now, you'd be setting a precedent for anybody to come in with their 100-foot lots adjacent to another 100-foot lot or 120-foot lots and come in and asking you to do the same thing.

And I guess my question is, where does that put the Village in denying that type of subdivision? Or variances that they may ask for?

So I just can't imagine that this town over the years that I've been in it and involved in it would consider a subdivision of this sort.

Thank you.

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LEWIS Ed, excuse me. Where did you say you lived?

MELKA 86 Forest.

LEWIS Okay. Would anyone else like to speak against this petition this evening?

FUNK My name is Doug Funk and I live at 682 Oak Street.

(MR. FUNK IS SWORN.)

FUNK I'm a remodeling contractor in Glen Ellyn and I again would speak with Mr. Melka against precedents that you might be setting here by passing this.

Obviously in the remodeling business, which is doing quite well in Glen Ellyn right now, there has been probably more petitions before this Board in the last couple years that I've seen for variances on 50-foot lots or essentially any size lot that we have that homes that want to be remodeled have to now comply with the newer set of setbacks that we have.

And I feel that if you're to take this development and give so many variances, especially on side yards and rear yards, of which I deal with every day with my customers, that you are indeed setting a precedent for me to be here much more often to ask for these variances.

And again, the same thing with 100-foot lots. We talk about new developments. There are 100-foot lots over the entire city that, you know, if I was to purchase one, I would be right here also asking for variances for 50-foot lots.

It's my understanding that, you know, the Village has spent quite a bunch of time setting the precedent at 66 feet, and we've been living with that with the setbacks that exist for those particular lots.

And for you to take wholesale this entire parcel and give these 50-foot lots and not only 50-foot lots but 50-foot lots that are less than the total square footage required on a normal 50-foot lot, that you definitely are setting precedents that I think is opening up actually more business for me because I will be showing up more often.

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(FUNK) Thank you.

LEIS Is there anyone else who would like to speak against this petition this evening?

(NO RESPONSE)

LEWIS Do we have anyone else who would like to speak against this petition this evening?

(NO RESPONSE)

LEWIS Do we have anyone else who would like to address this Board this evening? And remember, once we close the public participation portion, we can not have any more input from anyone in the audience, including the petitioner.

Anyone that would like to address this Board in any fashion this evening?

(NO RESPONSE)

LEWIS There being no response, then I'll entertain a motion to close the public participation portion.

HINDMAN So moved.

LEWIS Second?

GARRITY Second.

LEWIS All in favor say aye.

MEMBERS Aye.

LEWIS Okay. We can, I guess, leave this up to the Zoning Board if you would like to proceed with the findings of fact--it's 10:30--or if you would like to put that off until--I do not believe we're going to finish tonight. I'll leave that up to you. What is your feeling on that?

GARRITY I think we can do the findings of fact, anyway. That shouldn't take too long.

LEWIS Want to do the finding of fact and then once we finish with that we can then adjourn and finish this hearing at our normally scheduled meeting in two weeks? Is that agreeable with everyone? Okay. We'll move, then, into our finding of facts.

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(LEWIS) As a part of the basic finding of fact, I'd like to enter as Exhibits One through Eight, and then any other facts that you would like entered.

EICK Messrs. Gale and Walksler testified that they had contacted 77 households that were residing within the 250-foot radius of the property. I'm sorry, that they had contacted 41 of the 77 households of the 77 total that were within the 250-foot radius, and that 32 had signed a petition indicating that they were in favor of proceeding as they had outlined in their plans.

In addition, they described some additional restrictions that were essentially self-imposed, one of them in the form of a 0.4 floor area ratio for the development, one also covering a 50-foot deep rear yard for the 50-foot lots in the development, and finally, in connection with their work with the Plan Commission, which I take it concluded last Thursday evening, a height limitation of 28 feet, which represents a seven-foot reduction from the 35-foot requirement that is in the Code.

LEWIS Do you want to add that that floor area ratio included the garage?

EICK I think--I'm sorry. Thank you. That the floor area ratio that they used and which is described in their application more fully does in fact include the garage.

The example they gave on an 8,000 square foot lot which uses the FAR included, as I recall, 500 square feet for the garage, and their direct testimony was that that would be a two-car garage.

GARRITY We heard testimony that the site is 2.2 acres in size and therefore doesn't qualify as a PUD.

Before the hearing started, the petitioners withdrew their request for several variations from the Code regarding side yards, and they informed us of what that change would be and that they would be providing 6.6 . . . six foot six inch side yards.

We heard that the typical setback in the area is 26.4 feet and that the corner side yard measurements were read into the record, and they range from 5.9 feet to approximately 30 feet or approximately 24 foot average.

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LEWIS Rick, I think you said six foot six inches on the side yards. I think it's 6.6 feet.

GARRITY Six--I'm sorry. Yes.

LEWIS Okay. I want to clarify that.

GARRITY Yes. I'm sorry.

We heard testimony that they anticipated the price of the homes approximately to range from about \$350,000 up to as much as \$500,000.

We heard the status of the various trees on the property. Whether it would be nine lots or twelve lots, no more trees would be lost than would be necessary.

And we heard testimony that the drainage would be improved, mainly by having it run over the vegetated areas rather than the way the current runoff works over the asphalt and so on on the property.

They felt--the petitioners felt that nine lots would change the essential character of the neighborhood. Not necessarily a fact; an opinion on their part.

We also heard that the removal of the school, the grading of the site and the costs associated would range from approximately \$300,000 to \$400,000, including the costs for removing asbestos.

We also heard testimony from five different neighbors in favor of the proposal, and we heard from three different people who were opposed to the proposal.

LEWIS Okay. We also had one telephone--

GARRITY And a telephone message.

LEWIS --support from an Elaine Nordahl.

GARRITY In favor.

That's all I've got.

LEWIS Donna, do you have anything?

HINDMAN The only other thing: we heard testimony from both Mr. Gale and Mr. Walksler that during the plans for

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(HINDMAN) this development, they met with the neighbors on a regular basis to keep them informed with everything that was going on, and that their feelings were that the neighbors were generally supportive of this development.

LEWIS Okay. Mark? Doug?

STAUBER We did hear from at least three of the neighbors that felt that--that spoke in favor of the proposed variation who felt that 12 lots rather than nine lots would be more in character for the existing neighborhood and that if the property was subdivided into nine lots, that the homes would be too large and not in keeping with the present character of the immediate properties.

LEWIS Okay. We also had testimony from the petitioner that no two homes out of the proposed 12 would be alike. They would be unique.

One or two of them may be speculative, but that the majority would be custom homes built to the owner's specs.

Do you have any notes on the average of the side yard?

STAUBER I think that, Richard already included that--

GARRITY 24 foot.

STAUBER --with 24 feet average for the corner side yard.

LEWIS Yes, that's what . . . and it had eight lots--

STAUBER Right.

LEWIS --and the average corner side yard was 24 feet, I believe.

HINDMAN 26.4.

LEWIS 26.4?

STAUBER No, that's the average.

GARRITY That's the setback from the front. The side yard setback average, which Richard figured out to be 24 feet.

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LEWIS Okay. Anything else that you want added?

(NO RESPONSE)

LEWIS If not, then I'll entertain a motion to close and accept the finding of fact as stated.

STAUBER So moved.

LEWIS Is there a second?

ACKERMANN Second.

LEWIS All in favor say aye.

MEMBERS Aye.

LEWIS Again, it's 20 'til. I don't know how long the deliberation is going to take. My sense is it's going to take some time.

Do you want to try to go through this tonight or would you like to dive into it? I'll leave that up to you.

HINDMAN If you gave everybody a two-minute time limit, we'd get through it.

LEWIS We can try to finish it this evening if you want. But once we get started, it's hard to stop at 11:00.

ACKERMANN You can't quit when the voices start, you know.

LEWIS It's hard to stop at 11:00, I think.

GARRITY Let's go.

HINDMAN Go home?

GARRITY No, I mean, I'd say go ahead with it.

STAUBER We've still got . . .

HINDMAN Twenty minutes.

STAUBER . . . 17 minutes from your predetermined deadline.

GARRITY As opposed to reconvening next meeting. We've got such a busy schedule that we're running into someone else's time later. If we can--

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LEWIS

We did make provisions for this meeting to carry over. We thought that there would be enough testimony from the general public, so there is provisions. We did not schedule . . . we just have one scheduled for two weeks, so we could continue. We can.

I just would prefer if we get started on it to finish it tonight, which again could take, you know, could go quite late.

So any suggestions? Any recommendations?

GARRITY

I've made mine.

LEWIS

Are you willing to stay? I mean, we can . . . if you're willing to stay, we can finish it tonight. Gordon?

EICK

Whatever you want is fine.

HINDMAN

Is there a time frame that the developers are looking at, I mean, does this affect?

LEWIS

I think they're going to--well, they want to start building. But I think our important thing is our, you know, is our time frame tonight.

If you want to continue, we can continue, and we'll go past the 11:00 deadline if necessary, which I think it probably will.

(NO RESPONSE)

LEWIS

Let's go ahead and continue it, then, and we'll try to see if we can get this finished tonight.

So we'll then proceed with our deliberation and discussion. Now you can deliberate, Doug.

ACKERMANN

Well, I did earlier.

LEWIS

I know, and now it's--

ACKERMANN

And I'm sure it's all on tape now.

LEWIS

Well, but I don't remember what you said back then. I blocked that out of my mind.

ACKERMANN

Do you want me to say the same thing over again? I'm not sure I can remember, either, but I will try.

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LEWIS

We can move into the deliberation part.

ACKERMANN

I think we were presented with a very convincing plan by the builders that I do think looked at the surrounding community with a great deal of thought.

As I said earlier, I was 100% against this long before I walked in here, long before this ever came up. But I think they did present a plan that was, I think, within keeping of the thoughts of the Village, the thoughts of the surrounding neighborhood, the size of the homes.

I still would like to see nine lots instead of 12, just for a little less concentration of property. But I will have to agree that how their back yards line up, their side yards relate to each other, there is open space there.

Obviously I think the majority of people in the surrounding area seem to approve of this development. They seem to be enthusiastic that the school will come down, the parking lot will be gone, and homes and grass will be provided.

I don't blame them. Hawthorne School has been sitting there empty since 1981, and so 13 years, that's a long time for a building and a parking lot to sit there in the middle of a residential community literally doing nothing except staring at you. I feel kind of sorry for the people who have lived in that area to have to look out on a useless piece of property, which it has been.

I'm not sure I want to see all the trees come down. There are trees within the Hawthorne School District area property, the block, that I'm sure will be lost. The Hawthorne School tree, let it go anyway. It seems as though if we lean on it hard, if any of us ever climbed on it, it would probably break.

But I'm just in favor of it. Let it go.

I'd still like to see nine lots, but 12 is going to be more feasible. That's my position.

LEWIS

Again, try to go back to the tests that, you know, are outlined in the Zoning Code and let's try to, again, focus our conversation on those tests to see how that applies here. Any comments on that, Mark or . . .

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ACKERMANN Well, they're only asking for 40 variations.

LEWIS Well, again, you know, I'm not sure that the number . . . I think we need to again go back to what is stated in the Code regarding the site and how these things apply.

STAUBER Well, I don't think really we've been presented with any real argument that the property cannot yield a reasonable rate of return.

The testimony was that, well, if only nine lots, if it was developed with nine lots, that a reasonable rate of return could be obtained if you built larger homes there, higher priced homes, but that if you did that, the testimony was that then it wouldn't be in keeping with the essential character of the location.

They also did have . . . the petitioners were of the opinion also that it's a unique circumstance because it's one of the largest, larger areas within the older part of Glen Ellyn that is at this time available for redevelopment.

And with the existence of the school building there and the cost of the school building property and the demolition of that would price the lots into a very high price range of homes if only nine lots were there. That seems to be certainly the argument that the applicant has given.

Whether that's unique or if that's just a question of what is the school really worth if it can only be developed into nine lots, then perhaps the property is not worth what they propose to pay for it. If it's sold for less, then perhaps it would be potentially more economically feasible to develop it into nine lots.

The one area that I've been kind of wrestling with, though, is the essential character of the neighborhood.

And I think if you look to the east, if you look to the few lots immediately to the east and the ones, at least four of the five homes that share the block on the west side of the block, you know, those are 50-foot lots. And if you go more toward town to the south and east, you have some more 50-foot lots.

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(STAUBER) But if you look at the neighborhood going north and west, even immediately across the street going, you know, on either direction on Hawthorne going further north, you know, this is clearly, you know, from viewing the neighborhood and looking at the aerial, not an area of 50-foot lots.

And the question is, should we be creating a whole town block here of 50-foot lots that are surrounded at least on more than half of . . .

I view the neighborhood, the essential character of the locality as not just the other one third of the block that presently is developed with homes and the few homes across the street, but the larger area.

And I'm really not convinced that 50 feet is the essential character of that neighborhood or that we should be looking at our Code to take two thirds of a town block and say, hey, it can be basically a 50-foot lot. Or in the case of the interior lots on Cottage and Hawthorne, those are the 6,800 square foot . . . it was 6,880, I think the figure is.

And that's the problem I have with the application. I mean, the argument, well, the homes will be too big and overshadow other homes, well, you know, economics, too, could certainly control the size of the home to be placed on it. And you know, are you going to put a \$700,000 home in this neighborhood?

You know, I think economics is what's going to control that as much as lot size.

LEWIS Somebody else?

HINDMAN I was waiting for Gordon.

EICK Oh, is it my turn?

I agree with Mark, actually, and I think that in addition to lot size, when you have Mr. Miller's testimony, he's a neighbor, he's on the block, he's directly affected. His testimony was that his home is 1,500 square feet. His testimony was that the three homes that have come on the market in the last year or so across the street have sold in the \$160,000 to \$190,000 range. That to me doesn't sound like the same neighborhood as what's contemplated here.

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HINDMAN And yet he was in favor of it.

EICK Yes. But I also got, I think, loud and clear from the applicants this evening that, you know, if they don't get 12 instead of nine, they might be inclined to walk.

And I think that for the last several years there's been a lot of talk about what might happen here. And as close as I am, I mean, I'm concerned about what might happen there, too.

I would prefer to see 12 homes than any kind of high rise or anything that would be even more dense, which apparently our Economic Commission is in favor of. But in terms of being consistent with the neighborhood, a 1,500 square foot home on a 50-foot lot would be consistent with the neighborhood, but a 3,200 square foot home on these lot sizes I don't believe is consistent with the neighborhood. Certainly the price ranges, I mean, you're talking a factor of more than twice. That to me sounds substantially different.

In addition, I don't think the petitioners at all were able to make a case that this is unique. The only specific thing that they were able to refer to is developing this particular parcel does require demolition costs, but I think if this were to go through, I think that Mr. Miller could clear his lot and make a very nice profit at the same time, and I think that this Commission, this Board and I think the Village Board would be very hard pressed not to let him do whatever he wanted.

I think Mr. Melka's comments and Mr. Funk's comments were right on point. If you let these folks do this here, certainly anyone else on the block or those people in the immediate surrounding area would have a perfectly good case to do the very same thing. I don't know what argument you could raise, you know, in opposition.

LEWIS Rick?

GARRITY I agree. I'm not sure that they've met the tests that we need in order to pass a variation.

I'm a little concerned also with the number of restrictions that we had talked about putting in the plats of surveys concerning, you know, maintaining

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(GARRITY) the stone wall and fencing and the various other things that we had talked about. It just sounds like we're creating too many problems here by doing this.

Plus additional work for this committee in the future. People who can afford houses \$350,000 to \$500,000 are going to want a screened-in porch later, and they're going to come back and they're going to say--

EICK Or a second story.

GARRITY Or a second story, and they're going to be right before this committee again. And these people are going to say, "Wait a second. I paid this kind of money for a new house and the Village approved this kind of a thing and I've got to go back before the Village that approved this and ask permission to do something like this on a house that's this expensive?" I think that that's not right.

I think as far as the economics involved, although we shouldn't be, you know, too swayed by that, even using the high side numbers, if you said they paid \$700,000 for the property and even \$500,000 for demolition, that makes that \$1,200,000. That's a cost per lot of \$100,000 if you've got 12. If you've got nine, it only works out to about \$132,000. So you're only talking an additional \$32,000, you know, per lot.

I think the economics of the neighborhood will dictate how big and how expensive a house they can put up there.

LEWIS But we didn't get into any numbers on, you know, I think we were talking the price of the property is well stated in the packet we have. I think it was \$680,000 for the property.

GARRITY Yes.

LEWIS I think they said about \$400,000 for demolition, but then you also have other site development work. You've got to get rid of the trees; you've got to cut the site down. So I don't want you to forget those costs.

GARRITY I just used that as, you know, it's easier to divide by 12, that's all.

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LEWIS Well, but . . .

GARRITY Right. I mean, it shouldn't be too far off of that.

LEWIS I want to make sure that you know that.

GARRITY No, I understand that. But you're not talking that big of a number difference per home, I don't think, and I think the economics will dictate, you know, what actually goes in the neighborhood.

But you know, all that is a side point. The important thing is, you know, have they met any of our criteria? And other than the fact of the location itself being unique, I'm not sure that they have.

LEWIS Donna?

HINDMAN Well, I guess I would have to say I think it is . . . I think the property is unique in that there is probably not another piece of land like that in the Village that could be subdivided that has a building that probably is almost worthless, even though I know we had a developer speak against this, saying that he would like to do something with the building.

You know, I guess I should have questioned him. Was he willing to pay what they were willing to pay? I don't see there being a market for Hawthorne School.

I'm somewhat swayed by the neighbors who actually--who live in the vicinity, who seem to be worried about what, you know, this might be the best alternative. What else could they be looking at if this . . . if this is taken away, what might go in to Hawthorne School?

But yet I think it will change the essential character of the neighborhood, whether the neighbors think that or not. But that may be for the better. I mean, I'm not saying that it might not become a very exclusive neighborhood.

I wrestle a little bit with the figures, even though I know we don't have all of them. I don't, and I understand that Mr. Gale and Mr. Walksler are not interested in this if it's only a nine-home subdivision. I don't think going from 12 down to nine would increase the price of the house by \$100,000 or \$150,000, which were figures that were kind of

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(HINDMAN) thrown around.

This is tough in that it is setting a precedent, and we have had several people in here with lots with wanting to divide a 100-foot lot. And generally our feeling has been if the property is available for you to stay within the Zoning Code, then you need to try to do that. And I'm not sure that they have tried as hard as they possibly could to stay within the Code.

LEWIS

Okay. You had mentioned, you know, regarding the possibility of the other houses being torn down, you know, and we were talking about creating 50-foot lots here. Do you have any thoughts on, you know, when you had mentioned, you know, the other house that Mr. Miller is saying, "Hey, now that there are 50-foot lots which we have created, you know, is it going to be hard for us or for the Village to come in and say you cannot sell your house as a, quote, teardown or whatever?" Any more thoughts on that? I mean, we just touched on that lightly.

EICK

Well, I think that the point that Mr. Melka and Mr. Funk made, and I agree with them, is that if this were to go through the way that the request has been made, if Mr. Miller were to come in and want to do a teardown and put up a 4,000 square foot home or something close to it, with or without a detached garage, whatever he sought in terms of height, side yard, back yard kinds of variances, I think the Village Board would be hard pressed to turn him down, given the fact that they had previously said okay to this, to two thirds of what there would be on the block.

In addition, if I'm Mr. Miller, I think the highest and best use for my lot at that point might very well be, you know, a 3,500 or thereabouts square foot home.

The same thing is true with Mr. Jeffries. I think he said he's been in the neighborhood for 28 years. You know, maybe that's the case there as well.

So I think you do get to changing the essential character of the neighborhood.

HINDMAN

But they--

EICK

Maybe not in terms of lot size, but in terms of the

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(EICK) size of the home you do and in terms of the price of the house you certainly do.

HINDMAN I think that that's really two different things, though. You have a building which is by some people's view almost worthless as opposed to a home that is already on a lot, certainly livable.

EICK Absolutely.

HINDMAN You can't--you real--well, maybe you can, but right now you have this building that probably has to be torn down. A 1,500 square foot home would not have to be torn down to utilize that property.

EICK No, but the economics would dictate that it would be.

HINDMAN Well . . .

GARRITY I think as it is, regardless of whether we approve 2 or nine lots here, homes in this area are going to start improving as well, and they're going to be coming before this committee, those on 50-foot lots, asking for variations to extend it as far as they can.

LEWIS Of course, I guess there's nothing to prevent, you know, whatever happens to that site for anyone with a 50-foot lot because that is a nonconforming lot to come in front of us anyway. You know, we're facing 50-foot lots all the time.

I think the issue is, is this going to set a precedent, not necessarily to force that to happen, but if you set this precedent by establishing 50-foot lots, then what argument do you have to not allow, I think as Gordon mentioned, you know, different side yard setbacks, different rear yard setbacks?

And you know, where will that take you? That's the concern I have with establishing 50-foot lots on a site where they have an opportunity to not establish 50-foot lots.

GARRITY And as far as other properties, Main Street School, you know, is used as a park district now, and there's nothing to say that that couldn't, you know, if the Park District wanted money, sell that off and get even more lots. And a lot of those around there are 50-foot lots. All of a sudden you have, you

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(GARRITY) know, an exact same thing that we'd have to be forced to make an identical decision on.

LEWIS If we go through our three tests, you know, does everybody pretty well agree this is not unique by the definition of the Zoning Code?

STAUBER I would agree that it's not unique.

ACKERMANN No, it's not unique at all.

LEWIS I don't think it's particularly unique, and you know, there may be some practical--

GARRITY Other than the lot itself.

LEWIS Other than the lot, there may be some practical difficulties, you know, when you have a building that has to be torn down. So we are sort of getting back to the essential character of the neighborhood as sort of the thing that it seems like we're kind of hanging our hat on.

And I guess that's where my concern comes in is, we started going both ways on this thing. If they do build or have nine lots there, whether this developer will do that or someone else, will that change the essential character of the neighborhood also?

That's really a moot point because they are not going to be coming in front of us anyway; they're not going to be coming in front of the Plan Commission. If somebody buys that site and wants to develop nine lots, I assume, as the developer had indicated, they can go ahead and do that because they can put nine lots in that do not have to come in front of the Zoning Board.

So I think we have to take a look at, I think, you know, is the essential character of the neighborhood. How is that going to be affected by what they are proposing here?

Because the other two things did not appear to be, you know, to necessarily be relevant for this site, that being unique characteristics or . . . uniqueness of the site or the practical difficulty or particular hardship.

STAUBER Well, that's, I think, kind of a . . . my decision is that, you know, if this were a school building in

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(STAUBER) the middle of Glen Ellyn Manor, you know, surrounded by three blocks in each direction of 50-foot lots, you know, then it might very well be not changing the essential character of the neighborhood.

But I don't think that's the situation here. You know, by looking at the lot sizes surrounding the area, it is not an area of substantially 50-foot lots. There are various lot sizes, but in only a limited area, which is more toward the direction of town are there the smaller lots. As you go out in every other direction from this property, you have, you know, from 55 to 60 to 70 and up for the lots interspersed in that whole area.

And one of our, you know, one of our criterias that we have also is that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

And although there's arguments that the houses will be too big if it's a nine-lot subdivision, that clearly is a possible alternative that would be in keeping with our present Zoning Code that's established a 66-foot lot as a standard.

And so, you know, without . . . I don't know what else I can add to that that I haven't.

LEWIS Donna, anything else you want to add?

HINDMAN I don't think so?

LEWIS Rick?

GARRITY Nothing else.

LEWIS Doug?

ACKERMANN I guess not. No.

LEWIS Now's the time, you know.

ACKERMANN No.

LEWIS Mark, anything else?

(NO RESPONSE)

LEWIS Is someone ready to make a motion?

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STAUBER Yes. I move that the petitioners' variance request for . . . I need my little . . . I think we have . . . yes.

I move that the petitioners' request for a zoning variance as to Sections 10-4-5(D)1 for a 25 front yard setback as to Lots 1 through 12 and the variation request of Section 10-4-5(D)2 for a 30-foot rear yard setback in lieu of a 40-foot rear yard setback as to Lots 2, 3, 4, 5, 11 and 12, and also the variation request from Section 10-4-5(D)3(b) for a 25-foot corner side yard in lieu of a 30-foot corner side yard as to Lots 2, 5 and 12 and the request for a variation of Section 10-4-5(D)6 for a 6,860 square foot lot size as to Lots 3, 4 and 11 and an 8,000 square foot lot size as to Lots 1 and Lots 6 through 10, inclusive, and finally the request for a variation from Section 10-4-5(D)7(a) for a 50-foot lot width as to Lots 1 and Lots 6 through 10, inclusive, not be recommended.

LEWIS Is there a second?

GARRITY Second.

LEWIS Any further discussion?

(NO RESPONSE)

LEWIS Take a roll call vote.

SECRETARY Mr. Stauber?

STAUBER Yes.

SECRETARY Mr. Garrity?

GARRITY Yes.

SECRETARY Mr. Ackermann?

ACKERMANN No.

SECRETARY Mr. Eick?

EICK Yes.

SECRETARY Mrs. Hindman?

HINDMAN Yes.

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SECRETARY Chairman Lewis?

LEWIS Yes.

SECRETARY Five YES; one NO. Motion carries.

LEWIS The motion carries.

The next step will be the preparation of the transcript, which will go to the Village board at the next available workshop. Again, everyone is encouraged to attend that workshop.

Remember that we're a recommendatory body, that the final decision will be made by the Village Board. And Richard will let the petitioner, and if anyone else would like to attend that meeting, if you'll let Richard know, he'll inform you as to when that Village Board meeting will occur.

At this time, then, I'd like to close the formal portion of this Zoning Board meeting.

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TABLE OF EXHIBITS

- EXHIBIT 1 -- Staff report to Zoning Board members from Michael Atkinson regarding the subject variation requests, dated June 14, 1994
- EXHIBIT 2 -- Notice of public hearing as published in the Glen Ellyn News on June 8, 1994
- EXHIBIT 3 -- Application for variations filed by Glen Ellyn Homes, including all attachments
- EXHIBIT 4 -- Summary prepared by Richard Dunn indicating the lots and the requested variations
- EXHIBIT 5 -- Petition signed by 32 households within 250 feet of the site in favor of the approval of the proposed development
- EXHIBIT 6 -- Aerial survey of the immediate vicinity of the development site
- EXHIBIT 7 -- Letter from James Schuster of the Cooperative Extension Service of the University of Illinois relative to the location and condition of trees on the subject site, dated June 18, 1994
- EXHIBIT 8 -- Preliminary Plat of Hawthorne Place illustrating the location and evaluation of existing trees

MINUTES
REGULAR MEETING
GLEN ELLYN VILLAGE BOARD OF TRUSTEES
JULY 11, 1994

CALL TO ORDER

Village President Demling called the meeting to order at 8:07 p.m.

ROLL CALL

Upon roll call by Village Clerk O'Connor, Village President Demling and Trustees Franke, Gilkerson, Mathews, Poeppel, and Wark answered "Present." Trustee Rennard was excused.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by President Demling.

CORRESPONDENCE

Letter dated June 24, 1994, from Peter and Penny Andersen commending Building and Zoning Official Michael Atkinson for his professional manner in handling inquiries regarding Building Code regulations.

Letter dated July 4, 1994, from Mr. and Mrs. Mick Ramsey, Mr. and Mrs. Dave Hofer, Mr. and Mrs. John Murphy, Mr. Dan Correnti, and Mr. and Mrs. Tom Wolgemuth thanking the Village for the excellent job done with the storm drain installation at the corner of Crescent Boulevard and Colcord Place.

AUDIENCE PARTICIPATION

Police Chief Thiele reviewed the accomplishments of Police Sergeant Phil Norton, who recently completed specialized training at the Staff and Command Training School offered at Northwestern University. Sergeant Norton thanked the Village for allowing him to participate in this outstanding educational opportunity and commented that it had been the most fulfilling aspect of his professional career to date.

Police Chief Thiele introduced the Department's newest Police Officer, David Populorum, who was sworn in by Village Clerk O'Connor and then welcomed by the Village Board.

CONSENT AGENDA

Village Administrator Webster presented the Consent Agenda. President Demling called for questions and/or discussion on the items on the Consent Agenda.

Trustee Franke moved, Trustee Poeppel seconded the motion THAT THE FOLLOWING ACTIONS BE TAKEN ON THE ITEMS LISTED ON THE CONSENT AGENDA:

1. THAT THE MINUTES OF THE VILLAGE BOARD MEETING OF JUNE 27, 1994, BE APPROVED AS SUBMITTED.
2. THAT TOTAL EXPENDITURES (PAYROLL AND VOUCHERS) BE APPROVED - \$836,657.10

The vouchers were reviewed by Trustee Franke prior to this meeting.

3. THAT A **MOTION** BE APPROVED TO WAIVE SECTIONS 8-1-11 (STREET OBSTRUCTIONS) AND 8-1-12 (MERCHANDISE ON STREETS) OF THE VILLAGE CODE, AND APPLICABLE TENT/OUTDOOR SALE SECTIONS OF THE ZONING CODE, FOR THE GLEN ELLYN CHAMBER OF COMMERCE FOR A NEW EVENT CALLED GOLDEN DAYS, WHICH IS SCHEDULED FOR SATURDAY AND SUNDAY, AUGUST 20 AND 21, 1994.

Upon roll call on the Consent Agenda, Trustees Franke, Poeppel, Gilkerson, Mathews, and Wark voted "Aye." Motion carried.

ORDINANCE NO. 4156 - 627 Euclid Avenue - Landmark Designation

Lee Marks, Chairman of the Historical Sites Commission, handled the presentation of the Commission's recommendation that the house located at 627 Euclid Avenue, which was constructed from a Sears Roebuck and Company kit in 1921, be designated a Glen Ellyn landmark. Marks encouraged Village residents to contact the Commission if they were aware of other houses, commercial structures, or works of art that might merit landmark designation. Marks also mentioned a brochure that he and Commissioner Marilyn Hoffman had prepared to explain the landmark designation program for the general public.

Trustee Poeppel moved, Trustee Wark seconded the motion THAT ORDINANCE NO. 4156 BE APPROVED, AN ORDINANCE DESIGNATING THE PROPERTY AT 627 EUCLID AVENUE AS A GLEN ELLYN LANDMARK.

Upon roll call, Trustees Poeppel, Wark, Franke, Gilkerson, and Mathews voted "Aye." Motion carried.

ORDINANCE NO. 4157 - 414 North Park Boulevard - Special Use Permit for Ham Radio Tower - Patrick Byrne, Petitioner

Trustee Wark moved, Trustee Mathews seconded the motion THAT ORDINANCE NO. 4157 BE APPROVED, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 58-FOOT HAM RADIO TOWER AT 414 NORTH PARK BOULEVARD.

Upon roll call, Trustees Wark, Mathews, Franke, Gilkerson, and Poeppel voted "Aye." Motion carried.

ORDINANCE NO. 4158 - 526 Hillside Avenue (Blue Sky Coffee House) - Special Use Permit to Allow Live Entertainment - Mary Bremer, Petitioner

Trustee Wark moved, Trustee Poeppel seconded the motion THAT ORDINANCE NO. 4158 BE APPROVED, AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW BLUE

SKY COFFEE HOUSE TO PROVIDE LIVE ENTERTAINMENT ON PROPERTY COMMONLY KNOWN AS 526 HILLSIDE AVENUE, GLEN ELLYN, ILLINOIS.

Upon roll call, Trustees Wark, Poeppel, Franke, Gilkerson, and Mathews voted "Aye." Motion carried.

ORDINANCE NO. 4159-Z - Zoning Code Amendments - Decks

Planning and Development Director Dunn reviewed the two proposed amendments to the Village's Zoning Code that would (1) allow decks on nonconforming lots and (2) establish a minimum setback of 3 feet from all property lines for decks. Trustee Poeppel advised that building permits will still be required for any deck installation.

Trustee Wark moved, Trustee Gilkerson seconded the motion THAT ORDINANCE NO. 4159-Z BE APPROVED, AN ORDINANCE AMENDING SECTIONS 10-4-1(I) AND 10-5-5(D) OF THE GLEN ELLYN ZONING CODE TO ALLOW DECKS ON NONCONFORMING LOTS AND TO REQUIRE A MINIMUM SETBACK FOR DECKS.

Upon roll call, Trustees Wark, Gilkerson, Franke, Mathews, and Poeppel voted "Aye." Motion carried.

ORDINANCE NO. 4160-Z - Hawthorne Place Subdivision - Preliminary Plat of Subdivision and Zoning Variations - Glen Ellyn Homes, Petitioner

Planning and Development Director Dunn provided background information on this petition for approval of a preliminary plat of subdivision and 36 zoning variations for a proposed 12-lot development to be known as Hawthorne Place Subdivision, which will be constructed on the former site of the Hawthorne Elementary School. (The subject property is bounded by Hawthorne Street and Cottage, Pleasant, and Prairie Avenues.) While the Zoning Board of Appeals had recommended denial of the request for variations, the Plan Commission had recommended approval of the preliminary plat, subject to several conditions. Dunn reviewed the list of conditions, which he had modified to reflect suggestions made by the Village Board at its Pre-Board Meeting earlier that evening.

Tom Gale and Doug Walksler, joint partners in Glen Ellyn Homes, the contract purchaser of the subject property, were present. Mr. Gale discussed characteristics unique to this property that will present challenges to developers and then summarized the results of a lot size survey that focused on 783 zoning lots located in the vicinity. Of that number, it was found that 225 lots, or 29 percent of the total, have frontages of 50 feet or less; 253, or 32 percent, have frontages between 50 and 66 feet; and 335, or 43 percent, have a total area less than the 8,712 square feet required by the Zoning Code. Only 3 of the 12 lots in the subdivision, as proposed, conform to all minimum lot dimension and area requirements of the Zoning Code.

Trustee Gilkerson, who serves as Liaison Trustee to the Zoning Board of Appeals, observed that the 2.2-acre total land area of the subject

property would be sufficient to accommodate 9 conforming zoning lots. Mr. Gale, however, felt that if the development was restricted to just 9 lots, in order for the project to be economically feasible for the developers, the size of the houses on those lots would need to be larger than might be desirable for the neighborhood. He stated that he and Mr. Walksler would not be interested in a 9-lot development and added that they feel that the proposed lot sizes are consistent with lots in this area of the Village and that the subdivision, as proposed, would fit in quite well. Trustee Gilkerson noted that, as evidenced by their testimony at public hearings before the Plan Commission and the Zoning Board of Appeals, area residents seemed to concur with the developers' viewpoint.

President Demling invited interested members of the audience to speak.

Dean Clark, President of the School District 41 School Board, commented that, if the School District is to continue to provide quality services to students, it is crucial that the sale of the subject property proceed on a timely basis. Mr. Clark referenced the apparently overwhelming support for the project by area residents and asked that the Village Board approve the project proposed by Glen Ellyn Homes.

Thomas Doyle, of 570 Prairie Avenue, noting that proposed lot configurations would be compatible with existing lots in his neighborhood, encouraged support of the project.

Mark Pomnitz, of 459 Cottage Avenue, also felt that the planned development appeared to conform well with the general neighborhood. He stated that he would hate to see new houses introduced into this area that would be significantly larger than the existing housing stock, and he applauded Mr. Gale and Mr. Walksler for their efforts to work with neighbors.

Colleen Beuscher, of 493 Cottage Avenue, stated that all neighbors in her area support the project. She added that she was delighted by plans she had seen and appreciative of the openness of the builders.

Mary Allsopp, of 575 Pleasant Avenue, indicated her support of the project.

Helen Klein, of 615 North Park Boulevard, while acknowledging that the proposed project would improve the subject property, also indicated her preference that the property and the existing school building be utilized for a condominium development, such as that proposed by developer Carlos Moran. She commented that she had long advocated the development of more condominiums and townhouses in Glen Ellyn, particularly of the type suited to the needs of senior citizens. President Demling explained that the Village Board is able to address only specific projects that are brought before it by property owners and that the project currently under consideration was submitted for Village approval by the contract purchasers of the subject property. He pointed out that the type of zoning that would be necessary for the development of condominiums would be inconsistent with the R2 single-family residential zoning in this neighborhood.

President Demling added that the Village Board is cognizant of the need for the type of housing Ms. Klein was describing and would encourage the development of additional multi-family units in appropriate areas of the Village.

Mildred Mulligan, responding to Ms. Klein's description of the Hawthorne Elementary School structure as a historic building, advised that the existing building was constructed sometime after 1914, which, she felt, would not qualify it for historic status.

Subsequent discussion focused primarily on the issue of detached garages. The Village Board, at its Pre-Board Meeting earlier that evening, had reached a preliminary general consensus to prohibit the construction of detached garages on only those lots with 30-foot rear yards, and Mr. Walksler had indicated the developers' concurrence with this restriction, noting that, in actuality, few home buyers may prefer detached garages.

Following further discussion at the Regular Board Meeting, the sense of the majority of the Board was to refrain from imposing specific restrictions on detached garages at this time but to, instead, suggest that any plans for detached garages that might be contemplated for any of the lots be included on the final plat of subdivision, which will require Board review and approval. Replying to Trustee Wark's suggestion that the developers respond to this alternative, Mr. Walksler stated that he felt it would be unfair for the Board to restrict the construction of detached garages on the lots with 50 feet of frontage because of the number of detached garages already in existence on 50-foot lots in this neighborhood.

Susan Bredfeldt, of 586 Prairie Avenue, described the appearance of a neighborhood where attached garages prevail, which she finds unappealing.

The final consensus of the Board was to restrict the construction of detached garages to those lots with rear yards of at least 50 feet.

Trustee Wark moved, Trustee Franke seconded the motion THAT ORDINANCE NO. 4160-Z BE APPROVED, AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND GRANTING 36 VARIATIONS FOR THE CONSTRUCTION OF A 12-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION COMMONLY KNOWN AS HAWTHORNE PLACE SUBDIVISION, AS AMENDED BY VILLAGE BOARD DISCUSSION.

Upon roll call, Trustees Wark, Franke, Gilkerson, Mathews, and Poeppel voted "Aye." Motion carried.

Trustee Gilkerson advised that the Plan Commission will be asked to consider modifying current regulations within the Zoning Code that allow a project to be reviewed as a Planned Unit Development only if the total land area of the property involved equals or exceeds three acres. Because the Hawthorne School property consists of only 2.2 acres, the project is being reviewed as a subdivision. However, it was generally felt that the

PUD designation and associated review process would have been both more appropriate and more desirable in this situation.

Trustee Gilkerson further explained that the action taken by the Village Board, which is, essentially, approval of the Plan Commission's recommendation, should not be interpreted in any way as disapproval of the Zoning Board of Appeals; members of the ZBA performed quite properly within the narrow bounds available to them. He felt that the conditions incorporated into the ordinance approving the preliminary plat and zoning variations would address concerns raised by the ZBA.

MOTION - Duane Street Replacement Commuter Parking Lot - Construction Contract - Abbey Paving and Sealcoating Company, Inc.

Trustee Franke moved, Trustee Wark seconded the motion TO APPROVE AWARD OF A CONTRACT TO ABBEY PAVING AND SEALCOATING COMPANY, INC., OF HILLSIDE, ILLINOIS, IN THE AMOUNT OF \$126,000 (INCLUDING A 5-PERCENT CONTINGENCY) FOR CONSTRUCTION OF THE REPLACEMENT COMMUTER PARKING LOT ON DUANE STREET WEST OF PROSPECT AVENUE WITH ALL COSTS TO BE PAID BY THE GLEN ELLYN PUBLIC LIBRARY.

Upon roll call, Trustees Franke, Wark, Mathews, and Poeppel voted "Aye." Trustee Gilkerson abstained. Motion carried.

MOTION - 1994 Street Resurfacing Program - Amend Utility Tax Fund

Acting Public Works Director Minix reviewed the proposed scope of the 1994 Street Resurfacing Program and advised that staff would recommend implementation of all aspects of the project, as all streets slated for improvement were in obvious need of repair. While acknowledging that funds to cover the \$415,500 project had not been allocated in the current fiscal year's budget, sufficient monies had been identified in the Utility Tax Fund, largely due to revenues realized since the recent imposition of a 5-percent tax on interstate telecommunications. It is anticipated that this new source of revenue will also cover a \$200,000 street resurfacing program in 1995.

The R. W. Dunteman Company was the only firm to submit a bid on this project; however, both Minix and Village Engineer McGurr indicated they were confident that Dunteman would do a good job. Trustee Wark suggested that the bid opening for next year's project be scheduled earlier in the year in the hope of attracting a greater number of bids.

Trustee Franke moved, Trustee Wark seconded the motion TO DIRECT THAT THE ANNUAL, END-OF-FISCAL-YEAR BUDGET AMENDMENT ORDINANCE INCLUDE AN ITEM TO AMEND THE REVENUE BUDGET OF THE UTILITY TAX FUND BY INCREASING THE USE OF CASH BY \$415,500 AND TO AMEND THE EXPENSE BUDGET OF THE UTILITY TAX FUND BY ADDING AN EXPENSE OF \$415,500 FOR ADDITIONAL STREET RESURFACING.

Upon roll call, Trustees Franke, Wark, Gilkerson, Mathews, and Poeppel voted "Aye." Motion carried.

MOTION - 1994 Street Resurfacing Program - Contract Award - R. W. Dunteman Company

Trustee Franke moved, Trustee Poeppel seconded the motion TO APPROVE AWARD OF A CONTRACT TO R.W. DUNTEMAN COMPANY OF ADDISON, ILLINOIS, IN THE AMOUNT OF \$415,500 (INCLUDING A 5-PERCENT CONTINGENCY) FOR STREET RESURFACING WORK TO BE EXPENSED TO THE FY94/95 UTILITY TAX FUND.

Upon roll call, Trustees Franke, Poeppel, Gilkerson, Mathews, and Wark voted "Aye." Motion carried.

MOTION - Main Street Construction Project - Amendment to Engineering Agreement - Walter E. Deuchler Associates, Inc.

Trustee Franke moved, Trustee Mathews seconded the motion TO APPROVE AN AMENDMENT TO THE ENGINEERING AGREEMENT WITH WALTER E. DEUCHLER ASSOCIATES, INC., IN THE AMOUNT OF \$132,000 (INCLUDING A 5-PERCENT CONTINGENCY) FOR PRELIMINARY AND DESIGN ENGINEERING SERVICES ON HILLSIDE AVENUE FROM MAIN STREET TO GLENWOOD AVENUE AND FOR DETAIL DESIGN SERVICES FOR THE MAIN STREET CONSTRUCTION PROJECT.

Upon roll call, Trustees Franke, Mathews, Gilkerson, Poeppel, and Wark voted "Aye." Motion carried.

MOTION - Computer Network Wiring System Installation and Equipment - Americable

Trustee Franke moved, Trustee Poeppel seconded the motion TO APPROVE AWARD OF A CONTRACT TO AMERICABLE, OF ITASCA, ILLINOIS, IN THE AMOUNT OF \$91,580 FOR INSTALLATION OF A NETWORK WIRING SYSTEM IN VILLAGE FACILITIES AND PURCHASE OF VARIOUS PIECES OF COMPUTER HARDWARE TO BE EXPENSED TO A FY93/94 GENERAL SERVICES DIVISION BUDGET ENCUMBRANCE (\$15,000) AND THE FY94/95 GENERAL SERVICES DIVISION BUDGET (\$76,580).

Upon roll call, Trustees Franke, Poeppel, Gilkerson, Mathews, and Wark voted "Aye." Motion carried.

MOTION - Computer Equipment - Gateway 2000

Trustee Franke moved, Trustee Wark seconded the motion TO APPROVE AWARD OF A CONTRACT TO GATEWAY 2000, OF SIOUX CITY, SOUTH DAKOTA, IN THE AMOUNT OF \$11,960 FOR THE PURCHASE OF FOUR CAD STATIONS TO BE EXPENSED TO THE FY94/95 GENERAL SERVICES DIVISION BUDGET.

Upon roll call, Trustees Franke, Wark, Gilkerson, Mathews, and Poeppel voted "Aye." Motion carried.

OTHER BUSINESS

None

RECESS TO EXECUTIVE SESSION

At 10:25 p.m., Trustee Wark moved, Trustee Poeppel seconded the motion TO RECESS TO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE PROPOSED ACQUISITION AND SALE OF REAL PROPERTY AND TO ADJOURN THEREAFTER WITHOUT RECONVENING TO THE REGULAR MEETING.

Upon roll call, Trustees Wark, Poeppel, Franke, Gilkerson, and Mathews voted "Aye." Motion carried.

ADJOURNMENT

Following the Executive Session, the Regular Village Board Meeting of July 11, 1994, was adjourned at 10:49 p.m.

NEXT MEETING

The next Regular Meeting of the Village Board of Trustees is scheduled for Monday, July 25, 1994, at 8 p.m. in the Board Room of the Glen Ellyn Civic Center.

Respectfully submitted,



Patricia O'Connor
Village Clerk



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

Meeting: 05/14/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6601

DOC ID: 3303

Ordinance No. 6601 - VC, An Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code

Background. The Plan Commission is charged with reviewing and making recommendations to the Village Board on potential amendments to the Zoning Code. The Commission recently reviewed more than 25 proposed amendments at public hearings on January 11, 2018, February 22, 2018, and March 8, 2018. Most of these proposed amendments had been selected by staff for consideration based on an ongoing list of potential amendments that staff has maintained over many years. Staff has historically picked “manageable” groups of amendments to bring forward for consideration at one time.

A description of the proposed amendments and the reasoning for each below. Proposed changes have been bolded and black lined.

1. Clarify that the regulations contained in the “Permitted Obstructions and Accessory Structures in Required Setbacks” table apply to all accessory structures and obstructions, regardless if they are in a required yard.

Amend Section 10-5-5(B) (Yards – Permitted obstructions in required yard setbacks) to read as follows:

4. The following table outlines detached obstructions that are permitted in required setbacks. **The Regulations column applies to all accessory structures, regardless of whether they are located in a required yard.** Roofed over structures shall be located a distance equal to five percent of the lot width and no less than three feet from the rear and side property lines and **18 twenty** feet from the corner side property line or as further restricted or allowed in **this section and** table 10-5-5(B)4 of this section.

Reasoning: The regulations contained in the “Permitted Obstructions and Accessory Structures in Required Setbacks” table should be applicable to all obstructions and accessory structures regardless of whether they located are in a required yard or elsewhere on a lot, as has been standard practice for accessory structures located outside of a required yard. If these regulations were to only apply to structures that are located in required yards then there will be few to no restrictions on accessory structures in the buildable areas on lots.

2. Amend the definition of “Alteration” to clarify that an alteration does not include reconstruction.

Amend Section 10-2-2 (Terms Defined) to read as follows:

ALTERATION: Any change to the exterior surfaces of a building or part thereof, including, but not limited to, renovation, rehabilitation, ~~reconstruction~~, restoration, ~~replacement~~, or rearrangement of structural parts or elements or any change that affects the plan configuration of walls, spaces, or bulk of a building (class I: up to 50 percent; class II: 50 percent to less than 75 percent; class III: 75 percent or greater).

Reasoning: The current definition of “Alteration” allows non-conformities to survive. It is in conflict with the non-conforming section of the Zoning Code because structural changes and replacements should trigger conformance. If not, non-conforming structures would never be required to meet code. A non-conforming structure is permitted to have ordinary repairs and alterations provided that no structural alterations shall be made. This conflicts with the definition of “Alteration” which currently allows for a reconstruction or replacement of structural parts.

3. Clarify the maximum permitted height of flagpoles.

Amend Table 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
13. Flagpole	X		X	(a) Limitations: No more than 3 poles (b) Height: <u>Shall not exceed the maximum height permitted for the principal structure on the lot in the subject Per zoning district</u>

Reasoning: The allowable height of a flagpole is only “per zoning district” with no indication of what height restriction of a particular zoning district a flagpole must follow. There are multiple height requirements in each zoning district including principle structures, accessory structures, eave height, ridge height, etc. Some districts have different heights for different building types. Historically, staff has viewed this as allowing a flagpole to have a height no greater than the maximum height permitted by code of the principal structure in the zoning district.

4. Make second floor residential uses permitted, rather than special uses, in the downtown.

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted Uses) to read as follows:

Dwelling units: above the ground floor, but only where commercial uses are located on the ground floor.

Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special Uses) to read as follows:

~~Dwelling units: above the ground floor, but only where commercial uses are located on the ground floor.~~

Reasoning: A residential use above the ground floor of a commercial use is an appropriate use in the downtown district. Floor space above first floor commercial will often go back and forth between residential and commercial. Because of the special use permit requirement, most second floor conversions don't seek a building permit. Once a space that has received a special use permit for a residential use transitions back to commercial, the special use permit becomes void and a new special use permit is then required if the space is then changed back to residential. This text amendment will ease the burden of converting second story residential units in the downtown. Increases in residential units in the central business district could lead to an increase in foot traffic for the commercial uses.

5. Make "Payday loan service" a special use, rather than a permitted use, in the C3 district and eliminate them completely from the C5A and C5B districts.

Amend Section 10-4-15(A) (C3 Service Commercial District – Permitted Uses) to read as follows:

Bank, loan office, **~~and currency exchange~~** and financial institution **but not including payday lending service, check cashing service, or currency exchange.**

Amend Section 10-4-15(B) (C3 Service Commercial District – Special Uses) to read as follows:

Payday lending service, check cashing service, and currency exchange.

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted Uses) to read as follows:

~~Currency exchange.~~

Amend Section 10-4-17-2(A) (C5B Central Service Subdistrict – Permitted Uses) to read as follows:

~~Currency exchange.~~

Reasoning: Payday lending offices, check cashing offices, and currency exchanges, when left unregulated, will locate throughout a service commercial district regardless of the number and location of existing loan offices and currency exchanges, preventing a healthy mix of various retail and services uses in the district. Often termed ‘payday loan stores’, this type of use does not contribute to the benefit of retail and service shopping centers. Requiring a special use permit for payday lending services, check cashing services, and currency exchanges will allow the Village to regulate the uses more effectively than as permitted uses.

6. Add “Drugstore and Pharmacy” to the C3 district.

Amend Section 10-4-15 (A) (C3 Service Commercial District – Permitted Uses) to read as follows:

Drugstore and pharmacy, retail.

Reasoning: During the preliminary approval of the redevelopment of the Roosevelt Glen Corporate Center redevelopment, the developer inquired if a pharmacy is permitted in the C3 district either by right or by special use. Although this type of use is not explicitly listed in either category in the C3 district, Section 10-1-6 of the Zoning Code allows the Building and Zoning Official to permit a land use to be considered either a permitted or special use when such as a use has been deemed similar in nature and is compatible with the listed uses. The Building and Zoning official has considered a pharmacy to be permitted in the district. There are already two other free-standing pharmacies in the C3 Commercial District. Section 10-1-6 further states that all non-listed uses which are tentatively approved by the Building and Zoning Official shall be added to the appropriate use list by ordinance at the time of periodic updating and revision. This use is similar to, and compatible with, uses in the C3 District, and therefore staff recommends adding this as a permitted use.

7. Eliminate “millinery” and “haberdashery” from the C5A and C5B district.

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted Uses) to read as follows:

Millinery and haberdashery.

Amend Section 10-4-17-2(A) (C5B Central Service Subdistrict – Permitted Uses) to read as follows:

Millinery and haberdashery.

Reasoning: The terms of millinery, hat store for women, and haberdashery, clothing store for men, are obsolete and are no longer used to describe these types of uses. These uses are more commonly known as an apparel store, which is already included as a permitted use in both the C5A and C5B districts. Therefore, the use categories of millinery and haberdashery are redundant and need not be included as a separate use category.

8. Create definitions and regulations for solar panels.

Amend Section 10-2-2 (Terms Defined) to include the following definitions:

SOLAR ENERGY SYSTEM. A system intended to convert solar energy into thermal, mechanical, or electrical energy.

SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED. A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED. A solar energy system that is mounted on the ground and not attached to any other structure other than structural supports.

SOLAR ENERGY SYSTEM, STRUCTURE-MOUNTED. A solar energy system that is mounted on the façade or roof of either a principal or accessory structure flush with a finished building surface, at no more than 6 inches in height above that surface.

SOLAR PANEL. A group of photovoltaic cells assembled on a panel.

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks) to read as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
<u>Solar Energy System, Ground-Mounted</u>			<u>X</u>	<u>Limitations:</u> <u>A ground-mounted solar energy system shall be located a distance equal to or greater than 15% of the lot width from a property line</u>

<u>Solar Energy System, Structure-Mounted</u>			<u>X</u>	<u>Limitations:</u> <u>(1) A structure-mounted solar energy system shall be located a distance equal to or greater than 15% of the lot width from a property line</u> <u>(2) A three foot (3') clearance shall be maintained between the top of the solar energy system and the ridge height of the building</u>
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Reasoning: The Village should encourage alternative energy sources such as solar energy however no provisions exist for solar panels. Staff has historically allowed solar panels to be located on residential buildings even without provisions. Although the location of ground-mounted solar panels may be regulated, the functionality of solar panels limits the amount of regulations that can be applied, including screening and orientation of a solar panel. Because of the new language proposed in paragraph #1 above, the regulations listed above apply to all solar panels, whether in a required yard or elsewhere on a lot.

9. Allow accessibility ramps in the accessory structures chart in the same location that stairs are allowed.

Amend Section 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
Ramps, accessibility	<u>X</u>		<u>X</u>	(a) Limitations: Must be needed to provide access to a permitted building or zoning lot from an alley or street (b) Height: 4' or less

Reasoning: Ramps are not currently permitted in a required yard. This should be changed to reflect how stairs and steps are regulated, which allows them to be placed in a front yard and rear yard. The purpose for accessible ramps is to provide ingress and egress into buildings, including single-family residential, to disabled individuals. Accessible ramps are listed as a permitted obstruction but with no specification as to which yard they are permitted to be located in. The intent was to regulate them in the same manner as steps/stairs.

10. Remove the setback limitation for basketball poles and non-mechanical laundry drying equipment (clotheslines).

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
5. Basketball pole	X		X	Limitations: Must be a distance equal to 10% of the lot width away from any property line
19. Laundry drying equipment			X	Nonmechanical equipment (clotheslines)

Reasoning: A request for a variation to allow an existing basketball hoop to be located within the required setback was approved by the Village Board in September of 2016 following lengthy, multiple discussions and meetings. After completing research on how nearby and similar communities regulate basketball hoop setbacks, the Village Board decided that the Village should not regulate the location of these structures. Staff believes the location of clotheslines should not be regulated either and is proposing to remove both of from the table.

11. Create definitions of “Gross Floor Area” and “Net Floor Area”.

Amend Section 10-2-2 (Terms Defined) to read as follows:

FLOOR AREA, **NET OF A NONRESIDENTIAL BUILDING** (To Be Used in Calculating Parking Requirements): The **gross** floor area of **a building for a the** specified use excluding **floor space devoted to stairwells at each floor stairs,** washrooms **intended for general public use,** elevator shafts **at each floor, public foyers and atria intended for general public use,** and **floor space and shafts used for mechanical, electric, and plumbing equipment** ~~maintenance shafts and rooms.~~

FLOOR AREA, GROSS **OF A RESIDENTIAL BUILDING**: The sum of the gross horizontal area of the several floors of a **residential** building, excluding area covered by roofed terraces and roofed porches and excluding attics, basements and walk out basements. All dimensions shall be measured from exterior faces of walls.

Reasoning: The Zoning Code defines the Gross Floor Area of a residential building and Net Floor Area of a non-residential building and not the reverse. The definition of “Net Floor Area” of a building implies it is only applicable to a non-residential building. Furthermore, the definition of “Gross Floor Area” of a building implies it is only applicable to a residential building. This should be clarified so that Net Floor Area and Gross Floor Area apply to both residential and non-residential buildings.

12. Create definitions for “Animal Daycare”, “Animal Grooming”, “Animal Training”, and allow all three as permitted uses in the C2 and C3 Districts. Allow “Animal Grooming” and “Animal Training” as permitted uses in the C5B District. Amend the definition of “Kennel/Cattery”.

Amend Section 10-2-2 (Terms Defined) to read as follows:

ANIMAL DAYCARE: Any premises where four (4) or more domestic animals, over four (4) months of age, at any one time, are accepted for care, exercise, or socialization. Animal Daycare does not include overnight boarding.

ANIMAL GROOMING: Any place or establishment, public or private, where animals are bathed, clipped, or combed and a fee is charged for such service. Animal Grooming does not include overnight boarding.

ANIMAL TRAINING: An establishment where animals are brought and trained for the purposes of obedience, assistance, tricks or tasks. Animal Training does not include overnight boarding.

KENNEL OR CATTERY: Any business, premise, or portion thereof, in which more than four (4) dogs or cats or similar household companion animals over four (4) months of age are boarded overnight for compensation, bred, or kept for sale including boarding kennels, animal shelters, care services, pet resorts/hotels, animal rescue, and pet adoption centers. ~~Any lot or premises on which four (4) or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, sold or which offers provisions for minor medical treatment.~~

VETERINARY ANIMAL HOSPITAL OR CLINIC: A place used for the care, grooming, diagnosis and medical and surgical treatment of sick, ailing, infirm, or injured animals and which may include overnight accommodations.

Amend Section 10-4-14(A) (C2 Community Commercial District – Permitted Uses) to read as follows:

Animal Daycare.
Animal Grooming.
Animal Training.

Amend Section 10-4-15(A) (C3 Service Commercial District – Permitted Uses) to read as follows:

Animal Daycare.
Animal Grooming.
Animal Training.

Amend Section 10-4-17-2(A) (C5B Central Service Subdistrict – Permitted Uses) to read as follows:

Animal Grooming.
Animal Training.

Reasoning: The current definition of “Kennel/Cattery” includes grooming, which is only permitted in the C3 District and only as a special use. Animal grooming, however, should not be treated in the same manner as kennels and catteries. Instead, animal grooming, as well as animal daycare and animal training, is an appropriate use in the C3 and C2 Districts. Furthermore, animal grooming and training are already existing uses in the C5B District.

13. Create definitions for “Beauty/Barber Shop” and “Nail Salon” and require a special use permit for both in the C5A district. Allow “Nail Salon” as a permitted use in the C3 and C5B districts.

Amend Section 10-2-2 (Terms Defined) to read as follows:

BEAUTY/BARBER SHOP: An establishment where people go to receive beauty treatments. These treatments primarily include one or more of the following: 1) cutting, trimming, shampooing, weaving, coloring, waving, or styling hair; 2) providing facials; and 3) applying makeup (except permanent makeup). Spa services may be provided as additional and secondary services.

NAIL SALON: An establishment providing nail care services, such as manicures, pedicures, and nail extensions.

Amend Section 10-4-14(A) (C2 Community Commercial District – Permitted Uses) to read as follows:

Nail Salon.

Amend Section 10-4-15(A) (C3 Service Commercial District – Permitted Uses) to read as follows:

Nail Salon.

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted Uses) to read as follows:

Beauty and barber shop.

Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special Uses) to read as follows:

Beauty and barber shop.

Nail Salon.

Amend Section 10-4-17-2(A) (C5B Central Service Subdistrict – Permitted Uses Within Existing Buildings) to read as follows:

Nail Salon.

Reasoning: Concerns have been raised, including from the Downtown Alliance, over the increasing amount of salons that have been locating in the downtown, specifically in the C5A

District. This results in the elimination of valuable space that could be used for retail and restaurant uses. The C5A District permits uses that are generally associated with retail or restaurants and requires a special use permit for many service oriented uses. Even though a beauty/barber shop is a service oriented use, it is currently a permitted use in the C5A District. Staff is proposing that a special use permit be required for a beauty/barber shop in the C5A District. A new use category for nail salons is also proposed and would require a special use permit in the C5A District as well. A beauty/barber shop is currently a permitted use in the C2, C3, and C5B Districts and will continue as such. The new nail salon use, in addition to being a special use in the C5A District, would be added as a permitted use in the C5B, C2 and C3 Districts. Although beauty/barber shops are currently listed in the zoning code as a use category, no definition exists. Staff is therefore proposing a definition for beauty/barber shops in addition to a definition for the new nail salon use.

14. Eliminate the requirement for spacing light poles.

Amend Section 10-5-13(M)2(b) (Performance Standards – Exterior Illumination Standards) to read as follows:

(b) Location:

~~(1) Light poles shall be placed no closer than an interval that equals four (4) times the mounting height, except to respond to site hazards such as steps, ramps, steep embankments, and potential security problem areas.~~

~~(2) Light poles shall be located where they are not susceptible to collision strikes and shall not create hazards for pedestrians or vehicles.~~

Reasoning: Light poles are required to be spaced apart from one another a distance equal to four times the mounting height of the light fixture on the poles. Requiring light poles to be spaced apart from one another can decrease the effectiveness of the lighting. This is a difficult requirement to meet and may cause light levels to be increased to make up for the greater distance light sources are from one another. The Village has a maximum foot-candle at the property line to control light level impact on adjacent properties. Relief from the separation distance requirement is sought by nearly all commercial applicants to allow for more effective lighting.

15. Add a requirement for trash cans for outdoor seating on private property.

Amend Section 10-5-15 (Outdoor Seating for Restaurants) to read as follows:

(G) Outdoor seating areas shall maintain at least one trash receptacle. Additional trash receptacles may be required as deemed necessary by the Planning and Development Director.

Reasoning: In February of 2017, the Village Board approved a zoning variation to allow outdoor seating in a landscape parking island in the Pickwick Place Shopping Center. As part of this approval, a condition was added requiring a trash receptacle to be placed in the seating area. This should be a standard requirement for all outdoor seating areas so garbage does not accumulate in the area. Trash cans are already required to be provided for outdoor seating on public property, but not private.

16. Reduce the parking requirement for drive-in and carry-out restaurants from one space per 40 square feet of gross floor area to one space per 100 square feet of gross floor area.

Amend Section 10-4-15(G) (C3 Service Commercial District – Parking and Loading Requirements) as follows:

Restaurant (drive-in and/or
carryout **where the restaurant
has no inside seating**)

1 space for each **100** 40 square
feet of gross floor area

Reasoning: Staff conducted research of nearby and similar communities and found the required number of parking spaces for a drive-in or carryout restaurant was excessive. The Village's parking requirement should be lessened provided that no food is consumed within the principal structure. When seats are provided for food to be consumed within the principal structure, the parking requirements of a sit-down restaurant apply.

17. Establish a minimum interior side yard setback in the R0 and R1 Districts.

Amend Section 10-4-6 (D)3 (R0 Residential District) to read as follows:

3. Interior Side Yard: Minimum interior side yard setback: **Each side yard shall be 15'**
or fifteen percent (15%) of the lot width, whichever is greater.

Amend Section 10-4-6 (D)3 (R1 Residential District) to read as follows:

3. Interior Side Yard: Minimum interior side yard setback: **Each side yard shall be 9'**
or fifteen percent (15%) of the lot width, whichever is greater.

Reasoning: A minimum side yard setback is provided in all Residential Districts establishing the greater of a predetermined distance or a percentage of the lot width, with the exception of the R0 and R1 Districts. By establishing a predetermined side yard setback distance that a structure must meet regardless of the lot width ensures that a structure located on a nonconforming lot with respect to the lot width will still be located a sufficient distance from the side property line. Not having this requirement can be a particular problem when the lot in question is a flag lot and has a narrow lot width by definition. The minimum side yard setbacks of 15' in the R0 District and 9' in the R1 District were chosen based on the distance that a conforming lot in each these two districts must meet. A conforming R0 lot has a minimum lot width of 100' and must maintain a side yard setback of at least 15% of the lot width. A conforming R1 lot has a minimum lot width of 90' and must maintain a side yard setback of least 10% of the lot width.

18. Allow legal non-conforming decks to be reconstructed and increase the allowable height of decks in a required rear yard to be seven feet instead of three feet.

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
9. Deck			X	(a) Limitations: Must be open and uncovered (b) Height: Not over 7 feet 3' above the average level of the adjoining ground <u>when located in the required rear yard setback. Decks constructed outside of a required rear yard shall not be limited in height</u> (c) Location: <u>No closer to a rear property line than the minimum required side yard setback distance</u> (d) Allowances: <u>A non-conforming deck located in the rear yard may be replaced and rebuilt to the same height as the existing non-conforming deck provided the only non-conformity of the deck is the height</u>

Reasoning: Currently, only decks that are within a required rear yard have height limitations, which is currently three feet. Decks outside of a required rear yard within a “buildable area” are not limited by height. The height limitation imposed on decks within a required rear yard becomes problematic for an existing deck that encroaches into the required rear yard and has a height greater than three feet which needs to be accessible from a second story door. Because this would be considered non-conforming, the deck could not be reconstructed to the same height without a variation. An allowance for non-conforming decks located in a rear yard to be replaced and rebuilt to the same height will allow a deck to still be accessed by the same means of ingress and egress without the need to obtain a variation or make substantial renovations to the structure for this access. The maximum height for a new deck within a required rear yard is proposed to be increased from three feet to seven feet, measured to the top of the deck. Several variations have occurred to allow decks within required rear yards to have heights greater than three feet. Staff is proposing capping the maximum height at seven feet to prevent the creation of useable space under the deck which could easily be enclosed at a later date. The minimum ceiling height for an area to be considered a floor is just under seven feet. Staff is not proposing a height limitation for decks constructed outside of the required rear yard.

19. Remove all references to the Architectural Review Commission from the Zoning Code.

Amend Section 10-10-15(C)4(b) (Special Use for Planned Unit Development - Approval of Preliminary Plan) to read as follows:

4. Upon completion of the report of the Development Committee, the Director, Department of Planning and Development, shall transmit the report and Preliminary Plan documents to the Chairman of the Plan Commission. The Plan Commission, at its next scheduled meeting, shall review the Preliminary Plan documents and written report of the Development Committee to determine whether all necessary information has been filed, as required by this Zoning Code.
 - a. The Plan Commission shall give written notice to the applicant of any deficiencies in the Preliminary Plan documents and shall allow him such time as he may request within which to correct such deficiencies. A copy of such notice shall be filed with the Director, Department of Planning and Development;
 - b. ~~When the applicant has cured the deficiencies and made the necessary corrections to the Preliminary Plan documents, the Plan Commission may refer the application to the Architectural Review Commission for its review and report. Should the Architectural Review Commission fail to review and file a written report on the Preliminary Plan documents with the Director, Department of Planning and Development, within thirty (30) days after referral to that Commission, then that Commission shall be deemed to have waived review of the Preliminary Plan documents at that time;~~**

Reasoning: The Architectural Review Commission was dissolved in July of 2017 and all references to the Commission should be deleted.

20. Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures when located on a reversed corner lot and require all accessory structures and detached garages to be at least twenty feet from the corner side lot line when located on a corner lot.

Amend Section 10-5-4(A)4 (Accessory Structures and Uses – Accessory Structure – Setbacks) to read as follows:

- (a) Location to front property line: Accessory structures shall be located no closer to the front property line than the principal structure on the lot. **On reversed corner lots, accessory structures shall observe the same setbacks as the principal structure on the zoning lot. Accessory structures located on corner lots shall be located no less than twenty feet from the corner side lot line and no less than 18 feet from a corner side property line,** except in the residential estate district where all accessory structures shall be located no closer to the front or corner side yard property line than the principal structure on the lot.
- (b) Structures less than ten feet from principal structure: Accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal structure on the zoning lot.
- (c) Structures greater than ten feet from principal structure: Accessory structures greater than ten feet from the principal structure shall maintain a distance equal to five percent of the lot width (and no less than three feet) from the side and rear property lines, and no less than **18- twenty** feet from a corner side property line.

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

The following table outlines detached obstructions that are permitted in required setbacks. **The Regulations column applies to all accessory structures, regardless of whether they are located in a required yard.** Roofed over structures shall be located a distance equal to five percent of the lot width and no less than three feet from the rear and side property lines and **18 twenty** feet from the corner side property line or as further restricted or allowed in **this section and** table 10-5-5(B)4 **of this section.**

Reasoning: When Accessory structures on reversed corner lots encroach into a required corner side yard it creates the appearance from the street view that the accessory structure is located in a required front yard and can disrupt the continuity of the front yard streetscape. On corner lots, however, when the garage (or any other accessory building) encroaches into the required corner side yard setback, it does not look as though it were placed within the front yard setback. Staff is therefore proposing prohibiting accessory structures in the required corner side yard on reversed corner lots. Staff is also proposing increasing the setback distance of accessory structures from a corner side lot line from eighteen feet to twenty feet line to allow enough room for a large car or truck to park in the driveway. The minimum requirement for a parking space is 19 feet in length so the current requirement of 18 feet is inadequate for large vehicles.

The Plan Commission reviewed this proposed text amendment at the January 11, 2018 public hearing and continued the proposal to the February 22, 2018 requesting that staff provide

additional information supporting the proposed text amendment. Prior to the February 22, 2018 meeting, staff provided the Plan Commission with photos of several properties, both corner lots and reversed corner lots, throughout the Village that contain garages that encroach into the corner side yard setback. Staff also surveyed ten surrounding communities to determine how other municipalities regulate accessory structures in a required corner side yard. Of the ten communities surveyed, only three communities allow accessory structures within a required corner side yard. Two out of the three communities require the accessory structure to be setback from the corner lot line a distance greater than 20 feet. See attached survey results for more information.

The Plan Commission, at the February 22, 2018 public hearing, made a favorable recommendation on the proposed text amendment by a vote of four (4) “yes” and three (3) “no”.

21. Limit the impervious surface setback requirement for residential driveways to five feet from the lot line on lots greater than 100 feet in width.

Amend Section 10-5-5(C)3 (YARDS – Impervious Surfaces Setback – Exceptions)

(C) Impervious Surfaces Setback:

1. New Construction, Class II and III Alterations, Class III Additions:

Lot Width	Distance (between edge of impervious surface and lot line)
66' and Less	2% of lot width
More than 66' to 90' or less	3% of lot width
More than 90' to 100' or less	4% of lot width
More than 100'	5% of lot width

2. All Other Property: The expansion of an existing impervious surface and new impervious surfaces on improved lots shall not be permitted unless the proposed surface is in conformance with the percentages outlined above. The location of an existing impervious surface which does not conform to the provisions of this section may be maintained in the same location provided the property owner can either present an accurate plat of survey dated prior to March 1, 1999 indicating the location of the impervious surface or demonstrate they have owned the property prior to March 1, 1999.
3. Exceptions:
- Structures used for primarily commercial purposes in the C5A and C5B zoning districts shall be exempt from this regulation.
 - Driveways and pedestrian walkways that traverse a property line at generally a 90 degree angle and which are intended to provide a connection between the adjacent

street or sidewalk and a principal or accessory use or structure on a lot provided the width of the surface is equal at each side of the lot line.

c. A single-family detached residential driveway located on a lot with a lot width greater than 100 feet need not be located further than five feet from a property line.

Reasoning: Staff originally proposed changing the definition of “impervious surface” to close a loop hole that currently allows portions of driveways constructed with “grasscrete” to be located within the required impervious surface setback. The impervious surface setbacks do not currently apply to “grasscrete pavers” because the pavers allow enough water to filter through to not meet the definition of an impervious surface. The reason staff is suggesting a change to this regulation is that lots greater than 100 feet in width are subject to very large impervious surface setback requirements – the larger the lot width, the greater the setback. In some instances, property owners of these wider lots cannot meet the required impervious surface setback when installing a driveway for a side loading detached garage; as an alternative, they construct the portion of the driveway within the impervious surface setback with grasscrete in order to comply with the code. Ultimately, this is a code compliant but unattractive solution to the problem.

Concerns were raised by the Plan Commission that the originally proposed text amendment presented on January 11, 2018 could have unintended consequences for property owners with existing substandard driveway widths on smaller lots that may wish to extend their driveway closer to the property line than the impervious surface setback will allow. Property owners often install a small length of grasscrete next to their driveway if they cannot meet the impervious surface setback due to having limited space between the existing driveway and the property line. Staff believes that the new text amendment being proposed will address both staff’s initial concern and the Plan Commission’s issues regarding the prior proposal.

22. Exempt primary shared driveways between two homes from the impervious surface setback requirement.

Amend Section 10-5-5(C)(3) (Yards – Impervious Surfaces Setbacks - Exceptions) to read as follows:

(d) Existing, primary shared residential driveways between two homes shall be exempt from this regulation, provided that all other requirements of the Zoning Code are met.

Reasoning: Several residential lots either have a shared driveway with an adjacent residential lot or, when the driveway is not shared, share the same apron onto the roadway with an adjacent residential lot. These types of driveways would not be able to meet the required impervious surface setback and would not be able to be replaced or reconstructed without a variation as currently written. Concerns were raised by the Plan Commission at the January 11, 2018 public hearing that the language originally proposed for this text amendment above would contradict the proposed impervious surface setback exception for shared driveways. The Plan Commission was also concerned that this text amendment may result in one property owner of a narrower driveway width losing a portion of pavement they previously drove on if the adjoining property is redeveloped and the driveway is relocated elsewhere on the lot. The proposed text amendment was continued to the February 22, 2018 meeting for further discussion.

At the February 22, 2018 public hearing, staff explained to the Plan Commission that while a teardown/redevelopment on one of the two lots with a shared driveway could pose an issue for the remaining lot, this scenario would be possible now, even if the proposed text amendment is not adopted. Staff believes the proposed text amendment would assist those with shared driveways by allowing them to replace their existing driveway without a variation. It also does not make the existing possibility of a teardown harming the remaining home any better or worse. After further review of the proposed text amendment, the Plan Commission made a favorable recommendation at the February 22, 2018 hearing.

23. Clarify that only emergency generators are allowed to project into required yards, not all mechanical equipment such as HVAC units and pool equipment.

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows.

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
<u>11. Emergency generator</u>	<u>X</u> <u>(corner side only)</u>	<u>X</u>	<u>X</u>	<u>(1) An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes</u> <u>(2) The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that there is no other reasonably viable</u>

				<u>location on the site to place the generator</u> <u>(3) All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall</u>
201. Mechanical and electrical equipment, private (such as HVAC units; and pool equipment; emergency generator)	✕	✕	X	(a) Limitations: (1) Must be a distance equal to 10% of the lot width from any property line (2) All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall (3) Existing HVAC units which do not meet the provisions of this section may be maintained or replaced in the same location if documentation or evidence dated prior to January 1, 2007 is submitted verifying the existing location of the HVAC unit and the required screening is installed (b) Additional allowances: (1) An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes (2) The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that

				there is no other reasonably viable location on the site to place the generator
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Reasoning: Emergency generators are currently listed in the same category as HVAC units and mechanical equipment. In January of 2014, a text amendment was approved by the Village Board to allow emergency generators in a required side and corner side yard. Prior to the 2014 amendment, mechanical equipment was always prohibited in all required yards except the rear yard. The text amendment, however, unintentionally allowed HVAC units and mechanical equipment to be placed in a required side and corner side yard as a result of being in the same category with emergency generators. This was most likely the result of a staff error in drafting the ordinance and it was not the intent to allow mechanical and HVAC equipment to encroach in the required side and corner side yards. Neither the Plan Commission nor the Village Board ever discussed allowing HVAC units in required side or corner side yards in 2013. The only discussion that occurred was about the placement of emergency generators. The proposed text amendment would change the regulations for HVAC units and mechanical equipment back to what they were prior to the 2014 amendment. This would mean allowing mechanical equipment and HVAC units in the buildable area and required rear yard only and continue to allow emergency generators in the required rear, corner side, and side yards. This does not mean HVAC units cannot be located on the interior side or corner of a home. HVAC units may be located in these areas provided they are located in the “buildable area” and not within a required side yard or corner side yard.

The Plan Commission discussed the proposed text amendment at the January 11, 2018 public hearing and continued the proposal pending additional research by staff to support the proposed amendment. Staff researched ten municipalities to see how they regulate the location of air conditioners. Six out of ten communities allow air conditioners to be located within a required side yard. However, all but one of these six communities have either a minimum distance the unit must be from the side lot line, or a maximum distance the unit may encroach into the required side yard (see attached survey results). After further discussion by the Plan Commission at the February 22, 2018 public hearing, the Plan Commission made a favorable recommendation on the proposed text amendment clarifying that only emergency generators are allowed to project into required yards and not other mechanical equipment such as HVAC units and pool equipment.

24. Add “Corner Side Lot Line” to the list of definitions of “Lot Lines”.

Amend Section 10-2-2 (Terms Defined) to read as follows:

LOT LINES: The dividing lines between a public way and an abutting lot, piece or parcel or the projected dividing lines between lots, pieces and parcels without regard to any recorded plat.

The front lot line is the front street line. **The corner side lot line shall be the street line that is not the front lot line.**

The rear lot line is the lot line most nearly parallel to the front lot line.

Other lines are side lot lines.

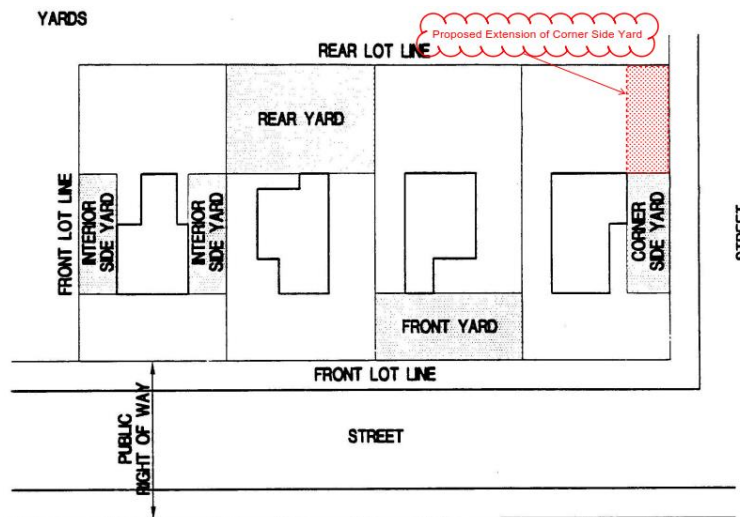
Reasoning: There is a definition for all lot lines with the exception of corner side lot line. Adding a definition of the corner side lot line will clarify between a front lot line and a corner side lot line.

25. Modify the text and illustration that defines a required “Corner Side Yard”.

Amend Section 10-2-2 (Terms Defined) to read as follows:

YARD, CORNER SIDE: The open space between the closest point of the principal building and the **corner side lot line** ~~side line of the lot which abuts a street~~ and extending from the front line of the building to the rear **property** line ~~of the building~~.

Amend Figure 3 in Section 10-11-2 (Figures) to be illustrated as follows:



Reasoning: The definition of a “Corner Side Yard” should be revised to include the entire area from the front building line to the rear property line rather than to the rear of the house. The corner side yard is considered the second front yard.

26. Clarify how a rear yard is calculated in relation to the new corner side yard regulations above when determining the total allowable square footage of accessory structures and when determining how much of a required rear yard may be impervious surface.

Amend Section 10-5-4(A)2(a) (Accessory Structures and uses - Area) as follows:

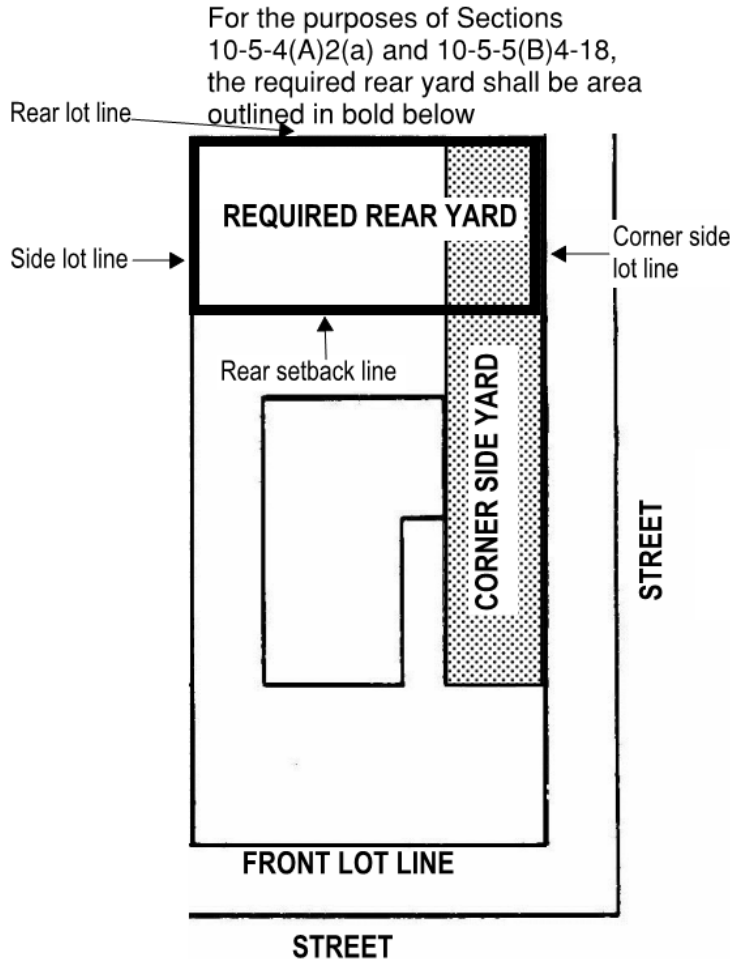
- a. The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30% of a required rear yard, whichever is less. **For all corner lots, the size of the rear yard shall be the area**

bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.

Amend Section 10-5-5(B)4-18 (Permitted Obstructions and Accessory Structures in Required Setbacks) as follows:

<i>Obstruction</i>	<i>Front (Corner)</i>	<i>Side</i>	<i>Rear</i>	<i>Regulations</i>
Impervious Surface	X	X	X	a. Limitations: Expansion of existing or new impervious surface is prohibited except as defined herein. b. Distance: Pervious surface must be maintained as identified in 10-5-5(C). c. Area: 1) 50% or less of each required front, corner side, and rear yard (calculated independently) may be impervious surface in the R0, R1, R2, and R3 zoning districts. <u>For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.</u> 2) 35% or less of the front yard may be impervious surface in the R4 zoning district 3) In the Residential Estate district, 25% or less of each required front, corner side and rear yard (calculated independently) may be impervious surface. <u>For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.</u>

Amend Section 10-11-2 (Illustration – Figures) to include the following illustration:



Reasoning: The maximum combined area allowed for all freestanding accessory structures on a lot and the maximum amount of impervious surface permitted in a rear yard is determined based the size of the required rear yard. The amended definition of “Corner Side Yard” reduces the size of the required rear yard on corner lots and will thus significantly reduce the maximum combined area permitted for all accessory structures on a lot as well as the amount of impervious surface permitted in a rear yard. The proposed text amendment will address both of these issues and allow the owners of corner lots to construct the same percentage of coverage of accessory structures and impervious surfaces as the current code allows.

27. Create a definition and regulations for a “Turret”.

Amend Section 10-4-5(E)2 (RE Residential Estate District – Maximum Height – Architectural Features) to read as follows:

2. Architectural Features: The maximum height shall not apply to architectural features such as spires, weather vanes, **turrets**, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet, **or ten feet in the case of a turret**, above the ~~higher of the constructed or designed~~ highest **permitted** ridge **height or eave height for a lot on a principal structure**, and not more than one architectural feature shall be permitted above the permitted height on a building, **excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.**

Amend Section 10-4-8(F)3 (R2 Residential District – Maximum Height – Architectural Features) to read as follows:

3. Architectural Features: The maximum height shall not apply to architectural features such as spires, weather vanes, **turrets**, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet, **or ten feet in the case of a turret**, above the ~~higher of the constructed or designed~~ highest **permitted** ridge **height or eave height for a lot on a principal structure**, and not more than one architectural feature shall be permitted above the permitted height on a building, **excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.**

Reasoning: There are no exceptions or special conditions for turrets in the Zoning Code. Turrets are a common architectural feature on many homes and are currently regulated in the same manner as the overall principal structure with respect to ridge and eave height. The proposed text amendment would allow a turret to exceed the maximum height of the constructed building by no more than ten feet. This text amendment was discussed by the Plan Commission at the January 11, 2018, February 22, 2018, and March 8, 2018 public hearings. Based on additional staff research, the Plan Commission modified the definition of a turret to ensure the new regulations would allow a properly proportioned turret on a home.

Plan Commission Recommendation. The proposed amendments were reviewed by the Plan Commission at a public hearing on January 11, 2018, February 22, 2018 and March 8, 2018. By a vote of 7-0, the Plan Commission recommended approval of amendments 1-19 listed above at the January 11, 2018 public hearing. By a vote of 4-3, the Plan Commission recommended approval of amendment 20 listed above and by a vote of 7-0 recommended approval of amendments 21-25 at February 22, 2018 public hearing. By a vote of 8-0, the Plan Commission recommended approval of amendments 26 and 27 listed above at the March 8, 2018 public hearing. During the public hearings at these meetings, three people spoke asking general questions about the proposed amendments.

An amendment to the definitions of “Group Homes” and “Family” was discussed at multiple meetings and a recommendation was made by the Plan Commission at the March 8, 2018 public hearing. The proposed amendment to these definitions is not included in the current list of zoning text amendments for consideration by the Village Board. The topic of “Group Homes” will be brought to the Village Board at a future date for discussion at a Village Workshop meeting.

Action Requested. The Village Board may approve, approve with changes or deny the proposed zoning code text amendments. In accordance with the recommendations of the Plan Commission, an Ordinance approving the proposed amendments listed above has been prepared for consideration at the May 14, 2018 Village Board meeting.

Attachments.

- Draft Ordinance
- Minutes from the January 11, 2018 Plan Commission Meeting, attached as Exhibit “A”
- Minutes from the February 22, 2018 Plan Commission Meeting, a draft of which is attached as Exhibit “B”
- Minutes from the March 8, 2018 Plan Commission Meeting, a draft of which is attached as Exhibit “C”
- Proposed Zoning Code Text Amendments, attached as Exhibit “D”
- Flagpole Survey
- Solar Panels Survey
- Basketball Hoop Survey
- Floor Area Definitions Survey
- Animal Care Definitions Survey
- Downtown Alliance Letter
- Parking Lot Requirements for Carry-Out Survey
- Example of a deck accessible from a second story
- Examples of garages located in corner side yards
- Accessory Structures in Required Yards Survey
- Example of grasscrete driveway
- Example of shared driveways
- Air Conditioner in Required Yards Survey
- Email from architect regarding turrets
- Photos of Turrets

Cc: Steve Witt, Building & Zoning Official

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Village of Glen Ellyn

*Ordinance No. 6601***An Ordinance Approving Text Amendments
to the Glen Ellyn Zoning Code**

**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____.

Ordinance No. 6601**An Ordinance Approving Text Amendments
to the Glen Ellyn Zoning Code**

Whereas, the Plan Commission is charged with periodically reviewing and making recommendations to the Village Board on text amendments to the Zoning Code; and

Whereas, in accordance with this responsibility, 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 Glen Ellyn Plan Commission conducted a public hearing on January 11, 2018, February 22, 2018, and March 8, 2018 to consider a variety of proposed Zoning Code Text Amendments; and

Whereas, three (3) members of the public spoke at these public hearings and asked general questions regarding the proposed amendments; and

Whereas, based upon the evidence, testimony, and exhibits presented at the January 11, 2018 Plan Commission public hearing, by a vote of seven (7) “yes” and zero (0) “no”, the Glen Ellyn Plan Commission recommended approval of nineteen (19) of the twenty-seven (27) proposed Zoning Code Text Amendments (leaving eight (8) remaining), as set forth in the minutes of the January 11, 2018 Plan Commission public hearing, a draft of which is attached as Exhibit “A”; and

Whereas, based upon the evidence, testimony, and exhibits presented at the February 22, 2018 Plan Commission public hearing, by a vote of seven (7) “yes” and zero (0) “no”, the Glen Ellyn Plan Commission recommended approval of five (5) of the remaining eight (8) proposed Zoning Code Text Amendments (leaving three (3) remaining) and by a vote of four (4) “yes” and three (3) “no”, the Glen Ellyn Plan Commission recommended approval of one (1) of the remaining three (3) proposed Zoning Code Text Amendments (leaving two (2) remaining), as set forth in the minutes of the February 22, 2018 Plan Commission public hearing, a draft of which is attached as Exhibit “B”; and

Whereas, based upon the evidence, testimony, and exhibits presented at the March 8, 2018 Plan Commission public hearing, by a vote of eight (8) “yes” and zero (0) “no”, the Glen Ellyn Plan Commission recommended approval of the remaining two (2) proposed Zoning Code Text Amendments as set forth in the minutes of the March 8, 2018 Plan Commission public hearing, a draft of which is attached as Exhibit “C”; and

Whereas, a copy of the proposed Zoning Code Text Amendments is attached hereto as Exhibit “D”; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the minutes from the aforementioned Plan Commission public hearings and find that it is in the best interest of the Village to accept the recommendations of the Plan Commission and to amend the Glen Ellyn Zoning Code as set forth in Exhibit “D” attached hereto.

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 January 11, 2018 Plan Commission public hearing, attached hereto as Exhibit “A”, the minutes from the February 22, 2018 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the minutes from the March 8, 2018 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “C”, are hereby accepted by the Village President and Board of Trustees.

Section Two: The Glen Ellyn Zoning Code shall be and is hereby amended as set forth in Exhibit “D”, attached hereto.

Section Three: The Director of Planning and Development is hereby directed to cause the text of the Glen Ellyn Zoning Code to be amended as approved by this Ordinance and said amendments shall be inserted in proper order into the Zoning Code and shall be published and made available for inspection and purchase by the general public.

Section Four: This Ordinance shall be published in pamphlet form within thirty (30) days after its approval in the manner provided by law.

Section Five: The amendments approved herein shall become effectively immediately.

Ordinance 6601

Meeting of May 14, 2018

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

Ayes:

Nays:

Absent:

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

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

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

ATTACHMENTS:

- Minutes from the January 11, 2018 Plan Commission Meeting, attached as Exhibit A (PDF)
- Minutes from the February 22, 2018 Plan Commission Meeting, a draft of which is attached as Exhibit B (PDF)
- Minutes from the March 8, 2018 Plan Commission Meeting, a draft of which is attached as Exhibit C (PDF)
- Proposed Zoning Code Text Amendments, attached as Exhibit D (PDF)
- Flagpole Survey (PDF)
- Solar Panels Survey (PDF)
- Basketball Hoop Survey (PDF)
- Floor Area Definitions Survey (PDF)
- Animal Care Definitions Survey (PDF)

Ordinance 6601

Meeting of May 14, 2018

- Downtown Alliance Letter (PDF)
- Parking Lot Requirements for Carry-Out Survey (PDF)
- Example of a deck accessible from a second story (PDF)
- Examples of garages located in corner side yards (PDF)
- Accessory Structures in Required Yards Survey (PDF)
- Example of Grasscrete Driveway (PDF)
- Example of shared driveways (PDF)
- AC Units in Required Yards Survey (PDF)
- Email from architect regarding turrets (PDF)
- Turret Photos (PDF)

PLAN COMMISSION

-10-

JANUARY 11, 2018

Public Hearing – Zoning Text Amendments

On the agenda was a public hearing regarding Zoning Text Amendments.

PUBLIC HEARING – ZONING TEXT AMENDMENTS

CONTINUED PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED AMENDMENTS TO THE GLEN ELLYN ZONING CODE. AMENDMENTS INCLUDE CHANGES TO CHAPTERS 2, 4, 5, AND 8 OF THE GLEN ELLYN ZONING CODE THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE. THE PROPOSED AMENDMENTS ARE RELATED TO SUCH THINGS AS DEFINITIONS, SUPPLEMENTAL REGULATIONS, RESIDENTIAL AND COMMERCIAL USES, ACCESSORY STRUCTURE SETBACK REQUIREMENTS, AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to open and continue the public hearing regarding Zoning Text Amendments at 8:06 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Acting Chairperson Heming-Littwin stated anyone who were sworn in previously is still under oath.

Acting Chairperson Heming-Littwin stated they had discussed Group Homes at the last meeting about Permitted Use versus Special Use.

Commissioner Fanella stated she would like to wait to discuss the Group Home text amendment until all the Commissioners who were at the last meeting at present and so the Commissioners have the minutes from that meeting in front of them.

Commissioner Vondruska stated he read the updated Staff Memo on Group Homes. Commissioner Vondruska stated there are concerns about Group Homes and the Fair Housing Act and asked if the Village's attorney is comfortable with the update. Planning and Development Director Hulseberg she will get the attorney's comments for the next meeting.

Acting Chairperson Heming-Littwin suggested they start at the beginning of the Draft of Proposed Zoning Code Text Amendments and discuss these one by one.

1. Clarify that the regulations contained in the "Permitted Obstruction and Accessory Structures in Required Setbacks" table apply to all accessory structures and obstructions,

PLAN COMMISSION

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JANUARY 11, 2018

regardless if they are in a require yard, including that all commercial businesses are required to have enclosures for their bulk trash containers, regardless if it is in a required yard.

Village Planner Sterrett stated staff is proposing that the regulations contained in the Permitted Obstructions and Accessory Structures table be applicable to all obstructions and accessory structures regardless of whether they are located in a required yard or elsewhere on a lot, as has been standard practice for accessory structures located outside of a required yard.

There were no questions or comments from the Plan Commission or the public on this text amendment.

2. Clarify that an alteration does not include reconstruction. As currently written, this allows non-conformities to survive.

Village Planner Sterrett stated they are taking out the words “reconstruction” and “replacement.” Village Planner Sterrett stated a non-conforming building would remain non-conforming.

Bill Enright, who resides at 344 N. Main Street in Glen Ellyn, was sworn in. Mr. Enright asked what would happen if a structure was non-conforming in the first place and how this would fall in these parameters. Village Planner Sterrett stated there is nothing to prevent an owner from tearing down and building in the same non-conformance.

Commissioner Rodemann asked where the line is drawn with this as it seems a bit grey. Village Planner Sterrett stated the alteration definition is specific, and it is just the words “reconstruction” and “replacement” that will be removed.

Planning and Development Director Hulseberg stated there can be exceptions to this as well, but these word changes are not a huge change.

3. Clarify the maximum permitted heights of Flagpoles.

Village Planner Sterrett stated the height of a flagpole is only “per zoning district” with no indication of what height restriction of a particular zoning district a flagpole must follow so the height will not exceed the maximum height permitted for the principal structure on the lot in the subject zoning district.

Mr. Enright asked if this is equal to the height of the house. Village Planner Sterrett stated a flagpole cannot go above the height of the principal building on the lot.

PLAN COMMISSION

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JANUARY 11, 2018

4. Make "Group Homes" a permitted or special use in various residential districts.

Acting Chairperson Heming-Littwin stated they will skip this one.

5. Make second floor residential uses permitted, rather than special uses, in the downtown.

There were no questions or comments from the Plan Commission or the public on this text amendment.

6. Make a pay day loan service a special use, rather than a permitted use, in the C3 district and eliminate them completely from the C5A and C5B districts.

Village Planner Sterrett stated this is being amended so the Village can have more control over where these pay day loan services, such as currency exchanges, can be located.

Mr. Enright asked why the Village is regulating this as there should be state requirements on this. Village Planner Sterrett stated the Village is only regulating the land-use component on this. Mr. Enright stated he does not feel the Village should be regulating this.

Commissioner Howard stated is fine with the Village doing this as she does not want to see one on every block, and the Village wants businesses that will generate tax income.

7. Add pharmacy and drug store permitted uses to C3 district.

Village Planner Sterrett stated the building and zoning official is allowed to permit a land use to be considered either a permitted or special use when such a use had been deemed similar in nature and is compatible with the listed uses. Village Planner Sterrett stated this use is then similar to and compatible with, uses in the C3 District so staff recommends adding this use as a permitted use.

Commissioner Vondruska asked if a Special Use would still be needed if the pharmacy or drug store has a drive-through window. Village Planner Sterrett stated this would need a Special Use.

Commissioner Fanella asked if a medical marijuana dispensary is considered a pharmacy or drug store. Planning and Development Director Hulseberg stated it is neither, and the staff knows exactly where these could go in the Village. Village Planner Sterrett stated a medical marijuana dispensary has its own category in the Zoning Code.

PLAN COMMISSION

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JANUARY 11, 2018

8. Eliminate millinery and haberdashery uses from the C5A and C5B districts.

Village Planner Sterrett stated the terms millinery, hat store for women, and haberdashery, clothing store for men, are obsolete and no longer used so they are removing these use categories.

There were no questions or comments from the Plan Commission or the public on this text amendment.

9. Create regulations for solar panels.

Village Planner Sterrett stated they need more regulation and limitation on where solar panels go can be located. Village Planner Sterrett stated a three foot clearance should be maintained between the top of the solar energy system and the ridge height of the building.

Commissioner Fanella asked if they are complicating the ability of a resident to install solar panels with this wording. Acting Chairperson Heming-Littwin stated having no trees would be more important than where the solar panels are located.

10. Create a setback requirement for pervious paver driveways, similar to impervious driveways.

Village Planner Sterrett stated this amendment will close a loop hole of allowing “grasscrete paver” driveways to be located within the required impervious setback of a district.

Commissioner Rodemann asked if the Village is trying to eliminate the ability to put “grasscrete” up to the property line. Planning and Development Director Hulseberg stated this can look unkempt if not maintained right, and the Stormwater Engineer says that larger width lots have greater impervious surface setbacks. Planning and Development Director Hulseberg stated by decreasing the amount a surface may allow water to penetrate before it is considered impervious will consider “grasscrete pavers” impervious and require it to meet the setback. Planning and Development Director Hulseberg

Ray Whalen, who resides at 177 Sunset Avenue in Glen Ellyn and owns a local building company, was sworn in. Mr. Whalen stated he does not know anyone who has a complete paver driveway in the Village. Mr. Whalen asked if this amendment relates to the #13 zoning text amendment as well. Mr. Whalen stated a “grasscrete” driveway is going to create ruts on the sides of the driveways.

PLAN COMMISSION

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JANUARY 11, 2018

Planning and Development Director Hulseberg stated they should defer the discussion on this so the staff could do some more work. Planning and Development Director Hulseberg stated they many need to prohibit “grasscrete driveways” completely.

It was decided to defer the discussion on this text amendment.

11. Clarify that only emergency generators are allowed to project in to the required yards, not all mechanical equipment such as HVAC units and pool equipment.

Village Planner Sterrett stated all mechanical equipment had been grouped together on the Permitted Obstructions and Accessory Structures in Required Setbacks table, and it was decided to separate emergency generators from other mechanicals.

Planning and Development Director Hulseberg stated some residents were having difficulty replacing their Air Conditioning units in side yards, and the biggest concerns are the front yard and corner side yard.

Acting Chairperson Heming-Littwin stated it does not seem to make sense that a generator, which is louder than an air conditioning unit, would be allowed in a side yard, but an air conditioning unit would not be. Commissioner Fanella stated she feels there needs to be a bit more wiggle room for the air conditioning units.

Planning and Development Director Hulseberg there was a reason for this; however, they will defer this discussion and pull the original Staff Report on this topic.

Mr. Whalen stated there is a difference between required side yard and side yard, and you can put an air conditioning unit on the side of a house, just not in the required side yard setback.

Acting Chairperson Heming-Littwin asked about satellite dish placement to which Village Planner Sterrett stated the Village cannot regulate satellite dish locations.

It was decided to defer the discussion on this text amendment.

12. Allow accessibility ramps in the accessory structures chart in the same location stairs are allowed.

Village Planner Sterrett stated this would allow ramps to be put in a front or rear yard. Acting Chairperson Heming-Littwin asked if a ramp could be in a required side yard setback to which Village Planner Sterrett stated it could not.

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13. Allow primary shared driveways between 2 homes to not meet the required impervious surface setback.

Village Planner Sterrett stated this is for 2 homes that have driveways that go right to the property line, and it allows for 2 existing driveways to share the same apron/access into the street.

Acting Chairperson Heming-Littwin asked what would happen if 2 driveways are currently touching. Village Planner Sterrett stated a homeowner could go back and redo the driveway if they wanted to.

There was a discussion on this. Planning and Development Director Hulseberg stated they could go back and add language to say that if the Village Engineer says the driveways are ok; however, this should be a very rare occurrence.

It was decided to defer the discussion on this text amendment.

14. Remove the setback limitation for Basketball Poles and Non-mechanical Laundry Drying Equipment (clothesline).

Village Planner Sterrett stated this amendment came from a variation request that came before the Village Board about a year ago. Village Planner Sterrett stated staff is proposing to allow basketball poles and clotheslines in all required yards without limitations.

Acting Chairperson Heming-Littwin stated they should not have to do a text amendment due to one issue.

Village Planner Sterrett stated the staff did do a survey of the surrounding communities to see which communities regulate this and which do not. Village Planner Sterrett stated Oak Brook, Warrenville, Woodridge, Lisle and Geneva are among the communities that do have regulations on this, and Hinsdale, Batavia, Naperville, Lombard, Elmhurst and Carol Stream do not have regulations on this.

Acting Chairperson Heming-Littwin asked for a consensus, and all Commissioners were fine with this.

15. Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures.

Commissioner Howard asked what an accessory structure was to which Village Planner Sterrett stated this would be a shed or gazebo.

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Planning and Development Director Hulseberg stated this is more of a characteristic of the streetscape issue, and there should be an open view with no obstructions. Planning and Development Director Hulseberg stated there should be uniformity on this in the neighborhood as well; however, these structures have been allowed in the past on corner lots.

Commissioner Howard stated the requirements for accessory structures on corner lots may be more difficult and suggested they may need to look at requirement for building on corner lots.

Acting Chairperson Heming-Littwin stated they need to look at the code for all corner residential lots, but not make this over-riding for all properties.

Planning and Development Director Hulseberg stated this is only for corner side yard setbacks. Planning and Development Director Hulseberg stated the staff will give the addresses of homes in question to the Plan Commissioners to drive by and look at.

Mr. Whalen put a picture up from the Zoning Code and stated this does change the use of the rear yard. Village Planner Sterrett showed some pictures of how an obstruction might look.

It was decided to defer discussion on this text amendment.

16. Add Corner Side Lot Line to the list of definitions of Lot Lines.

Village Planner Sterrett stated they have current definition for a Corner Side Lot Line.

Planning and Development Director Hulseberg stated they should defer this discussion as this language relates to #15.

It was decided to defer discussion on this text amendment.

17. Create definition of Gross Floor Area and Net Floor Area.

Village Planner Sterrett stated this is just creating definitions for Gross Floor Area and Net Floor Area.

There were no questions or comments from the Plan Commission or the public on this text amendment.

18. Define what a turret is and consider a turret as a special architectural feature and place limits on their area, height and setback. The current height regulations effectively prohibit them.

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Village Planner Sterrett stated this amendment will allow turrets to be architectural features of a building, and turrets can be no more than five feet higher than the constructed ridge of the house.

Commissioner Vondruska asked for a definition of a turret to which Village Planner Sterrett stated the definition is already included in the code.

Mr. Whalen stated there is concern from the builder's side about this. Commissioner Howard asked if it was ok to get the language in now and then adjust the language later if needed.

It was decided to defer discussion on this text amendment.

19. Create definitions for pet grooming, pet training, pet store and veterinarian which are mostly currently lumped together as kennels.

Village Planner Sterrett stated they have no terms defined for animal day cares, animal grooming or animal training facilities. Village Planner Sterrett stated staff feels animal grooming is appropriate as a permitted use in not only the C3 but also the C2 and C5B district.

Acting Chairperson Heming-Littwin asked if Woofbeach is an animal day care too as she does see dogs there all day long sometimes. Planning and Development Director Hulseberg stated they will look at this again.

20. Require a Special Use Permit for beauty and barber shops and nail salons on the first floor in the C5A District.

Village Planner Sterrett stated they are adding definitions for beauty shops, barber shops and nail salons. Village Planner Sterrett stated the Village did receive a letter of concern from the Downtown Alliance as they wanted to ensure these types of places were defined.

There were no questions or comments from the Plan Commission or the public on this text amendment.

21. Eliminate the requirement for spacing of light poles.

Village Planner Sterrett stated requiring light poles to be spaced apart from one another decreases the effectiveness of the lighting.

There were no questions or comments from the Plan Commission or the public on this text amendment.

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22. Add a requirement for trash cans for outdoor seating on private property.

Commissioner Fanella asked if this is for all outdoor seating for restaurants to which Village Planner Sterrett stated it is. Commissioner Fanella asked about Blackberry Market. Village Planner Sterrett stated Blackberry Market's outdoor seating is in the public right-of-way, and they do have an agreement with the Village to have a trash can.

23. Reduce the parking requirement for carry-out restaurants which is currently excessive.

Village Planner Sterrett stated the Village had an extremely restrictive code on this so they changed it to say 1 space for each 100 square feet of gross floor area, instead of 40 square feet.

There were no questions or comments from the Plan Commission or the public on this text amendment.

24. Establish a minimum interior side yard setback in the R1 and R0 Residential Districts.

Village Planner Sterrett stated this has to do with flag lots which have narrow lot width by definition.

There were no questions or comments from the Plan Commission or the public on this text amendment.

25. Allow legal, non-conforming decks to be reconstructed.

Village Planner Sterrett stated this has to do with decks that are accessed from the second story of a home. Village Planner Sterrett stated only decks that are within a required rear yard have height limitations which is currently three feet so the staff is proposing to increase this to 6 feet. Village Planner Sterrett stated anything over six feet in height in buildable area would then count toward Lot Coverage Ratio (LCR). There was a discussion over six feet versus seven feet.

Mr. Whalen stated he is concerned about a possible walk-out basement with a lot that slopes as it would not be good then to count this in the LCR. Mr. Whalen stated he is concerned with visibility, and decks do help to break up the bulk view of a home.

Planning and Development Director Hulseberg stated they will eliminate that these will contribute to LCR.

26. Remove reference to the Architectural Review Commission from the Zoning Code.

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Village Planner Sterrett stated now the Architectural Review Commission (ARC) is now dissolved, all references to the ARC do need to be deleted from the Zoning Code.

There were no questions or comments from the Plan Commission or the public on this text amendment.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to recommend approval of the following zoning text amendments as discussed:

#1; 2; 3; 5; 6; 7; 8; 9; 12; 14; 17; 19; 20; 21; 22; 23; 24; 26 and #25 with the stricken language, "but shall be included in the lot coverage ratio of the lot when constructed over 6' in height."

The motion carried unanimously with seven (7) yes votes and zero no votes as follows: Plan Commissioners Fanella, Vondruska, Hartweg, Howard, Rodemann, Saeed and Acting Chairperson Heming-Littwin voted "yes."

Commissioner Fanella moved, seconded by Commissioner Hartweg, to continue the public hearing for the remaining Zoning Text Amendments to be reviewed to the next regularly scheduled Plan Commission meeting. The motion carried unanimously by voice vote.

Trustee's Report

None

Chairperson's Report

Acting Chairperson Heming-Littwin stated she would be the acting chairperson again at the January 25, 2018 meeting as Chairperson Loch will be out of town.

Staff Report

Village Planner Sterrett stated there are two items to be considered at upcoming Plan Commission Meetings: 765 Harding Avenue and 240 Hawthorne Boulevard.

Other Business

Karen Gorz, who resides at 570 Crescent Avenue in Glen Ellyn, stated she is a member of the League of Women Voters, and she is observing Village meetings. Ms. Gorz stated she would appreciate it if the Plan Commission's packet was on the Village's website.

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Commissioners were supportive of the proposed project and agreed with Plan Commissioner Heming-Littwin's comments.

CONTINUED PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS

CONTINUED PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN ZONING CODE.

AMENDMENTS INCLUDE CHANGES TO CHAPTERS 2, 4, 5 AND 8 OF THE GLEN ELLYN ZONING CODE THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE. THE PROPOSED TEXT AMENDMENTS ARE RELATED TO SUCH THINGS AS DEFINITIONS, SUPPLEMENTAL REGULATIONS, RESIDENTIAL AND COMMERCIAL USES, ACCESSORY STRUCTURE SETBACK REQUIREMENTS AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

(Village Planner John Sterrett)

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

Staff Introduction

Village Director of Planning and Development Staci Hulseberg, Village Attorney Greg Mathews and Village Planner John Sterrett were present to speak on behalf of the subject requests. Mr. Sterrett stated that seven (7) text amendments had been deferred from previous Plan Commission meetings and will be discussed at this meeting.

4. Amend the Definitions of "Family" and "Group Homes" and make "Group Homes" a permitted or special use in various residential districts.Introduction

Mr. Sterrett stated that the discussion on group homes had been tabled until this meeting in order to receive input from the Village attorney. Mr. Sterrett also stated that staff has provided information to the Plan Commission regarding how other communities similar to Glen Ellyn determine and regulate group homes. Mr. Sterrett stated that staff is proposing to change the proposed language for the definition of group home by taking the definition of family and specifically excluding a group home and a sheltered care facility stating that it is not subject to the definition of family because a group home would be in conflict to the way that a family is currently defined. Mr. Sterrett stated that the definition of group home has also been modified. He stated that staff previously said a group home was a residential building housing no more than eight (8) adults, however, that has since been changed to four (4) adults based on staff's findings from looking at other communities. He also stated staff has also tried to define what a group home is not, including a nursing home, a hospital, an adult day care center, child

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day care center or a dwelling unit or living quarters to serve an alternative to incarceration. He stated that a reference is included about a group home having state certification. He also stated that staff is proposing to have a group home be a special use in the R2 and R2B District with four (4) or less residents instead of eight (8) or less residents as previously proposed. He added that in the R3 and R4 Districts, a permitted use would be four (4) or less residents and a Special Use in those two districts would be four (4) or more residents with the R5 District being the same.

Questions/Comments from the Plan Commission

Plan Commissioner Heming-Littwin said that staff stated group homes are for adults, however, it states “for people” per staff which she feels could be any age. She felt that it would be more appropriate if “people” was changed to “adults.”

Plan Commissioner Heming-Littwin also asked if people with criminal offenses who are transitioning back into society would be candidates to live in group homes and Mr. Sterrett responded no. Plan Commissioner Heming-Littwin also asked for a definition of who would be covered under fair housing from a disability standpoint. Village Attorney Mathews stated that regarding the rehabilitation of criminally convicted individuals, neither the FHA nor the ADA would apply to allow those persons to be considered disabled for purposes of this type of housing. Attorney Mathews responded to Plan Commissioner Heming-Littwin that the list of disabilities, including addiction, is wide-ranging and protected under the ADA and fair housing. He also stated that the people in group homes are not supposed to be specific to adults.

Plan Commissioner Loftus had concerns with wording in general. He stated that in his profession he must follow the Illinois Disability Code and that according to the definitions of the Illinois Accessibility Code, a group home is considered transient lodging and asked if transient lodging is allowed in residential areas. He then read the definition of a group home from the ADA handbook. Attorney Mathews then responded to Plan Commissioner Loftus and stated that transient lodging as viewed in the Village relates to bed and breakfasts and hotels/motels as opposed to extended stay lodging. Director Hulseberg stated that definition may include group homes. Attorney Mathews agreed with Plan Commissioner Loftus that meeting the accessibility codes would be required for transient housing in the Village. Plan Commissioner Vondruska expressed a concern regarding the populations that may end up in the group homes. Attorney Mathews stated staff is working to develop a process that does not currently exist whereby an owner of a group home could work with the Village to determine whether or not a use is appropriate for the residential district it is in. Plan Commissioner Heming-Littwin stated that the R1 zoning is not included in the zoning districts that would allow group homes, and Director Hulseberg responded that is because R2 and R2B include the vast majority of residential districts in the Village. Plan Commissioner Fanella stated that all residential districts should also have the R1 residential district. Attorney Mathews stated that group homes should be considered for all residential districts. Director Hulseberg responded to Chairperson Loch

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that there could not be more than four (4) disabled adults total in a group home. Attorney Mathews responded to Plan Commissioner Heming-Littwin that the Village can require a group home to have a special use permit and other necessary documentation. Attorney Mathews stated that he will look into ADA requirements in response to Plan Commissioner Loftus. In response to Plan Commissioner Fanella, Attorney Mathews advised not discriminating among types of disabilities. He also stated that what cannot be said is that the residence does not fit within the character of the neighborhood because the residents are disabled. Chairperson Loch responded to Plan Commissioner Fanella that licensing is regulated by the state and building codes are regulated by the Village.

Persons in Favor of or in Opposition to the Request

Michael Spain, 367 Lorraine, Glen Ellyn, IL appreciated that the Village has started a process regarding group homes. He stated there are currently no requirements for group homes. He also stated the house at 373 Lorraine is not ADA compliant in any sense and was supposedly an all female establishment although there was a male living there at one time. He stated that calls have been made from the group home to the police department. Mr. Spain suggested that parking is atrocious and workers are allowed to park without a problem. He stated that cars cannot be parked where there are fire hydrants and he wondered why this has not been addressed. Mr. Spain also stated there appears to be potential abuse and the situation is devastating.

Paula Frederickson, 327 Phillips Avenue, Glen Ellyn, IL said that it has been stated that a process is not in place, however, she stated she remembered that special use permits were only allowed in R3 and R4 zoning districts and were not allowed in R2 and wondered why.

This item was tabled at this time and will come before the Plan Commission at the next meeting.

10. Original Text Amendment: Create a setback requirement for pervious paver driveways similar to impervious driveways.

Revised Text Amendment: Limit the previous surface setback requirement to five (5) feet from the property line on lots greater than 100 feet wide.

Introduction

Mr. Sterrett stated that staff was originally going to define what an impervious surface is so that it included some pervious surfaces such as Grasscrete. He stated that was to address a problem when new homes are built and driveways are constructed on predominantly large lots with large widths and that the path that is leading from the street to the garage—if it is a detached side load garage—will not be able to meet the impervious surface setback. He stated

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that to be sure they meet the impervious surface setback and also have some space beyond that setback to drive a car on, they put Grasscrete down. He stated that strip of Grasscrete is unsightly and does not look good for the character of the neighborhood. He added that they had originally proposed to change the definition for impervious. Mr. Sterrett stated there were concerns regarding whether or not this would have negative impacts on other areas in the Village on smaller lots or where a small strip of Grasscrete would be installed where vehicles are driving to a detached garage in the back of a lot, and staff did not want to do anything that would impact them. He stated that instead of changing the definition to impervious surface, staff instead looked at what the problem is with larger lots which is that they have to meet this very large impervious surface setback compared to other lots and create an exemption that states that residential driveways on lots over 100 feet in width do not have to be further than five feet from the property line and this problem will be avoided. He stated staff is eliminating the definition of impervious surface.

Questions/Comments from the Plan Commission

Mr. Sterrett confirmed for Plan Commissioner Loftus that the above information regarding impervious surface setbacks only pertains to residential driveways.

11. Clarify that only emergency generators are allowed to project into the required yards, not all mechanical equipment such as HVAC units and pool equipment.

Introduction

Mr. Sterrett stated that research was done regarding how mechanical units get included in being able to be placed in a required corner side or side yard setback. He stated that up until the early part of 2014, mechanical units, including air conditioners, were never allowed in a required front or side yard setback. He stated they are still allowed on the side of a house but are not permitted in a required side yard setback, adding that took place by staff where the intention was to allow only emergency generators to be located in a corner side yard setback or required side yard setback. In December of 2013, the Plan Commission had no discussion at all regarding changing the allowances for mechanical units or air conditioners in required corner side or side yard setbacks—only emergency generators. Mr. Sterrett stated that what the Village Board ultimately approved included an allowance for mechanical units to be in a corner side yard or side yard setback. He added there had been no discussion regarding this topic to change it back to what it was four years ago and had been up until that point.

Questions/Comments from the Plan Commission

Plan Commissioner Loftus asked about noise levels in existence. Mr. Sterrett stated there are noise restrictions from commercial to residential, however, there are no noise restrictions from residential to residential.

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13. Exempt primary shared driveways between two homes from the impervious surface setback requirement.Introduction

Mr. Sterrett stated an exemption was brought forward for two residential units that share a driveway where the driveway is also going down the property line and allowing a driveway to be re-built in the same location and not have to meet the impervious surface setback. He stated that this is not being changed at this time because the Grasscrete issue could have an impact on this proposed change. He stated that with the changes to the residential driveways and not changing the definition of impervious surface, staff does not believe any issues will be created as a result of the previous text amendment.

15. Original Text Amendment: Require all accessory structures and detached garages to meet the minimum required corner side setback for principal structures.

Revised Text Amendment: Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures when located on a reversed corner lot. Require all accessory structures and detached garages to be at least twenty (20) feet from the corner side yard lot line when located on a corner lot.

Mr. Sterrett stated that currently per code a detached garage must be at least 18 feet from a corner side lot line. He stated that staff originally proposed that a detached garage on a corner lot would have to meet the same setbacks as a principal structure, therefore, it could not be located within that corner side yard setback. He stated that the Plan Commission recognized there are differences between detached garages that are on corner lots and detached garages that are on reverse corner lots which is where a corner side lot line is basically a continuation of the adjacent front lot line. He added that in those situations, a detached garage can be much further out than the adjacent principal structure. He stated that there is not the same concern on corner lots because the adjacent lot is not being impacted by the detached garage that might be closer. Mr. Sterrett stated staff provided a compromise that if one is on a reverse corner lot, one could not have a detached garage encroaching into the corner side yard setback, however, if one is on a regular corner lot, one could encroach into the corner side yard setback but it would have to be located at least 20 feet from the corner side lot line which is increased from 18 feet so that a car can be parked in a driveway and not overhang.

Questions/Comments from the Plan Commission

Plan Commissioner Heming-Littwin felt that this recommendation is too restrictive. Director Hulseberg stated that it is the shape of the lot and not the address that determines the location of the garage and added that three nearby communities have this in their code. Chairperson Loch was in favor of bringing garages back to the building line where the houses are because a

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brand new garage in front of someone's home is intrusive. Director Hulseberg responded to Plan Commissioner Fanella that a garage is being recommended to be 20 feet from the lot line on a 50-foot lot.

16. Corner Side Yard. Add Corner Side Lot Line to the list of definitions of Lot Line. Modify the text and illustration that defines a required Corner Side Yard. Modify term used to define Reversed Corner Lot.

Introduction

Mr. Sterrett stated there is no definition for corner side lot line, however, there are definitions for front, rear and side. Staff is proposing to modify the definition for front lot line which would be that the front lot line is the front street line and the corner side lot line shall be the street line that is not the front line. Mr. Sterrett stated that staff is proposing to change the definition of a required corner side yard which is currently defined as going from the front of the house to the back of the house and in the front of the house will be the front yard setback, however, there is an area behind the house in the rear yard where there is no setback. He stated staff is proposing to extend the corner side yard from the front line of the building to the rear property line.

Director Hulseberg stated that staff is proposing to make a portion of the rear yard the required corner side yard. She added that one is allowed to cover only 30 percent of the required rear yard. She also stated that on a 50-foot wide lot, one can currently have a 600-square foot detached garage. She also stated that on smaller width lots, an accommodation will need to be made to cover more of the rear yard.

Questions/Comments from the Plan Commission

Mr. Sterrett responded to Plan Commissioner Heming-Littwin that the front yard is the shortest dimension of a lot.

18. Create a definition and regulations for turrets as a special architectural feature placing limitations on the area, height and setbacks. Current height regulations in the Code effectively prohibit turrets.

Introduction

Mr. Sterrett stated that what is currently being proposed regarding turrets is no different than what was proposed last time, however, staff could review what surrounding communities currently do if the Plan Commission wishes them to do so.

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Questions/Comments from the Plan Commission

Plan Commissioner Fanella asked if a Victorian home in Glen Ellyn could currently be replicated with a turret per the existing code. She added that she would like to continue preserving the character of the Village. Chairperson Loch responded to Plan Commissioner Fanella that currently a home could not be re-built with a turret that does not meet code. Director Hulseberg stated staff feels it is a good idea to allow turrets. Director Hulseberg responded to ZBA Member Heming-Littwin that one could request a variation for a large turret at the Zoning Board of Appeals.

Persons in Favor of or in Opposition to this Request

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

This item was tabled at this time and will come before the Plan Commission at the next meeting.

Motion 1

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Loftus, to recommend approval of the presented text amendments as is for Text Amendment 10 regarding impervious surface setbacks, 11 regarding a/c units, 13 regarding shared driveways and 16 for the corner side yard definition.

The motion carried unanimously with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Loftus, Fanella, Hartweg, Saeed, Vondruska and Chairperson Loch voted yes.

Motion 2

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Saeed, to recommend requiring all accessory structures and detached garages to meet the minimum required setback when located on a reverse corner lot and require all accessory structures and detached garages to be at least 20 feet from the corner side lot line when located on a corner lot.

The motion carried with four (4) yes votes and three (3) no votes as follows: Plan Commissioners Hartweg, Saeed, Loftus and Chairperson Loch voted yes; Plan Commissioners Fanella, Heming-Littwin and Vondruska voted no.

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Motion 3

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to continue the public hearing regarding turret and group home text amendments.

The motion carried unanimously by voice vote.

Trustee Report

Trustee Liaison Bill Enright stated that the Village Board has recently been working on several items, including the Taylor Street underpass, the streets and sidewalks in the Central Business District, parking garages in the downtown, wayfinder signs, parking and funding. He stated that part of the reason for the budget shortfall is because the Village did not get an income tax rebate from the state. Trustee Liaison Enright also asked for feedback regarding having a parking garage behind the Civic Center which would be approximately \$60,000-\$70,000 per parking space or a parking garage near the Main Street parking lot which would be much cheaper at approximately \$30,000 per parking space.

Chairperson Report

No Chairperson Report was given.

Staff Report

Mr. Sterrett stated that the 2018 zoning map update will be on the next Plan Commission agenda.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to adjourn the meeting at 9:20 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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these children to live in this community where they grew up in a way that the parents know that when they pass away, their children can continue to live in this environment. He added that he does not want the wrong type of people living in these homes but would like to figure out a way to have people who need this type of housing living there because they already have a very expensive way of life. He added that when their parents are gone, they may only be able to survive with funding from the state in an appropriate environment and that is what he is looking for.

Plan Commissioner Heming-Littwin responded to Trustee Kenwood by stating that part of what the Village needs to do is balance between the residents here and people in group homes. She stated that she does not think we do not want people in a group home here but wants to be sure if they are here that they are in a safe environment in a licensed home. She stated that the only way to ensure that they are being licensed and properly managed is to have a license from the state and the only way to do that is to have a special use and have whoever is in charge of the home present information to the Village. Plan Commissioner Heming-Littwin added that this would allow for more control of the home.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that the Plan Commission recommend approval of a new definition for a group home being for four (4) residents or less and as otherwise stated in the draft with it being part of a special use in R3, R4, R5, C2 and C4 districts and not permitted in RE, R0, R1, R2, R2B, C3, C5A and C5B districts.

The motion carried unanimously with eight (8) yes votes as follows: Plan Commissioners Heming-Littwin, Fanella, Hartweg, Loftus, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

18. Create a definition for a turret and allow it as a special architectural feature. Current height regulation in the Code effectively prohibits turrets.

Introduction

Associate Planner Kelly Purvis stated that per direction of the Plan Commission at the February 22, 2018 meeting, staff reviewed two different homes with turrets in the Village for which she was able to locate building plans. She stated that the Village is not trying to prohibit people from designing homes in this manner and to find out if these turrets can be replicated based on the code amendment that staff is asking to be approved.

Ms. Purvis stated that the first home being discussed is 564 N. Main Street and she believes the turret was a modification of the home as there is a 1-foot difference between the ridge height and the peak of the turret on this 37-foot tall house. She added that this turret could

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be re-constructed based on staff's proposal. Ms. Purvis stated that 602 Prairie is closely in line with the ridge height of the house so based on what staff is providing, the turret would be able to be reconstructed on this 40-foot tall house.

Ms. Purvis stated that staff has investigated how other communities with historic homes such as Hinsdale, Riverside, Elmhurst, Naperville and Oak Park are regulating turrets. She stated that Hinsdale, Naperville and Oak Park exempt turrets from the height provisions of the zoning code and have no regulations for maximum size or height. She stated that Elmhurst allows turrets with no specific provisions, Naperville allows ornamental towers to be erected to their customary height regardless of height limitations or the zoning district in which they are located and Riverside would require a special use for a turret. She added that for the most part there is not much restriction in other communities where turrets are allowed. She displayed and described photos of four properties with turrets. Ms. Purvis stated that the Village code currently allows one architectural feature and staff is requesting more than one architectural feature to be allowed. Ms. Purvis stated that the three (3) options would be to allow turrets without height restrictions, to allow turrets not to exceed 10 feet above the ridge height and to not allow turrets to exceed five (5) feet above the established maximum height for the zoning district.

Persons in Favor or or in Opposition to the Request

Jamie Simoneit, Architect, 504 Hillside Avenue, Glen Ellyn, IL was not pleased with the limits that will be placed on turrets and stated he appreciated communities that do not put limits on design. Mr. Simoneit stated the easy way to do it is to set the bottom of the turret on maximum eave height—then let the architect do what he likes from there on up. He added that finials and spires should not be restricted, adding that they are generally 3 feet in height. He added that a 7-foot turret will look terrible. He asked for a height of 12 feet with allowance for a 3-foot decorative item on top.

Staff clarified that a turret can be 10 feet above the ridge height.

Comments from the Plan Commission

Plan Commissioner Heming-Littwin stated she preferred the 10-foot turret as a turret should be the focal point of a house—not blended in. She added that a 5-foot difference is not very much. She also stated she is shocked that some communities do not have a height restriction on turrets. Plan Commissioner Fanella was supportive of option one which was to allow turrets without height restrictions, however, would support a 10-foot turret. Plan Commissioner Rodemann stated there should be a difference between a tower and a turret as a turret relates to the overall scale of a house and the highest ridge of a house. He felt that 10 feet is a reasonable dimension for a turret. There was some discussion regarding allowing a weather vane on top of the 10-foot turret. Plan Commissioner Loftus was supportive of no height

Plan Commission

-7-

March 8, 2018

restrictions for turrets. Plan Commissioner Saeed was supportive of a 10-foot turret. Plan Commissioner Vondruska stated he was in favor of a 10-foot turret with a weather vane.

24. On all corner lots, include the portion of a corner side yard adjacent to a rear yard as though it were part of the rear yard when determining the total allowable square footage of accessory structures and when determining how much of a required rear yard may be impervious surface.

Introduction

Associate Planner Kelly Purvis stated that at the last meeting, the Plan Commission voted to amend the zoning code text amendment that would essentially change how the Village defines the required rear yard on a corner lot. She stated that the zoning code was amended at the last meeting, however, No. 24 above would now be the new definition for the required corner side yard. Ms. Purvis stated that impervious surface is based upon the required rear yard and will allow up to 50 percent of a required rear yard to be covered in impervious surface. Thirty percent (30%) of a required rear yard will also be allowed to be covered in accessory structures. She stated that a corner lot would now be at a disadvantage in terms of what would be allowed in a required rear yard in terms of impervious surface and/or accessory structures.

Ms. Purvis stated that staff now proposes in instances where those two codes—accessory structure percentage and impervious surface percentage—are being applied and indicated the area on a map that would remain a required rear yard. She added that the new text amendment would be “the required rear yard on a corner lot as the area bounded by the side lot line, the rear lot line, the corner side lot line and the rear setback line” for the purposes of calculating the impervious surface and accessory structure coverage percentages.

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

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Hartweg, to recommend approval of the text amendments regarding 10-foot turrets (18) and the corner side yard definition (27) as proposed.

The motion carried unanimously with eight (8) yes votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Fanella, Loftus, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

EXHIBIT "D"

ZONING CODE TEXT AMENDMENTS

May 14, 2018

Bold = New Text; ~~Strikethrough~~ = Deleted TextChapter 2
DEFINITIONS

1. Amend Section 10-2-2 (Terms defined) to read as follows:

ALTERATION: Any change to the exterior surfaces of a building or part thereof, including, but not limited to, renovation, rehabilitation, ~~reconstruction~~, restoration, ~~replacement~~, or rearrangement of structural parts or elements or any change that affects the plan configuration of walls, spaces, or bulk of a building (class I: up to 50 percent; class II: 50 percent to less than 75 percent; class III: 75 percent or greater).

ANIMAL DAYCARE: Any premises where four (4) or more domestic animals, over four (4) months of age, at any one time, are accepted for care, exercise, or socialization. Animal Daycare does not include overnight boarding.

ANIMAL GROOMING: Any place or establishment, public or private, where animals are bathed, clipped, or combed and a fee is charged for such service. Animal Grooming does not include overnight boarding.

ANIMAL TRAINING: An establishment where animals are brought and trained for the purposes of obedience, assistance, tricks or tasks. Animal Training does not include overnight boarding.

BEAUTY/BARBER SHOP: An establishment where people go to receive beauty treatments. These treatments primarily include one or more of the following: 1) cutting, trimming, shampooing, weaving, coloring, waving, or styling hair; 2) providing facials; and 3) applying makeup (except permanent makeup). Spa services may be provided as additional and secondary services.

FLOOR AREA, ~~NET OF A NONRESIDENTIAL BUILDING~~ (To Be Used In Calculating Parking Requirements): The **gross** floor area of a **building for a** ~~the~~ specified use excluding **floor space devoted to stairwells at each floor** ~~stairs~~, washrooms **intended for general public use**, elevator shafts **at each floor, public foyers and atria intended for general public use**, and **floor space and shafts used for mechanical, electric, and plumbing equipment** ~~maintenance shafts and rooms~~.

FLOOR AREA, ~~GROSS OF A RESIDENTIAL BUILDING~~: The sum of the gross horizontal area of the several floors of a ~~residential~~ building, excluding area covered by roofed terraces and

roofed porches and excluding attics, basements and walk out basements. All dimensions shall be measured from exterior faces of walls.

KENNEL OR CATTERY: Any business, premise, or portion thereof, in which more than four (4) dogs or cats or similar household companion animals over four (4) months of age are boarded overnight for compensation, bred, or kept for sale including boarding kennels, animal shelters, care services, pet resorts/hotels, animal rescue, and pet adoption centers. ~~Any lot or premises on which four or more domesticated animals more than four months of age are housed, groomed, bred, boarded, trained, sold or which offers provisions for minor medical treatment.~~

LOT LINES: The dividing lines between a public way and an abutting lot, piece or parcel or the projected dividing lines between lots, pieces and parcels without regard to any recorded plat.

The front lot line is the front street line. **The corner side lot line shall be the street line that is not the front lot line.**

The rear lot line is the lot line most nearly parallel to the front lot line.

Other lines are side lot lines.

NAIL SALON: An establishment providing nail care services, such as manicures, pedicures, and nail extensions.

SOLAR ENERGY SYSTEM. A system intended to convert solar energy into thermal, mechanical, or electrical energy.

SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED. A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED. A solar energy system that is mounted on the ground and not attached to any other structure other than structural supports.

SOLAR ENERGY SYSTEM, STRUCTURE-MOUNTED. A solar energy system that is mounted on the façade or roof of either a principal or accessory structure flush with a finished building surface, at no more than 6 inches in height above that surface.

SOLAR PANEL. A group of photovoltaic cells assembled on a panel.

TURRET: A pyramidal or conical tower-like structure that projects vertically from the edge of a building.

YARD, CORNER SIDE: The open space between the closest point of the principal building and the **corner side lot line** ~~side line of the lot which abuts a street~~ and extending from the front line of the building to the rear **lot line** ~~of the building~~.

Chapter 4 DISTRICT REGULATIONS

2. Amend Section 10-4-5(E)2 (RE Residential Estate District – Maximum Height – Architectural Features) to read as follows:
 2. Architectural Features: The maximum height shall not apply to architectural features such as spires, weather vanes, **turrets**, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet, **or ten feet in the case of a turret**, above the ~~higher of the constructed or designed~~ highest **permitted ridge height or eave height for a lot on a principal structure**, and not more than one architectural feature shall be permitted above the permitted height on a building, **excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.**
3. Amend Section 10-4-6(D)3 (R0 Residential District – Minimum yard and lot requirements) to read as follows:
 3. Interior Side Yard: Minimum interior side yard setback: **Each side yard shall be 15 feet or 15 percent of the width of lot width, whichever is greater.**
4. Amend Section 10-4-7(D)3 (R1 Residential District – Minimum yard and lot requirements) to read as follows:
 3. Interior Side Yard: Minimum interior side yard setback: **Each side yard shall be 9 feet or 10 percent of the lot width, whichever is greater.**
5. Amend Section 10-4-8(F)3 (R2 Residential District – Maximum Height – Architectural Features) to read as follows:
 3. Architectural Features: The maximum height shall not apply to architectural features such as spires, weather vanes, **turrets**, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet, **or ten feet in the case of a turret**, above the ~~higher of the constructed or designed~~ highest **permitted ridge height or eave height for a lot on a principal structure**, and not more than one architectural feature shall be permitted above the permitted height on a building, **excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.**

6. Amend Section 10-4-14(A) (C2 Community Commercial District – Permitted uses) to insert the following permitted uses as noted, in alphabetical order, and renumber the Section accordingly:

Animal Daycare.

Animal Grooming.

Animal Training.

Nail Salon.

7. Amend Section 10-4-15(A) (C3 Service Commercial District – Permitted uses) to amend and insert the following permitted uses in alphabetical order and renumber the Section accordingly:

Bank, loan office, ~~and currency exchange~~ and financial institution **but not including payday lending service, check cashing service, or currency exchange.**

Animal Daycare.

Animal Grooming.

Animal Training.

Drugstore and pharmacy, retail.

Nail Salon.

8. Amend Section 10-4-15(B) (C3 Service Commercial District – Special uses) to insert the following special use as noted, in alphabetical order, and renumber the Section accordingly:

Payday lending service, check cashing service, and currency exchange.

9. Amend Section 10-4-15(G)14 (C3 Service Commercial District – Parking and loading requirements – Restaurant [drive-in and/or carryout]) as follows:

Restaurant (drive-in and/or carryout **where the restaurant has no inside seating**): One space for each **100** ~~40~~ square feet of gross floor area.

10. Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted uses) to add and delete the following uses as noted, in alphabetical order, and renumber as necessary:

~~Beauty and barber shop.~~

~~Currency exchange.~~

~~Millinery and haberdashery.~~

Dwelling units: above the ground floor, but only where commercial uses are located on the ground floor.

11. Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special uses) to add and delete the following uses as noted, in alphabetical order, and renumber as necessary:

~~Dwelling units: above the ground floor, but only where commercial uses are located on the ground floor.~~

Beauty and barber shop.

Nail Salon.

12. Amend Section 10-4-17-2(A) (C5B Central Service Subdistrict – Permitted uses within existing buildings) to add and delete the following uses as noted, in alphabetical order, and renumber as necessary:

~~Currency Exchange.~~

~~Millinery and haberdashery.~~

Animal Grooming.

Animal Training.

Nail Salon.

Chapter 5 SUPPLEMENTARY REGULATIONS

13. Amend Section 10-5-4(A)2 (Accessory structures and uses – Accessory structure (or building) – Area) as follows:

2. Area:

- (a) The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less. **For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 15 in Section 10-11-2.**

14. Amend Section 10-5-4(A)4 (Accessory structures and uses – Accessory Structure (or building) – Setbacks) to read as follows:

- (a) Location to front property line: Accessory structures shall be located no closer to the front property line than the principal structure on the lot. **On reversed corner lots, accessory structures shall observe the same setbacks as the principal structure on the zoning lot. Accessory structures located on corner lots shall be located no less than twenty feet from the corner side lot line and no less than 18 feet from a corner side property line,** except in the residential estate district where all accessory structures shall be located no closer to the front or corner side yard property line than the principal structure on the lot.
- (b) Structures less than ten feet from principal structure: Accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal structure on the zoning lot.
- (c) Structures greater than ten feet from principal structure: Accessory structures greater than ten feet from the principal structure shall maintain a distance equal to five percent of the lot width (and no less than three feet) from the side and rear property lines, and no less than ~~18~~**twenty** feet from a corner side property line.

15. Amend Section 10-5-5(B) (Yards – Permitted obstructions in required yard setbacks) to read as follows:

- 4. The following table outlines detached obstructions that are permitted in required setbacks. **The Regulations column applies to all accessory structures, regardless of whether they are located in a required yard.** Roofed over structures shall be located a distance equal to five percent of the lot width and no less than three feet from the rear and side property lines and ~~18~~**twenty** feet from the corner side property line or as further restricted or allowed in **this section and table 10-5-5(B)4 of this section.**

16. Amend Table 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to add and delete information as shown and renumber as necessary:

Obstruction	Front (Corner)	Side	Rear	Regulations
5. Basketball pole	X		X	Limitations: Must be a distance equal to 10% of the lot width away from any property line
98. Deck			X	(a) Limitations: Must be open and uncovered (b) Height: Not over 7 feet 3' above the average level of the adjoining ground when located in the required rear yard setback. Decks constructed outside of a required rear yard shall not be limited in height.

				(c) Location: No closer to a rear property line than 10% of the lot width (d) Allowances: A non-conforming deck located in the required rear yard may be replaced and rebuilt to the same height as the existing non-conforming deck provided the only non-conformity of the deck is the height
10. Emergency generator	X (corner side only)	X	X	(a) Limitations: All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall (b) Location: An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes (c) Allowances: The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that there is no other reasonably viable location on the site to place the generator
1312. Flagpole	X		X	(a) Limitations: No more than 3 poles (b) Height: Shall not exceed the maximum height permitted for the principal structure on the lot in the subject Per zoning district
1817. Impervious Surface	X	X	X	a. Limitations: Expansion of existing or new impervious surface is prohibited except as defined herein.

				b. Distance: Pervious surface must be maintained as identified in 10-5-5(C). c. Area: (1) 50% or less of each required front, corner side, and rear yard (calculated independently) may be impervious surface in the R0, R1, R2, and R3 zoning districts. For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 15 in Section 10-11-2. (2) 35% or less of the front yard may be impervious surface in the R4 zoning district (3) In the Residential Estate district, 25% or less of each required front, corner side and rear yard (calculated independently) may be impervious surface. For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.
19. Laundry drying equipment			X	Nonmechanical equipment (clotheslines)
2018. Mechanical and electrical equipment, private (such as HVAC units; and pool equipment; emergency generator)	X	X	X	(a) Limitations: (1) Must be a distance equal to 10% of the lot width from any property line (2) All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall (3) Existing HVAC units which do not meet the provisions of this section may be maintained or replaced in the same location if documentation or

				evidence dated prior to January 1, 2007 is submitted verifying the existing location of the HVAC unit and the required screening is installed (b) Additional allowances: (1) An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes (2) The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that there is no other reasonably viable location on the site to place the generator
2826. Ramps, accessibility	X		X	(a) Limitations: Must be needed to provide access to a permitted building or zoning lot from an alley or street (b) Height: 4' or less
31. Solar Energy System, Ground-Mounted			X	Limitations: A ground-mounted solar energy system shall be located a distance equal to or greater than 15% of the lot width from a property line
32. Solar Energy System, Structure-Mounted			X	Limitations: (1) A structure-mounted solar energy system shall be located a distance equal to or greater than 15% of the lot width from a property line (2) A three foot (3') clearance shall be maintained between the top of the solar energy system and the ridge height of the building

17. Amend Section 10-5-5(C)3 (Yards – Impervious surfaces setback – Exceptions) to read as follows:

3. Exceptions:
 - (a) Structures used for primarily commercial purposes in the C5A and C5B zoning districts shall be exempt from this regulation.
 - (b) Driveways and pedestrian walkways that traverse a property line at generally a 90 degree angle and which are intended to provide a connection between the adjacent street or sidewalk and a principal or accessory use or structure on a lot provided the width of the surface is equal at each side of the lot line.
 - (c) A single-family detached residential driveway located on a lot with a lot width greater than 100 feet need not be located further than five feet from a property line.**
 - (d) Existing, primary shared residential driveways between two homes shall be exempt from this regulation, provided that all other requirements of the Zoning Code are met.**

18. Amend Section 10-5-13(M)2(b) (Performance Standards – Exterior illumination standards – Specific requirements) to read as follows:

(b) Location:

- ~~(1) Light poles shall be placed no closer than an interval that equals four (4) times the mounting height, except to respond to site hazards such as steps, ramps, steep embankments, and potential security problem areas.~~
- ~~(2) Light poles shall be located where they are not susceptible to collision strikes and shall not create hazards for pedestrians or vehicles.~~

19. Amend Section 10-5-15 (Outdoor Seating for Restaurants) to read as follows:

- (H) Outdoor seating areas shall maintain at least one trash receptacle. Additional trash receptacles may be required as deemed necessary by the Planning and Development Director.**

Chapter 8 NONCONFORMITIES

20. Amend Section 10-8-6(A) (Non-Conforming Buildings and Structures – Repairs and Alterations) to read as follows:

- (A) Repairs and Alterations: Ordinary repairs and alterations, **but not including reconstruction or replacement**, may be made to a nonconforming building or structure, provided that no structural alterations shall be made in or to such building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, except those required by law, or except to make the building or structure, and use thereof, conform to the regulations of the district in which it is located. For the purpose of this section, ordinary repairs, as determined by the Building and Zoning

Official, shall include the replacement of storage tanks where the safety of operation of the installation require such replacement.

Chapter 10
ADMINISTRATION AND ENFORCEMENT

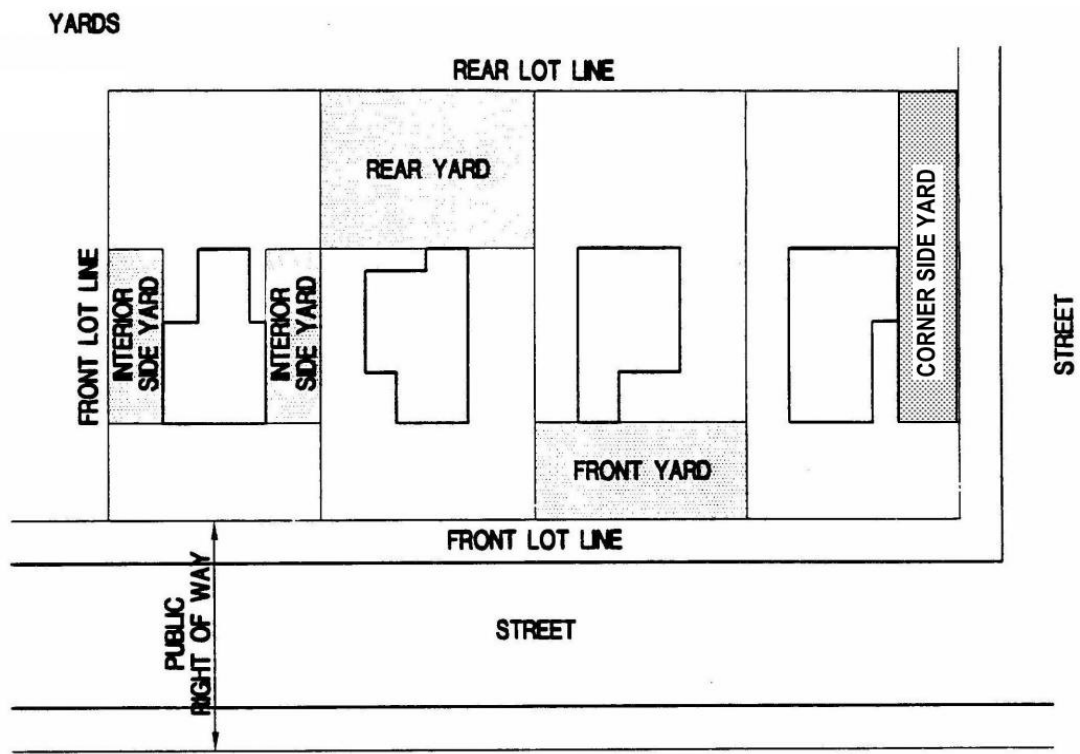
21. Amend Section 10-10-15(C)4 (Special use for Planned Unit Development – Approval of Preliminary Plan) to read as follows:

4. Upon completion of the report of the Development Committee, the Director, Department of Planning and Development, shall transmit the report and preliminary plan documents to the Chairman of the Plan Commission. The Plan Commission, at its next scheduled meeting, shall review the preliminary plan documents and written report of the Development Committee to determine whether all necessary information has been filed, as required by this Zoning Code.
- a. The Plan Commission shall give written notice to the applicant of any deficiencies in the preliminary plan documents and shall allow him such time as he may request within which to correct such deficiencies. A copy of such notice shall be filed with the Director, Department of Planning and Development;
- b. ~~When the applicant has cured the deficiencies and made the necessary corrections to the Preliminary Plan documents, the Plan Commission may refer the application to the Architectural Review Commission for its review and report. Should the Architectural Review Commission fail to review and file a written report on the Preliminary Plan documents with the Director, Department of Planning and Development, within thirty (30) days after referral to that Commission, then that Commission shall be deemed to have waived review of the Preliminary Plan documents at that time;~~

Chapter 11
ILLUSTRATIONS

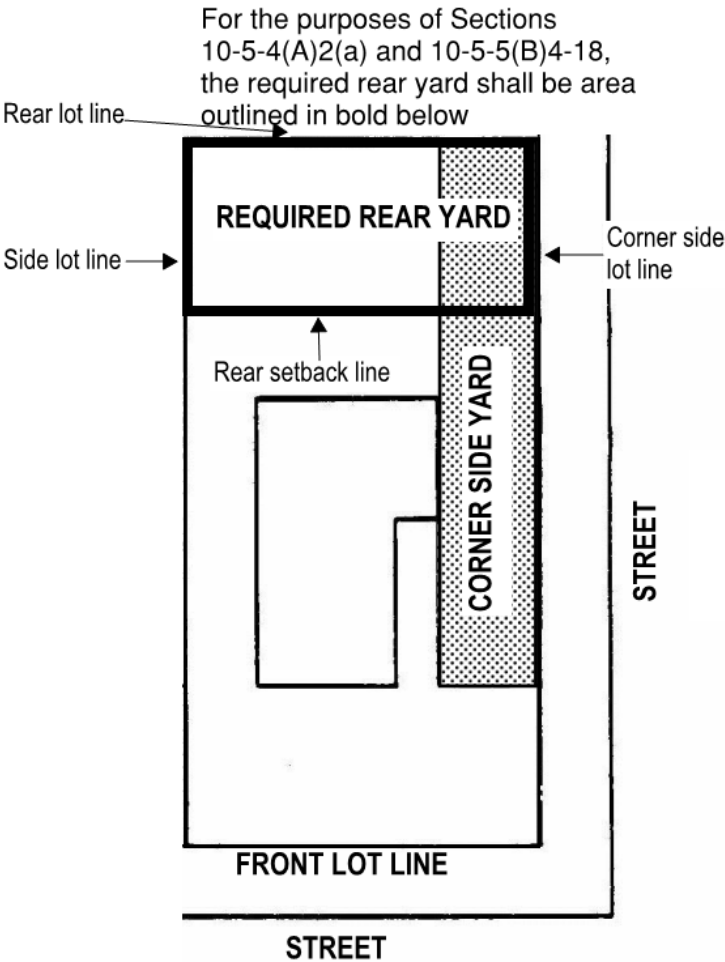
22. Replace Figure 3 in Section 10-11-2 (Figures – Required Yards) with the following illustration:

FIGURE 3
REQUIRED YARDS



23. Amend Section 10-11-2 (Figures) to add the following illustration:

FIGURE 15
REQUIRED REAR YARD



HEIGHT COMPARISON

FLAG POLE V. ACCESSORY STRUCTURE

Town	Section	Flag Pole	Accessory Structure
Glen Ellyn	10-4-1 to -19	Specified in Ordinance	35' - 45' (by Zone)
Bartlett	10-3-3	Max. 25'	15'
Batavia	4.402(G) & 2.104	Max. 35'	25'
Carol Stream	16-12-1(C)1	No Specific Reg.	15'
Elmhurst	22.45(C)	No Specific Reg.	21'
Downers Grove	14.130(B)1 & 6.010(A)6(f)	Exempt from district height limits	23'
Geneva	11-3-3(D)	No Specific Reg.	25'
Lombard	155.210(3)b	No Specific Reg.	17'
Wheaton	24.3(2)	No Specific Reg.	1 and ½ Stories

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REGULATIONS, DEFINITIONS, & REQUIREMENTS

SOLAR PANEL REGULATIONS

Bartlett

- 10-2-2: Definitions

SOLAR ENERGY SYSTEM: A system that uses the power of the sun to capture and store energy and reduce on site consumption of utility power.

- **SOLAR ENERGY SYSTEM, BUILDING MOUNTED:** A solar energy system that is mounted on either the principal or accessory structure or facade.
- **SOLAR ENERGY SYSTEM, FREESTANDING:** A solar energy system that is not attached to another structure and is ground mounted.

- 10-3-2(A): Permitted Accessory Uses & Structures

Allowable accessory uses and structures in residential districts: Solar collectors in accordance with section [10-3-4](#) of this chapter.

- 10-3-3(B)2: Accessory Building & Structure Height

Building Appurtenances: Chimneys, parapet walls, skylights, steeples, flagpoles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers or scenery lofts, tanks, ornamental towers and spires, roof gardens, recreational facilities, wireless towers, antennas, solar panels, necessary mechanical appurtenances, penthouses to house mechanical appurtenances and the like may be erected above the height limits herein prescribed and shall not be included in calculation of building height. Such items erected more than ten feet (10') in excess of the height limits of the zoning district in which they are located or the height of the structure to which they are attached, shall be required to be reviewed and approved by the village board prior to being erected.

- 10-3-4: Permitted Obstructions in Yards

Type of Obstruction	Front	Corner Side	Side	Rear
Solar collectors and associated equipment a maximum of 15 feet in height and shall be set back a minimum of 10 feet from any property line			X	X

Downers Grove

- 15.220: Words and Terms Beginning with "S"

SOLAR ENERGY SYSTEM: A system intended to convert solar energy into thermal, mechanical or electrical energy.

SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

SOLAR ENERGY SYSTEM, STRUCTURE-MOUNTED: A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.

SOLAR ENERGY SYSTEM, FLUSH-MOUNTED: A solar energy system that is mounted flush with a finished building surface, at no more than 6 inches in height above that surface.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED: A solar energy system mounted on the ground and not attached to any other structure other than structural supports.

SOLAR PANEL: A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.

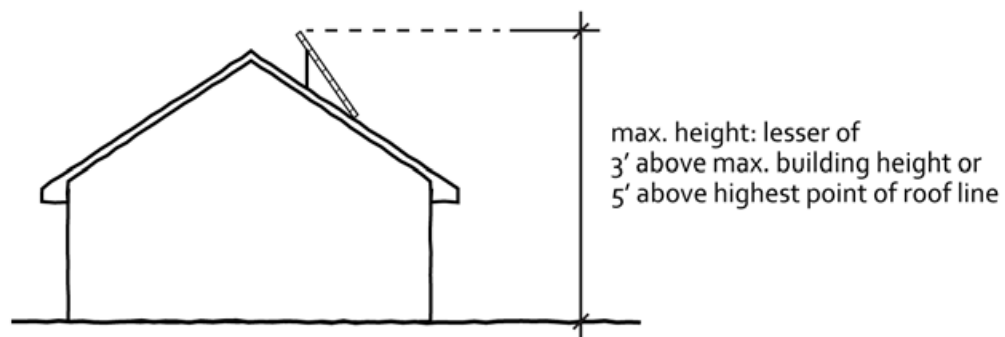
- 6.010(M): Accessory Uses – Solar Energy Systems

GENERAL

- Accessory solar energy systems must comply with all applicable building and electrical code requirements.
- Owners of accessory solar energy systems are solely responsible for negotiating with other property owners for any desired solar easements to protect access to sunlight. Any such easements must be recorded with the county recorder of deeds.

BUILDING-MOUNTED SOLAR ENERGY SYSTEMS

- Building-mounted solar energy systems may be mounted on principal and accessory structures.
- All applicable setback regulations apply to building-mounted solar energy systems. Systems mounted on principal structures may encroach into interior side and rear setbacks in accordance with Sec. 14.100B.
- Only building-integrated and/or flush-mounted solar energy system may be installed on street-facing building elevations.
- Solar energy systems may not extend more than 3 feet above the applicable maximum building height limit for the subject building type or more than 5 feet above the highest point of the roof line, whichever is less. See Figure 6-4.
- *Figure 6-4: Maximum Solar Panel Height*



GROUND-MOUNTED SOLAR ENERGY SYSTEMS

- In residential zoning districts, ground-mounted solar energy systems may not be located in a required street setback or street yard.

- Ground-mounted solar energy systems may encroach a maximum of two (2) feet into the required

- 14.100(B): Setbacks – Permitted Obstructions

Obstruction/ Projection	Permitted in these Setbacks:			Min. Setback/ Max Encroachment
	Street	Side	Rear	
Solar panel (building-mounted)		X	X	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Solar panel (ground-mounted)		X	X	2 ft. max. encroachment in side setback; 10 ft. max. encroachment in rear setback.

- 14.130(B): Height – Exceptions

Building-mounted solar energy systems may extend up to 3 feet above the applicable maximum zoning district height limit, provided they do not extend more than 5 feet above the roof line.

Lisle

- SOLAR ENERGY COLLECTION PANELS (SECP): Solar energy collection panel are a type of photovoltaic (PV) system that collects energy from sunlight and converts it into usable energy for a building.
- 5-28-4: Solar Energy Collection Panels (SECP)
 - Solar panels shall be permitted on any roof in any zoning district as permitted accessory uses. No freestanding solar panels shall be allowed in any residential district.
 - Solar panels shall be parallel with the roof line when possible and shall not be elevated more than thirty degrees (30°) off the roof pitch where it is attached or no more than five feet (5') whichever is less. Panels shall not extend beyond the roof line and shall be located no closer than ten feet (10') from an adjacent property line. Panels shall not cover more than fifty percent (50%) of the total roof surface of a structure.
 - All frame and visible structural parts of a solar panel shall be neutral in color. No solar panel shall be artificially lighted.
 - Solar panels shall not be permitted in any location other than the surface of the structure roof, unless otherwise specified in the subject zoning district.
 - Any solar panels not in service for a period of one hundred eighty (180) days shall be removed and the property on which it is located restored to its original condition within thirty (30) days.
 - Solar shingles shall be permitted to cover any amount of roof without the above area and location limitation, provided that they are incorporated into and made to appear as part of the roof, continuous in area without gap and do not cause glare to reflect onto adjacent properties.

- A building permit shall be required prior to erecting any solar panel. Mounting for such systems shall be in conformance with all electrical and building code requirements to ensure that wind and weight load requirements are adhered to. Plans shall be stamped by an Illinois licensed structural engineer.

Lombard

- SMALL SCALE ENERGY SYSTEMS shall be defined as equipment and appurtenances used in the production of energy through the transfer of natural energy which includes , but is not limited to, solar panels and wind turbines.
- 155.224: Solar Panels

All solar panels shall comply with all of the following requirements:

- Roof mounted: Single-family dwellings, attached dwellings, two-family dwellings: Roof mounted solar panels shall not project more than five feet from the structure upon which they are located. All others: Roof mounted solar panels shall not project more than ten feet from the structure upon which they are located.
- Ground mounted.
- 155.212: Permitted Obstructions in Required Yards

Type of Obstruction	Front & Corner Side	Side	Rear
Solar Panels, ground-mounted—area determined by the total surface area of the panel(s).			X

Wheaton

- 3.4(C): General Regulation: Screening of Building Utility and Service Installations
Rooftop Installations. HVAC (heating, ventilation, and air conditioning) equipment and ductwork, solar panels, communications equipment, and any other mechanical equipment, devices, or ductwork installed upon or extending beyond or through a roof surface shall be screened equal in height to said equipment. Screening shall not interfere with the safe and efficient operation of the equipment or cause equipment or devices to be inaccessible, and shall be the responsibility of the property owner.

For all new buildings constructed after September 4, 2007, rooftop installations shall be screened with a parapet (an extension of the façade walls above the roof line), a roof structure, or another physical design element that is integral to the overall appearance of the building. Where the standard in the preceding sentence is not feasible for existing buildings constructed before September 4, 2007, a penthouse, partition screen, or other screening structure may be utilized, provided the structures are designed to:

- Minimize the conspicuity of the structure and be centered on the roof where possible.
- Complement the building in terms of form, scale, color, materials, and finish.
- Encompass groupings of equipment within a single enclosure where possible.

The use of wood fencing or any material comprised of slats is prohibited. No screening shall provide opacity of less than 80% when viewed from an angle at or below the screen.



Surrounding Community Survey

Basketball Hoop Setback Requirements

535 Duane Street
Glen Ellyn, IL 60137

p. (630)547-5250
f. (630)547-5370

ccabrera@glenellyn.org
www.glenellyn.org

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Executive Summary

The Village of Glen Ellyn Planning & Development Department set out to conduct a surrounding community survey regarding setback requirements for basketball hoops in residential areas. Planning Intern, Christiana Cabrera, collected data by contacting the surrounding Village/ City planning departments via email and phone. This report compares Glen Ellyn's requirements to those of the surrounding communities.

Survey Questions

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
2. What are the current setback requirements for portable basketball hoops in your residential areas?
3. Does your department proactively search for violations of these requirements?
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
5. Does your department require compliance from property owners if violations are reported?
6. Does installing a basketball hoop require a building permit?

Locations Interviewed

#	Location	Population (2013)	Interviewee	Position
1	Glen Ellyn	27,761	Christiana Cabrera	Planning Intern
2	Oak Brook	8,041	Robert Kallien Jr.	Director of Community Development
3	Warrenville	13,358	Ginny McIntosh	Planner/ GIS Technician
4	Hinsdale	17,261	Robert McGinnis	Director of Community Development
5	Geneva	21,694	Paul Evans	City Planner
6	Lisle	22,757	Mark Herman	Village Planner
7	Batavia	26,394	Joel Strassman	Planning & Zoning Officer
8	Woodridge	33,408	Michael Mays	Director of Community Development
9	Glendale Heights	34,620	Karl Palmquist	Assistant Planning & Zoning Administrator
10	Addison	37,385	Arlene Kollar, AICP	Planning and Zoning Administrator
11	Carol Stream	40,379	Tom Farace	Economic & Development Manager
12	Lombard	43,907	Jennifer Ganser	Assistant Director of Community Development
13	Elmhurst	45,556	Eileen Franz	Assistant Planning and Zoning Administrator
14	Wheaton	53,648	Tracy Jones	City Planner
15	Naperville	144,864	Bill Boyle	Lead Code Enforcement Officer

Survey Results

#	Location	Setback: Permanent	Setback: Portable	Proactive Search	Follow-Up	Compliance	Building Permit
1	Glen Ellyn	Allowed in front yard and rear yard. Must be a distance equal to 10% of the lot width away from any property line.	Same as permanent.	No	Yes	Yes	No
2	Oak Brook	Five feet from property line.	None, but encourage consistency with permanent requirements.	No	No	N/A	No
3	Warrenville	Front/Corner Side Yard: 10 feet Rear Yard: 10 feet Interior Side Yard: 0 feet	Same as permanent	No	Yes	Yes	Yes
4	Hinsdale	Allowed in any yard with no setback limitations.	None	No	N/A	N/A	No
5	Geneva	Basketball hoops, backstops and supporting posts are allowed in all yards. A setback of 5 feet from the property line is required.	Same as permanent	No	Yes	Yes	No
6	Lisle	Front, Side, & Rear: 5 feet	Same	No	Yes	Yes	No
7	Batavia	None, if it is not a part of a sport court. Sport courts must be located in the rear yard or behind the front plane of the house.	None	No	Yes	Yes	No

#	Location	Setback: Permanent	Setback: Portable	Proactive Search	Follow-Up	Compliance	Building Permit
8	Woodridge	Three feet from property line.	None	No	Yes	Yes	Yes
9	Glendale Heights	Allowed in the side yard and rear yard. Front and corner side setback is 25 ft.	Can be located anywhere on the property. Cannot be in public right-of-way or vision triangle.	Yes	Yes	Yes	No
10	Addison	Only allowed as an accessory use in the rear yard. Must be set back 5-feet from the side and/or rear property lines, and not located in public utility easements.	None	No	Yes	Yes	No
11	Carol Stream	None	None	N/A	N/A	N/A	No
12	Lombard	None	None	N/A	N/A	N/A	No
13	Elmhurst	None, but recommend 5 feet setback.	None	No	Yes	Yes	Yes, if a part of a sports court
14	Wheaton	Side & Rear Setback: 10 feet	Same	No	Yes	Yes	No
15	Naperville	None, but they have to be on private property. Cannot be on right-of-way or sidewalk.	Same as permanent	No	Yes	Yes	No

Individual Survey Responses

1 Village of Glen Ellyn

Interview: *In Person*Interviewee: *Christiana Cabrera*Position: *Planning Intern*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
Basketball hoops are allowed in the front and rear yard and must be a distance equal to 10% of the lot width away from any property line.
1. What are the current setback requirements for portable basketball hoops in your residential areas?
The same as a permanent basketball hoop.
2. Does your department proactively search for violations of these requirements?
No
3. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
4. Does your department require compliance from property owners if violations are reported?
Yes
5. Does installing a basketball hoop require a building permit?
No

2 Village of Oak Brook

Interview: *Online Survey*Interviewee: *Robert Kallien Jr.*Position: *Director of Community Development*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
5 feet from property line.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
None, but would encourage consistency with [permanent hoop setback requirements].
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
400 basketball hoops exist in Oak Brook. We would use [permanent hoop setback requirements] as guidance for future hoop replacement.
5. Does your department require compliance from property owners if violations are reported?
No
6. Does installing a basketball hoop require a building permit?
No

3 City of WarrenvilleInterview: *Online Survey*Interviewee: *Ginny McIntosh*Position: *Planner / GIS Technician*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?

Basketball Hoops are defined as "Recreational Equipment" in our Zoning Ordinance. Basketball hoops/Recreational Equipment must meet the following minimum setback requirements:

Front/Corner Side Yard: 10 feet (minimum)

Rear Yard: 10 feet (minimum)

Interior Side Yard: 0 feet (Note: Basketball Hoops on residential lots with residential use may be installed with a 0' setback from the interior side property line (Per Zoning Ordinance footnote "s", pg. 10-11).

2. What are the current setback requirements for portable basketball hoops in your residential areas?

There is no distinction between "portable" and regular (installed) basketball hoops.

The definition of "Recreational Equipment" under our Zoning Ordinance is:

"Equipment associated with outdoor recreational and sport facilities, including but not limited to protection fences, tennis court nets, volleyball nets, **basketball hoops**, football goals, tetherball poles, bleachers, etc."

3. Does your department proactively search for violations of these requirements?

We have a small department. If we see a violation, we will address it, however we only have one full-time Code Enforcement Officer/Building Inspector, and one Chief Code Official.

4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?

Yes

5. Does your department require compliance from property owners if violations are reported?

Yes, however, we typically try to work with the property owner to remedy the situation. If there is no improvement, the violation will escalate (e.g., accrue fines, court).

6. Does installing a basketball hoop require a building permit?

Yes, however, we do not distinguish clearly between "portable" and regular (installed) basketball hoops. A basketball hoop with a court would definitely require a building permit.

4 Village of HinsdaleInterview: *Online Survey*Interviewee: *Robert McGinnis*Position: *Director of Community Development*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?

A basketball hoop is considered a Residential Recreational Device by definition. They are allowed in any yard with no setback limitations.

2. What are the current setback requirements for portable basketball hoops in your residential areas?

None

3. Does your department proactively search for violations of these requirements?

No

4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Nothing to enforce
5. Does your department require compliance from property owners if violations are reported?
See above
6. Does installing a basketball hoop require a building permit?
No

5 City of Geneva

Interview: *Online Survey*

Interviewee: *Paul Evans*

Position: *City Planner*

7. What are the current setback requirements for permanent basketball hoops in your residential areas?
Basketball hoops, backstops and supporting posts are allowed in all yards. A setback of 5 feet from the property line is required.
8. What are the current setback requirements for portable basketball hoops in your residential areas?
Temporary Basketball hoops, backstops and supporting posts are allowed in all yards. A setback of 5 feet from the property line is required.
9. Does your department proactively search for violations of these requirements?
No
10. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
11. Does your department require compliance from property owners if violations are reported?
Yes
12. Does installing a basketball hoop require a building permit?
No

6 Village of Lisle

Interview: *Email*

Interviewee: *Mark Herman*

Position: *Village Planner*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
Front, Side & Rear Setback: 5 ft.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
Our code makes no distinction between permanent and portable.
3. Does your department proactively search for violations of these requirements?
We do not proactively search for any violations of the setback requirement.
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Our code enforcement officers would follow up to enforce regulations in the event of the complaint. Apparently the few complaints historically that have been received are with portable hoops in cul-de-sacs.

5. Does your department require compliance from property owners if violations are reported?
Presumably yes. Again, as mentioned above, we do not get complaints except when in a cul-de-sac. The public works department usually follows up on these as they handle issues with public property.
6. Does installing a basketball hoop require a building permit?
No

7 City of Batavia

Interview: *Online Survey*

Interviewee: *Joel Strassman*

Position: *Planning and Zoning Officer*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
When not part of a sport court (ie a basketball court), there is no setback requirement. Sport courts must be located generally in the rear half of the lot or behind the front plane of the house.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
None
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
5. Does your department require compliance from property owners if violations are reported?
Yes
6. Does installing a basketball hoop require a building permit?
Not on private property. One is allowed in the ROW with a ROW permit, but locating them in the ROW is discouraged.

8 Village of Woodridge

Interview: *Online Survey*

Interviewee: *Michael Mays*

Position: *Director of Community Development*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
3 feet from property line
2. What are the current setback requirements for portable basketball hoops in your residential areas?
None
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
5. Does your department require compliance from property owners if violations are reported?
Yes

6. Does installing a basketball hoop require a building permit?
Yes
7. Additional Comments
Regarding [the building permit requirement], the hoop will only require a permit with concrete footing.

9 Village of Glendale Heights

Interview: *Online Survey* Interviewee: *Karl Palmquist* Position: *Assistant Planning and Zoning Administrator*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
They are allowed in the rear yards and interior side yards. For the front and corner sides, they follow the setback requirements (25 feet).
2. What are the current setback requirements for portable basketball hoops in your residential areas?
Can be located anywhere on the property. The portable hoop cannot be in the public right-of-way or a vision triangle.
3. Does your department proactively search for violations of these requirements?
Yes
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
5. Does your department require compliance from property owners if violations are reported?
Yes
6. Does installing a basketball hoop require a building permit?
No
7. Additional Comments
Basketball hoops follow setback requirements in front and corner side yards. They can encroach into interior side and rear yards. Basketball hoops do not require a permit.

10 Village of Addison

Interview: *Online Survey* Interviewee: *Arlene Kollar, AICP* Position: *Planning and Zoning Administrator*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
Only allowed as an accessory use in the rear yard. Must be set back 5-feet from the side and/or rear property lines, and not located in public utility easements.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
We have not regulations pertaining to portable basketball hoops. They are not provided for within the front and side yards; however, not enforced unless complaint filed.
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?

Yes

5. Does your department require compliance from property owners if violations are reported?

Yes

6. Does installing a basketball hoop require a building permit?

No

11 Village of Carol Stream

Interview: *On Phone*Interviewee: *Tom Farace*Position: *Economic and Development Manager*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?

None

2. What are the current setback requirements for portable basketball hoops in your residential areas?

None

3. Does your department proactively search for violations of these requirements?

N/A

4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?

N/A

5. Does your department require compliance from property owners if violations are reported?

N/A

6. Does installing a basketball hoop require a building permit?

No

12 Village of Lombard

Interview: *Online Survey*Interviewee: *Jennifer Ganser*Position: *Assistant Director of Community Development*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?

None

2. What are the current setback requirements for portable basketball hoops in your residential areas?

None

3. Does your department proactively search for violations of these requirements?

N/A

4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?

N/A

5. Does your department require compliance from property owners if violations are reported?

N/A

6. Does installing a basketball hoop require a building permit?

No. We allow basketball poles and nets as a permitted obstruction in all yards (front, corner, side, and rear).

13 City of Elmhurst

Interview: *Online Survey* Interviewee: *Eileen Franz* Position: *Assistant Planning & Zoning Administrator*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
We do not regulate permanent basketball hoops. We recommend/suggest 5 feet is asked.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
We do not regulate permanent basketball hoops. We recommend/suggest 5 feet is asked.
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
We follow up, but don't have a code to enforce if the only complaint is hoop replacement.
5. Does your department require compliance from property owners if violations are reported?
Yes
6. Does installing a basketball hoop require a building permit?
If part of a sports court.

14 City of Wheaton

Interview: *On Phone* Interviewee: *Tracy Jones* Position: *City Planner*

1. What are the current setback requirements for permanent basketball hoops in your residential areas?
Side & Rear Setback: 10 ft.
2. What are the current setback requirements for portable basketball hoops in your residential areas?
Same as permanent.
3. Does your department proactively search for violations of these requirements?
No
4. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
5. Does your department require compliance from property owners if violations are reported?
Yes
6. Does installing a basketball hoop require a building permit?
No

15 City of NapervilleInterview: *On Phone*Interviewee: *Bill Boyle*Position: *Lead Code Enforcement Officer*

7. What are the current setback requirements for permanent basketball hoops in your residential areas?
None, but they have to be on private property. Cannot be on right-of-way or sidewalk.
8. What are the current setback requirements for portable basketball hoops in your residential areas?
Same as permanent.
9. Does your department proactively search for violations of these requirements?
No, just in the winter when public works is looking for obstructions for snow plows.
10. If there is a complaint regarding these requirements, does your department follow up and enforce the code?
Yes
11. Does your department require compliance from property owners if violations are reported?
Yes
12. Does installing a basketball hoop require a building permit?
No

Villages/ Cities Contacted – No Response

- Burr Ridge
- Western Springs
- Westmont
- Downers Grove

FLOOR AREA DEFINITIONS

Bartlett

- GROSS FLOOR AREA: FLOOR AREA RATIO.

FLOOR AREA (FOR DETERMINING FLOOR AREA RATIO): For the purpose of determining the floor area ratio, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area of a building shall include basement floors when more than one-half ($\frac{1}{2}$) of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established, elevator shafts and stairwells at each floor, floor space used for mechanical equipment - except equipment, open or enclosed, located on the roof - penthouses, attic space having headroom of seven feet six inches (7'6") or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. Any enclosed space devoted to off street parking or loading shall be included in the floor area. The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be determined on the basis of height in feet; i.e., ten feet (10') in height shall equal one floor.

FLOOR AREA, NET (FOR DETERMINING OFF STREET PARKING AND OFF STREET LOADING REQUIREMENTS): The floor area of a building occupied by a designated use, consisting of the gross floor area excluding any floor area occupied by restrooms, utility rooms, public foyers, common area atriums, interior off street parking and loading facilities, and areas primarily devoted to accessory storage.

FLOOR AREA RATIO (FAR): The floor area of the building or buildings on the zoning lot divided by the gross area of such zoning lot, or, in the case of planned unit developments, by the gross site area, exclusive of dedicated streets.

Batavia

- FLOOR AREA, GROSS. The total area in square feet of all floors designed for tenant occupancy and common use, including attached and detached garages, basement area that is more than 50% above grade plane, mezzanines, stairwells, and storage areas, measured from the centerline of interior partitions and from outside wall faces. Non heated or air conditioned courtyards and accessory structures 120 square feet or less shall not be considered in gross floor area calculations.
- FLOOR AREA RATIO (FAR). The gross floor area of a building or buildings on a lot divided by the net lot or parcel area.

Carol Stream

- FLOOR AREA. The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, computed as follows:

For determining FLOOR AREA ratio, the sum of the following areas:

- The basement floor area when more than one-half of the basement height is above the finished lot grade level where curb level has not been established;
 - Elevator shafts and stairwells at each floor;
 - Floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof);
 - Penthouses;
 - Attic space having headroom of seven feet ten inches or more;
 - Interior balconies and mezzanines;
 - Enclosed porches; and
 - Floor area devoted to accessory uses.
- Space devoted to off-street parking or loading shall not be included in the FLOOR AREA.
- The FLOOR AREA of structures devoted to bulk storage of materials shall be computed by counting each ten feet of height, or fraction thereof, as being equal to one floor.
- For determining off-street parking and loading requirements, the sum of the following areas:
 - Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counters, racks or closets;
 - Any basement floor area devoted to retailing activities; and
 - Floor area devoted to the production or processing of goods or to business or professional offices.
- For determining off-street parking and loading requirements, FLOOR AREA shall not include space devoted primarily to storage purposes (except as otherwise noted herein,) off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods or business or professional offices.
- FLOOR AREA RATIO (F.A.R.). The floor area ratio of the building or other structure on any lot is determined by dividing the floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the FLOOR AREA RATIO is determined by dividing the total floor area of all buildings or structures by the area of the lot, or, in the case of planned development, by the net site area. The FLOOR AREA RATIO requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal accessory buildings) in direct ratio to the gross area of the lot.
- GROUND FLOOR AREA. The lot area covered by a principal building, measured at grade, from the exterior face of the exterior walls, but excluding open porches or terraces, garages or carports; except the floor area of a garage may be included in the ground floor area when it is a part of the ground floor of a building over one story in height, and the floor above the garage is used or intended for use as a part of the principal use

Elmhurst

- GROSS FLOOR AREA: FLOOR AREA RATIO.

"Floor area" (for determining floor area ratio) means the sum of the gross horizontal area of the several floors of the building measured from the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include basement floor area, elevator shafts, and stairwells on each floor, floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses, attic space having headroom of seven feet or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading shall not be included in "floor area."

The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be determined on the basis of height in feet; i.e., ten (10) feet in height shall equal one-floor.

"Floor area" (for determining off-street parking and loading requirements) means the sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any floor area devoted to retailing activities, to the production or processing of goods or to business or professional offices.

However, "floor area" for the purposes of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or mechanical or storage floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

- "FLOOR AREA RATIO (FAR)" means the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements—as set forth under each zoning district—shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.

Downers Grove

- **FLOOR AREA:** The floor area of a building is measured as the sum of the gross horizontal areas of all floors of the subject building, measured from the interior faces of the exterior walls or from interior faces of walls between separate buildings. "Floor area" includes basement and cellar floor areas; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, open or enclosed, located on the roof; penthouse; attic space having headroom of 7 feet 10 inches or more; interior balconies and mezzanines; enclosed porches; and floor area devoted to accessory uses. Space devoted to off-street parking or loading is not included in floor area calculations.
- **FLOOR AREA RATIO:** The floor area ratio (FAR) of a building is the floor area of the building divided by the area of the lot upon which the building is located.

Geneva

- **FLOOR AREA (For Determining Floor Area Ratio):** The sum of the gross horizontal area of the several floors of a building measured from the exterior walls or from the centerline of walls separating two (2) buildings. The "floor area" of a building shall include elevator shafts, and stairwells on each floor, floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses, attic space having headroom of seven feet (7') or more, interior balconies and mezzanines, enclosed porches and floor area devoted to accessory uses. However, any space devoted to off street parking or loading shall not be included in "floor area".

The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be determined on the basis of height in feet; i.e., ten feet (10') in height shall equal one floor.

- **FLOOR AREA (For Determining Off Street Parking And Loading Requirements):** The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including accessory storage areas located within selling or working space such as counters, racks or closets, and any floor area devoted to retailing activities, to the production or processing of goods or to business or professional offices.

However, "floor area" for the purposes of measurement for off street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off street parking or loading facilities, including aisles, ramps, and maneuvering space; or mechanical or storage floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

- **FLOOR AREA RATIO (FAR):** The floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot. (See section 11-15-2 of this title.)

Hinsdale

- **FLOOR AREA, GROSS (FOR ALL PURPOSES EXCEPT DETERMINING FLOOR AREA RATIO IN SINGLE-FAMILY DISTRICTS AND OFF STREET PARKING REQUIREMENTS):** Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. Gross floor area shall include:
 - Fifty percent (50%) of all floor area located in a basement;
 - One hundred percent (100%) of all floor area located in any story of a structure other than the uppermost story or partial story;

- One hundred percent (100%) of all floor area having a ceiling height of seven feet (7') or more and located in the uppermost story of a structure if such story is counted as a full story;
- Fifty percent (50%) of all floor area having a ceiling height of seven feet (7') or more and located in the uppermost story or partial story of a structure if such story is counted as a half story; and
- Notwithstanding the foregoing, one hundred percent (100%) of all floor area of all levels of all parking structures except cellar and basement levels, which shall be counted as other cellar and basement levels, and the uppermost level, which shall be counted only fifty percent (50%).

For purposes of measuring gross floor area, all of the following shall, without limitation, be included:

- Elevator shafts and stairwells at each floor;
 - Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment;
 - Penthouses;
 - Interior balconies and mezzanines;
 - Atria;
 - Enclosed porches (but not open porches);
 - Floor space used for accessory uses; and
 - Where any space has a floor to ceiling height of more than sixteen feet (16'), each sixteen feet (16') in height, and any major fraction thereof, shall be treated as a separate floor.
- FLOOR AREA, GROSS (FOR DETERMINING FLOOR AREA RATIO IN SINGLE-FAMILY RESIDENTIAL DISTRICTS): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. Gross floor area shall include:
 - Fifty percent (50%) of all floor area located in a basement, except as provided in subsection 2(d) of this definition;
 - One hundred percent (100%) of all floor area located on any level, other than a basement, that is counted as a story or a half story; provided, however, that:
 - When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is twenty percent (20%) or less than the portion of the story or half story immediately below such portion it shall be excluded before any calculation of gross floor area pursuant to this subsection B; and

- When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is less than one-half (1/2), but more than twenty percent (20%), of the portion of the story or half story immediately below such portion, then only fifty percent (50%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and
- When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is equal to or greater than one-half (1/2) of the portion of the story or half story immediately below such portion, then one hundred percent (100%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and
- For a single-family detached dwelling in the R-1, R-2, R-3 or R-4 district constructed prior to January 1, 1930: a) the floor area of the uppermost level of that dwelling, if that dwelling has two (2) full stories below the uppermost level, shall be excluded before any calculation of gross floor area pursuant to this subsection B and b) the floor area of the basement of that dwelling also shall be excluded before any calculation of gross floor area pursuant to this subsection B, provided, however, that such basement floor area shall not be excluded if that floor area is a part of any alteration or enlargement of that dwelling at any time after March 1, 2006, which alteration or enlargement changes the elevation of any portion of the first story of that dwelling; and
- One hundred percent (100%) of all exterior area that is surrounded on eighty five percent (85%) or more of its perimeter by the walls of any structure.

For purposes of measuring gross floor area, all of the following shall, without limitation, be included:

- Elevator shafts and stairwells at each floor;
- Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment;
- Penthouses;
- Interior balconies and mezzanines;
- Atria;
- Enclosed porches (but not open porches);
- Floor space used for accessory uses; and

Where any space has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') of height or a multiple thereof, shall be treated as a separate floor.

- FLOOR AREA, NET (FOR DETERMINING OFF STREET PARKING REQUIREMENTS): The gross floor area of a building minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use;

exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage.

- FLOOR AREA RATIO (FAR): The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.

Lisle

- FLOOR AREA, GROSS: The sum of the gross horizontal areas of all floors of a building, measured from the exterior face of exterior walls. Gross floor area shall include areas such as basement floors, but not cellar floors; elevator shafts and stairwells at each floor; floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a cellar or on the roof; penthouses; attic floors; interior balconies and mezzanines; enclosed porches and floor space used for accessory uses. It shall not include floor area devoted to off street parking or loading.

Lombard

- FLOOR AREA (for determining floor area ratio and size of establishment) is the sum of the gross horizontal area of the several floors of the building measured from the exterior face of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall include basement floor area (but not the cellar floor), elevator shafts, and stairwells on each floor, floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses, attic space having head room of seven feet or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. The floor area of fully enclosed accessory buildings, including parking structures, shall be included in the calculation of floor area ratio. However, any space devoted to open off-street parking or loading shall not be included in "floor area." The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet; i.e., ten feet in height shall equal one floor.
- FLOOR AREA RATIO (FAR) is the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements — as set forth under each zoning district—Shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.
- GROSS FLOOR AREA refers to all the floor area contained within a building or buildings, without exception.

Wheaton

- FLOOR AREA: The sum of the gross horizontal areas of the several floors of a building, or a portion thereof, devoted to a use. Floor area shall be measured from the exterior wall surface, or from the center line of walls joining two rooms or buildings. The following shall be included in the computation of floor area, except as otherwise provided:

- Any basement, cellar or attic floor space which is finished for use;
- Interior balconies, mezzanines, and penthouses;
- Porches which are enclosed and finished for year-round use;
- Accessory storage areas within selling or working space, such as counters, racks, or closets;
- Hallways, entryways, and waiting rooms.

The following may be excluded from the computation of floor area:

- Floor space devoted primarily to the housing of mechanical or electrical equipment;
- Floor space devoted primarily to storage, except accessory storage as described above;
- Floor space devoted to off-street parking or loading facilities;
- Stairwells, landings and elevator shafts.

Where any building consists of, or is devoted entirely to the housing of mechanical or electrical equipment (commonly referred to as a public or private utility substation), the sum of the gross horizontal area of said building shall be its floor area.

- **FLOOR AREA, GROSS:** For the purpose of determining Floor Area Ratio, the gross floor area of a building or buildings shall be the sum of the horizontal areas of the several measured from exterior faces of exterior walls, without deduction for hallways, stairs, closets, thickness of walls, columns, and shall also include the following:
 - A basement or cellar having more than three and one-half (3½) feet in height above adjacent grade around fifty percent (50%) or more of the basement perimeter.
 - In the case of a basement or cellar not fitting the description of subsection 1 above, but having normal direct access to the outside not through another floor, one-half (½) of the basement or cellar area shall be included.
 - An attic, the space between the ceiling beams of the top story and the roof rafters, which has a fixed stairway as a means of access and a height of seven and one-third (7F) feet above the attic floor.
 - Interior balconies and mezzanines.
 - Enclosed porches and sun rooms.
 - Roofed-over decks, patios, porches, and stairs.
 - Unroofed decks, patios, porches, and stairs over four (4) feet above the average grade of adjoining ground.
 - All square footage in excess of five hundred (500) square feet in any detached or attached garage or other accessory structure.
- **FLOOR AREA RATIO:** The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of the lot on which such building or buildings are located.

ANIMAL/ PET BUSINESS DEFINITIONS**Bartlett**

- **ANIMAL GROOMING, SALES AND SERVICE:** Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged.
- **ANIMAL HOSPITAL AND VETERINARY OFFICE:** A structure where animals or pets are given medical or surgical treatment on an outpatient and/or overnight basis.
- **ANIMAL SHELTER:** A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Batavia

- **ANIMAL SERVICES.** Facilities for care and treatment of animals, including incidental sales of pet supplies.
 - **ANIMAL GROOMING.** Any place or establishment where animals are bathed, clipped, or combed and a fee is charged for such services.
 - **Animal Shelter.** A facility used to house or contain stray, homeless, abandoned, or unwanted animals that is owned, operated, or maintained by a public body, humane society, animal welfare society, society of the prevention for cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.
 - **ANIMAL TRAINING.** An establishment where animals are brought and trained for the purposes of obedience, assistance, tricks or tasks. Animal Training does not include overnight boarding.
 - **KENNEL.** Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl or other domestic animals for a fee, but not including boarding, breeding or care of animals used for agricultural purposes. Ancillary services such as animal grooming and the sale of animal food and supplies are permitted.
 - **LARGE ANIMAL HOSPITALS.** Animal services for large domestic and farm animals, including grooming and boarding of animals receiving medical treatment.
 - **SMALL ANIMAL CLINICS.** Veterinary services for small animals, including grooming and interior kennels for boarding of animals receiving medical treatment.

Carol Stream

- **ANIMAL HOSPITAL.** A building or portion thereof designed or used for the care, observation or treatment of domestic animals.
- **DOMESTIC PET SERVICE.** An establishment where clipping, bathing and other services, except that of a veterinary nature, are rendered to dogs, cats and domestic pets. No boarding shall be permitted.

Elmhurst

- "ANIMAL HOSPITAL" means any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.

Downers Grove

- ANIMAL SERVICE. Uses that provide goods and services for care of companion animals.
 - GROOMING. Grooming of dogs, cats and similar companion animals, including dog bathing and clip-ping salons and pet grooming shops.
 - BOARDING OR SHELTER/KENNEL. Animal shelters, care services and kennel services for dogs, cats and companion animals, including boarding kennels, pet resorts/hotels, pet day care, pet adoption centers, dog training centers and animal rescue shelters. For purposes of this ordinance, the keeping of more than 4 dogs, cats or similar household companion animals over 4 months of age or the keeping of more than 2 such animals for compensation or sale is deemed a boarding or shelter-related animal service use and is allowed only in those zoning districts that allow such uses.
 - VETERINARY CARE. Animal hospitals and veterinary clinics.

Geneva

- VETERINARY HOSPITAL: Any building or portion thereof designed or used for the care, observation or treatment of domestic animals, excluding boarding and grooming.

Lisle

- KENNEL: Any structure or premises on which three (3) or more dogs or cats over six (6) months of age are kept or raised for compensation, are medically treated, cosmetically handled, groomed, fed, trained or in any way processed for compensation.

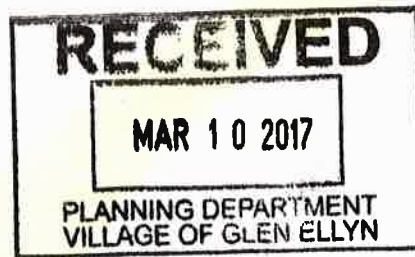
Lombard

- ANIMAL DAY CARE FACILITY: Any premises where three or more animals, over three months of age, at any one time, are accepted for grooming, training, exercise or socialization, provided that overnight boarding is not permitted.
- ANIMAL HOSPITAL: Any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.
- KENNEL: Any business, premises, or portion thereof, in which more than three dogs or other domestic animals over three months of age are boarded for compensation, bred, cared for, or kept for sale.

Wheaton

- KENNEL: An establishment where four (4) or more dogs or cats are bred, trained, or boarded, each having an age of four (4) months or more.

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Glen Ellyn

a downtown
to treasure

Mr. Alexander Demos, Village President
Board of Trustees
Village of Glen Ellyn
550 Duane St.
Glen Ellyn, IL 60137

March 2, 2017

Dear President Demos and Board of Trustees:

The Board of Directors of the Alliance of Downtown Glen Ellyn would like to suggest that the Village Board consider adoption of a policy that sets a limit on the number of hair and/or nail salons (for men or women) in the Central Business District. Whether this limit is based on an absolute number, a percentage of total businesses, a percentage of total available space or some other measure should be a topic of research and discussion, perhaps using the policies of other communities as a guide.

However, we believe that this will allow a greater variety of businesses to open in the CBD and will retain a central focus on retail businesses and restaurants, which in turn will bring foot traffic and visitors to the shopping and dining experience of downtown Glen Ellyn.

If the Alliance can be of any assistance in this discussion, please let us know and we would be happy to engage.

Sincerely,

Jill Foucré
President
Alliance of Downtown Glen Ellyn

cc: Mark Franz, Village Manager
✓Staci Hulseberg, Director Planning and Development

PARKING LOT REQUIREMENTS FOR CARRY-OUT RESTAURANTS**Bartlett**

- 10-11-1(6): Spaces Required
RESTAURANTS (CARRY-OUT): 1 parking space shall be provided for each 50 square feet of floor area.

Batavia

- 4.209: Drive-Through and Take-Out Facilities
EATING AND DRINKING ESTABLISHMENTS (RESTAURANTS, LIMITED SERVICE): Stacking Space Requirement – 5 Spaces.
- TAKE-OUT FACILITIES. Eating and Drinking Establishments providing a designated take-out counter, door or window shall identify one or more parking spaces adjacent to the take-out entrance for exclusive use by take-out customers.

Elmhurst

- 22.242: Off-Street Parking
RESTAURANTS: Carry-out type where no food is consumed on the premises. 10/1,000 sq. ft. of gross land area.

Downers Grove

- 7.030: Minimum Motor Vehicle Parking Ratios
EATING AND DRINKING ESTABLISHMENT (CARRY-OUT RESTAURANT): 3.5 Spaces per 1,000 sq. ft.

Geneva

- 11-11A-6: Parking Spaces and Design Requirements
CARRYOUT RESTAURANT: A sit-down/carryout restaurant which also maintains drive-through facilities for the purchase and consumption of food off premises. 7/1,000 sq. ft.

Hinsdale

- 9-104(J): Off Street Parking – Required Spaces
DRIVE-IN FACILITIES/ CARRYOUT EATING PLACE: An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared, ready to eat foods intended to be consumed off the premises, and where the consumption of food in motor vehicles on the premises is neither permitted nor encouraged. 6 stacking spaces leading to each drive-in window.

Lisle

- 5-13-1-7: Parking Spaces Required
RESTAURANTS (CARRYOUT). 1 parking space shall be provided for each 20 square feet of floor area.

Lombard

- 155.602: Off-Street Parking
FAST FOOD W/O DRIVE-IN: 12 spaces per 1,000 square feet gross floor area
FAST FOOD W/ DRIVE-IN: 12 spaces per 1,000 square feet gross floor area, plus eight stacking spaces for the first window and two stacking spaces for each additional window.

Wheaton

- CARRY-OUT RESTAURANT: An establishment whose principal business is the sale of foods or beverages to the consumer in a ready-to-consume state, usually served in disposable containers, and where consumption of such items on the premises is prohibited.
- 22.5(18): Required Off-Street Parking - Restaurants, Fast Food or Drive-In Restaurants, or Service Establishments Providing Customer Services on Premises
Fifteen (15) spaces per 1,000 sq. ft. of gross floor area. Drive-thru stacking spaces: Seven (7) per serving window, with a minimum of five (5) between the order station and pick up station, and an adequate order waiting area; or as determined by the City Council based on an analysis demonstrating peak usage.

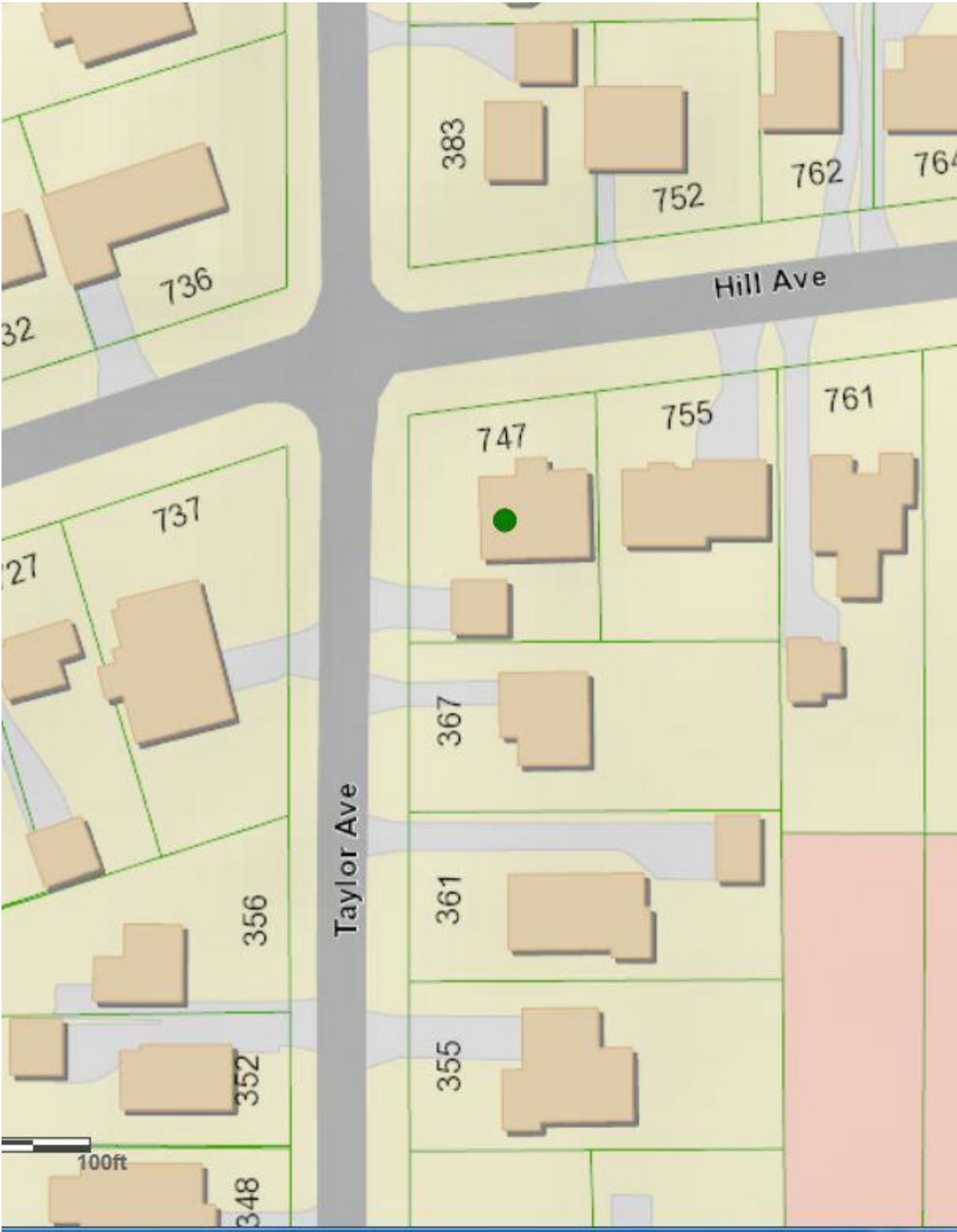
Example of Second
Story door accessible
by deck.



Detached Garage located on Reversed Corner Lot



Detached Garage located on Reversed Corner Lot



Detached Garage located on Reversed Corner Lot



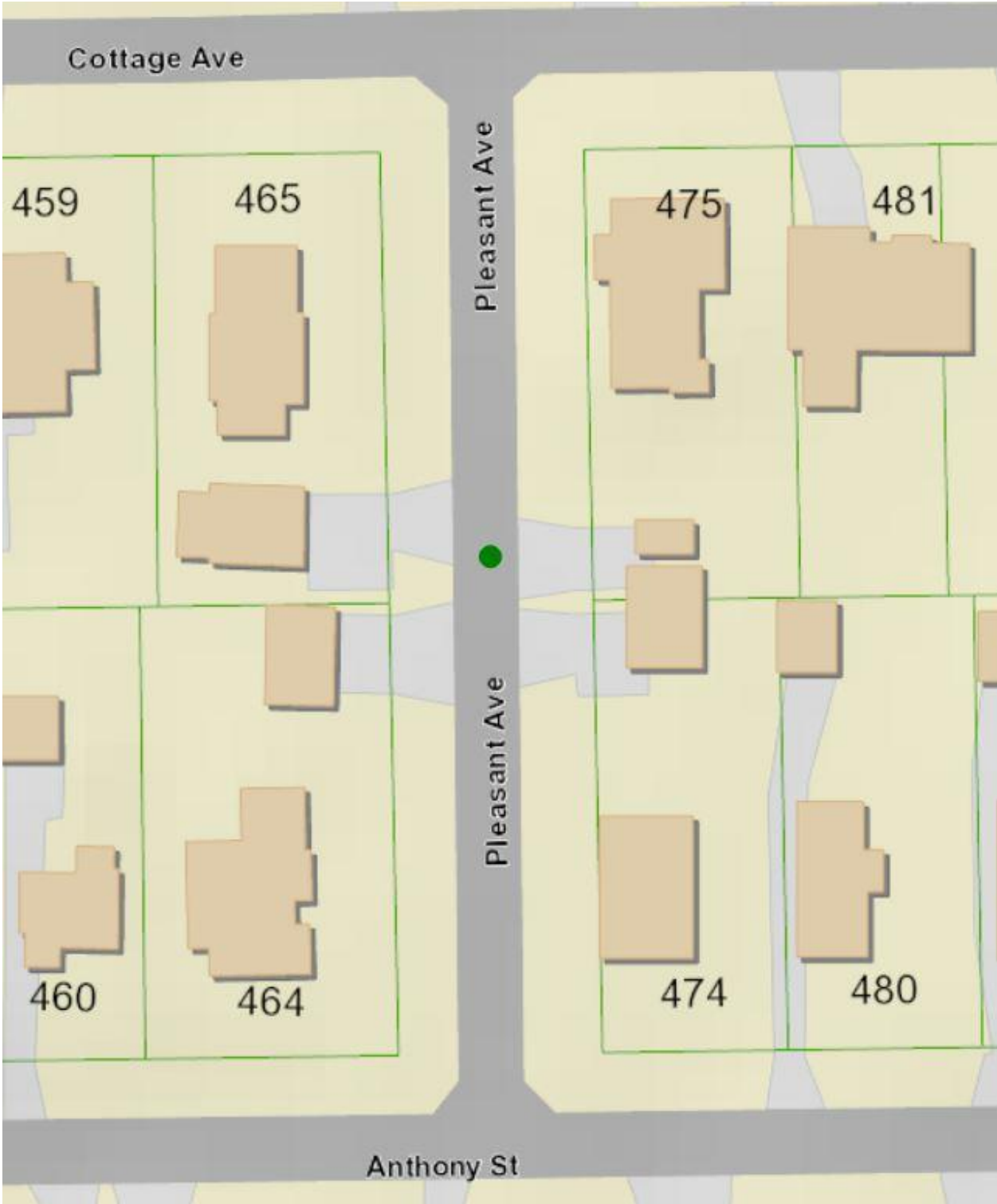
Detached Garage located on Corner Lot



Detached Garage located on Corner Lot



Detached Garage on Corner Lot



Attachment: Accessory Structures in Required Yards

Accessory Structures in Required Yards					
Community	Front	Interior Side	Corner Side	Rear	Notes
Elmhurst	N	Y	N	Y	Required Corner Side Yard setbacks in residential districts range from 10 feet to 25 feet.
Carol Stream	N	N	N	Y	Required Corner Side Yard setbacks in residential districts is 25 feet.
Lombard	N	N	N	Y	Required Corner Side Yard setbacks in residential districts range from 20 feet to 30 feet. On a reversed corner lot, no accessory building, or portion thereof, shall be located closer to the side lot line abutting the street than the required front yard of the lot abutting the rear lot line of said reverse corner lot.
Downers Grove	N	Y	Y	Y	Required Corner Side Yard setbacks in residential districts range from 25 to 40 feet. Allowed in a Corner side yard but may not encroach beyond the principal structure.
Glendale Heights	N	N	N	Y	Required Corner Side yard setbacks in residential districts range from 25 to 30 feet.
Hinsdale	Y	Y	Y	Y	Required Corner Side yard setback in residential districts is 35 feet. An accessory structure must maintain a distance from the corner side property line equal to the average setback distance of all buildings on a block or 25 feet, whichever is greater.
Lisle	N	Y	N	Y	Required Corner Side Yard setback in residential districts range from 15 to 20 feet.
Wheaton	N	Y	N	Y	Required Corner Side Yard setback in residential districts range from 30 to 40 feet.
Naperville	Y	Y	Y	Y	Required Corner Side Yard setback in residential districts is 15 feet. Structure may not encroach into more than one (1) required yard. Encroachment may not exceed six (6) inches.
Warrenville	N	Y	N	Y	Required Corner Side Yard setback in residential districts is 35 to 40 feet.

Yard	Total Allowances
Front	2
Interior side	6
Corner side	3
Rear	10

Example of Grasscrete Driveway





Air Conditioners Permitted in Required Yards					
Community	Front	Interior Side	Corner Side	Rear	Notes
Elmhurst	Y	N	Y	Y	May extend four (4) feet into yard as long as screened with hedge or fence
Carol Stream	N	Y	Y	Y	Allowed in Corner side as long as fenced in
Lombard	N	Y	Y	Y	May extend no more than ten (10) feet into required yard
Downers Grove	N	Y	N	Y	Variable minimum setback between five (5) feet and ten (10) feet depending on Zoning District
Glendale Heights	N	Y	Y	Y	Unit shelter required
Hinsdale	N	N	N	Y	No less than ten (10) feet from rear lot line
Lisle	N	Y	N	Y	No less than five (5) feet from lot line
Oak Brook	N	Y	N	Y	No less than twelve (12) feet from lot line
Naperville	N	N	N	Y	May extend five (5) feet into required yard
Warrenville	Y	N	Y	Y	May extend six (6) feet into required yard

Yard	Total Permitted
Front	2
Interior side	6
Corner side	5
Rear	10

John Sterrett

From: Dan Marshall [REDACTED]
Sent: Tuesday, January 30, 2018 12:15 PM
To: John Sterrett
Cc: Staci Hulseberg; Kelly Purvis; 'Ray'; 'Rwb'
Subject: RE: Zoning Code Text Amendments - Turrets
Attachments: Turrets.pdf; SKMBT_C284e18013012100.pdf

Hi John,

Thank you for providing the opportunity for input into the crafting of the amendment regarding the turret exception. I have always been amazed at the complexity involved in writing a code and I do not envy your job!

It is my understanding that the intent is to allow extra height for turrets and towers to provide the variety of form and size that we find in the vintage home designs in the older areas of Glen Ellyn and similar communities. I think it is a good goal and I applaud the intent.

I have attached three local projects that we designed as examples to reference and some photos of historic houses that Ray Whalen sent me for this discussion.

I will use the word “turret” to mean both a literal turret and a tower.

I think it is difficult to define the size of the turret. Since the appropriate size of a turret depends on the size of the main house. Scale is important but there is also a very wide range of examples of very different scales in different styles when it comes to turrets – so there really is not a correct scale to guide this amendment.

Your current language uses 81 square feet to control the size and it is stated as the gross horizontal area above the permitted eave height. This wording leaves me with many questions about how to measure the area of different turrets.

I assume we would be measuring at the maximum eave height. If we use a square turret like example project 1, it is 11' wide on the front and 11' wide on the side, then would the turret be 121 square feet? Project 3 would be 176 sf using this method.

It becomes difficult to measure using this method if the turret is within the body of the house or in an “inside” corner instead of an “outside” corner. (Arts and Crafts styles often uses turrets in inside corners and there are many examples turrets on outside corners in the Victorian styles). Example project 2 shows a turret on an inside corner in the middle of the house. The Goodridge house on page 5 of the photos, shows a turret in within the body of the house as often found in Shingle style.

Notice that there is not much distance from the main roof eave line to the front of the turret in project 2 – about 2.5'. If that distance is used then this turret would only be about 25 sf so it could be made much larger. Measuring at the maximum eave line for a turret like this might actually encourage a designer who is trying to maximize the size of the turret to raise the eave to the maximum height since the turret area as measured by the code would increase if the eave is dropped.

Perhaps it would be better to use a percentage of the width of the house to set the maximum size of the turret allowed for the front and side dimensions? I would recommend setting it at 33%. Example 2 is about 28%.

Attachment: Email from architect regarding turrets

Regarding the height, you will notice in the historic photos that the eaves of most turrets are much taller than the 5' the proposed text allows. I think they are more pleasing when there is more height. They seem crowded when there is a smaller distance between the eaves.

Narrow lots suffer the most since those eaves are often required to be very low relative to the second floor especially if the lot is sloped.

Example project 1 has about 6.5' between the eaves and I feel it looks good on this size house. I think if it was a historical house it would be about 4-5' higher.

Example project 2 has 4.25' between the eaves and Project 3 has 2.75'. Both these designs would have more closely resembled vintage homes if the eaves were allowed to be higher.

I recommend allowing height extensions of 10' for the eaves and the ridge.

Feel free to call to discuss as I know there are many nuances to explore. 630.584.7820

Thanks again,
Dan

From: John Sterrett [mailto:jsterrett@glenellyn.org]
Sent: Thursday, January 25, 2018 9:38 AM
To: Dan Marshall <[REDACTED]>; 'Ray' [REDACTED]
Cc: Staci Hulseberg <shulseberg@glenellyn.org>; Kelly Purvis <kpurvis@glenellyn.org>
Subject: RE: Zoning Code Text Amendments - Turrets

No problem. See attached.

John

From: Dan Marshall [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, January 25, 2018 9:22 AM
To: John Sterrett; 'Ray'
Cc: Staci Hulseberg; Kelly Purvis
Subject: RE: Zoning Code Text Amendments - Turrets

Is it possible to send me another copy of that text change?

Dan

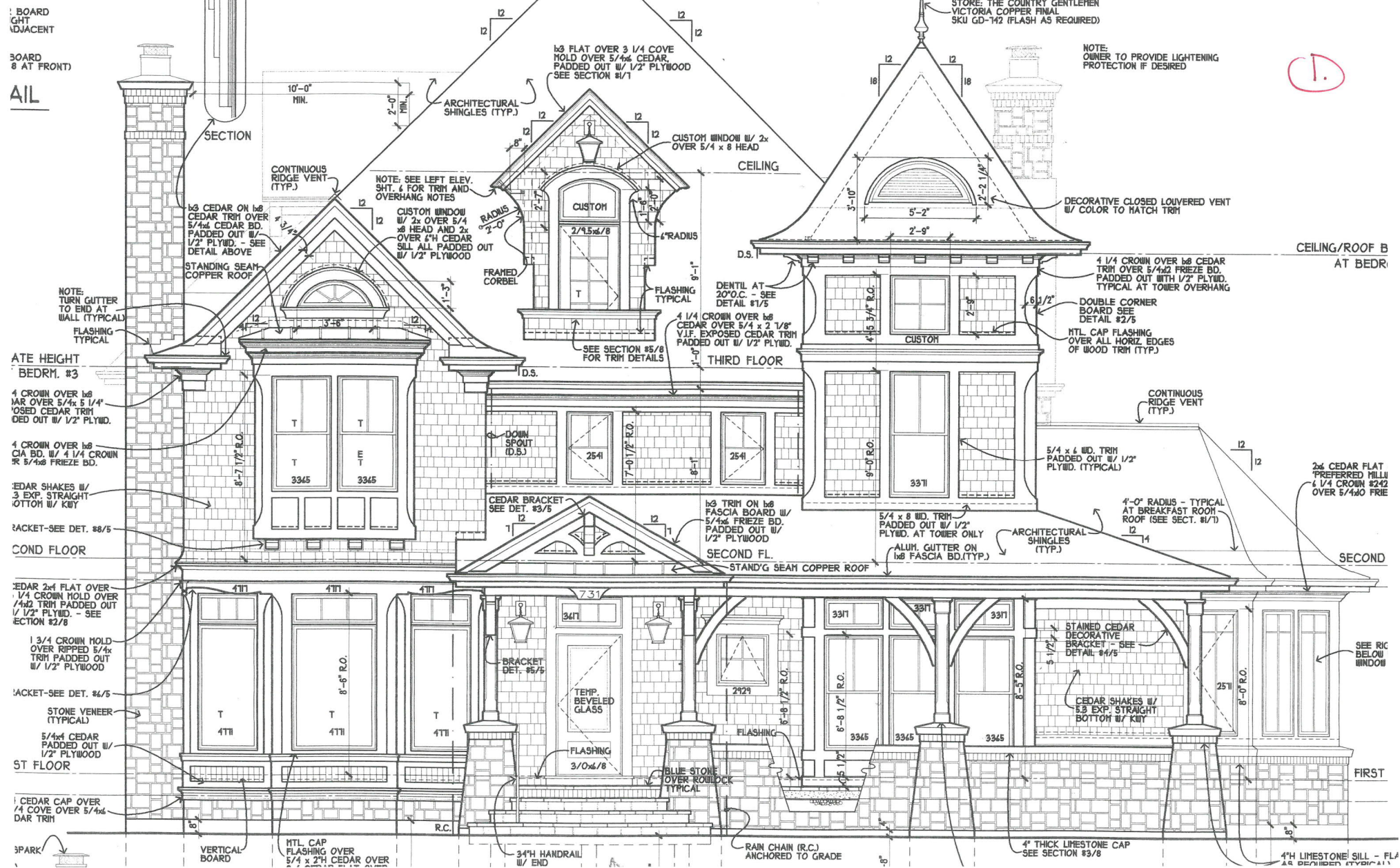
From: John Sterrett [mailto:jsterrett@glenellyn.org]
Sent: Thursday, January 25, 2018 8:47 AM
To: Ray [REDACTED]
Cc: Staci Hulseberg <shulseberg@glenellyn.org>; Kelly Purvis <kpurvis@glenellyn.org>; Dan Marshall [REDACTED]
Subject: RE: Zoning Code Text Amendments - Turrets

Thanks Ray.

John



Attachment: Email from architect regarding turrets

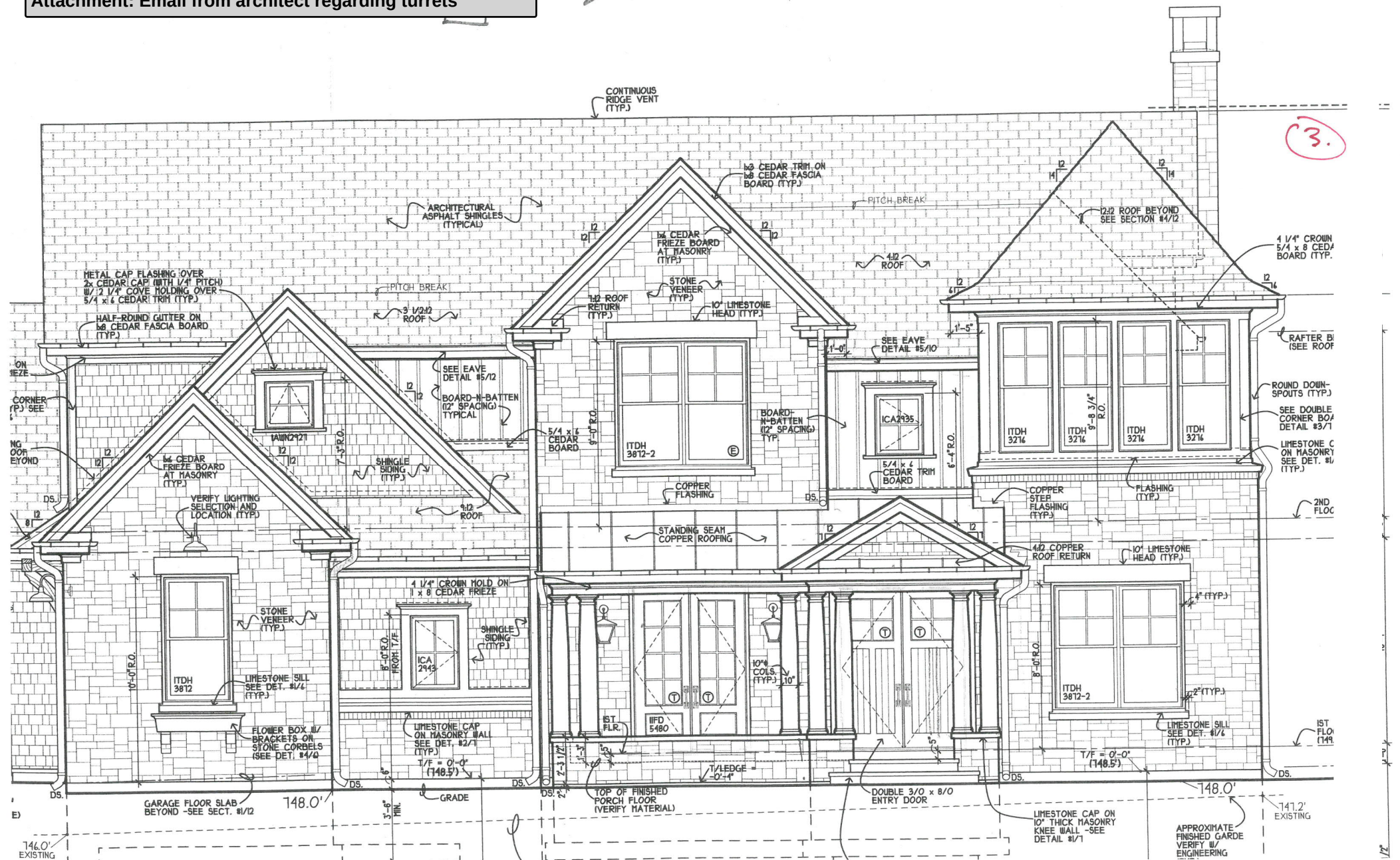






3.

3.



679 North Main Street



644 North Main Street



583 North Main Street



475 Cottage Avenue



564 North Main Street



602 Prairie Street





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

Meeting: 05/14/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Steve Warner

SCHEDULED

AGENDA ITEM (ID # 3292)

DOC ID: 3292

1. Motion to authorize the Village Manager to execute a construction contract with Orange Crush, LLC of Hillside, Illinois, in the amount of \$1,039,154.64, for the 2018 Street Resurfacing Project, to be expensed to the Capital Projects Fund. 2. Motion to authorize the Village Manager to execute an agreement with Engineering Resource Associates, Inc (ERA) of Warrenville, in the amount of \$61,079.00, for Construction Engineering Services on the 2018 Street Resurfacing Project, to be expensed to the Capital Projects Fund.

INTRODUCTION

This memorandum serves to provide a recommendation for the award of a construction contract for the 2018 Street Resurfacing Project to Orange Crush, LLC of Hillside, Illinois in the amount of \$1,039,154.64 including a 3% contingency.

In addition, a recommendation is provided for the award of a construction engineering services agreement for the project to Engineering Resource Associates, Inc (ERA) of Warrenville, Illinois in the amount of \$61,079.00.

BACKGROUND

Construction Contract

Public Works staff recently completed the design and competitive bidding of the 2018 Street Resurfacing Project. The proposed improvements include street resurfacing, concrete curb and sidewalk repairs, selected drainage improvements and other associated work at the following locations:

- Orchard Lane from Lorraine Road to Lambert Road
- Ramblewood Drive from Lambert Road to Fawell Boulevard
- Marston Avenue from Lambert Road to Fir Court
- McCreedy Avenue from Lorraine Road to Lambert Road
- Buena Vista Drive from Lorraine Road to Lambert Road
- Ott Avenue from Old 22nd Street to McCreedy Avenue
- Old 22nd Street from Ott Avenue to Kenilworth Avenue
- Kenilworth Avenue from Old 22nd Street to McCreedy Avenue

Bidding Process

A request for bids was advertised in the Daily Herald on April 13, 2018. Bid packages were requested by

nine (9) contractors. Five (5) bid proposals were received and publicly opened and read aloud by a representative of the Village Clerk on May 2, 2018.

Bid tabulations were completed by staff with a summary of the as-calculated bids is as follows:

2018 Street Resurfacing Project Summary Of Bids (As Calculated)	
Bidder	Total Bid
Orange Crush, LLC of Hillside, IL	\$1,008,888.00
Brothers Asphalt Paving, Inc of Addison, IL	\$1,072,384.75
A Lamp Concrete Inc. of Schaumburg, IL	\$1,073,599.20
Schroeder Asphalt Services, Inc. of Huntley, IL	\$1,081,392.62
R.W. Dunteman Company of Addison, IL	\$1,158,216.04
Engineer's Estimate (Glen Ellyn)	\$1,204,906.44

Staff was satisfied to see that all bids were below the engineer's estimate and recognizes that the bid prices received are very competitive. In particular, the unit prices of asphalt are some of the lowest seen in the past decade. Additionally, the timing of the bid was set not to parallel with IDOT bidding schedule, which again ensured that more contractors were interested in the bidding the project.

The low, responsible and responsive bidder for the project is deemed to be Orange Crush of Hillside, Illinois. Orange Crush received positive recommendations based on similar work completed for the communities of Bolingbrook, Romeoville, Des Plaines, and Wheeling. In agreement with Bidding and Contract Documents, the Village proceeded to waive the IDOT Prequalification requirement as Orange Crush was able to adequately demonstrate the ability and experience to perform work of the nature and scope of the proposed project. A construction contract with Orange Crush that includes a 3% contingency is recommended, with the total award amount equaling \$1,039,154.64.

Construction Schedule

Construction is anticipated to start right after the Memorial Day holiday with substantial completion by August 17, 2018. Final completion of all parkway restoration and punch list items must be complete by September 14, 2018.

Construction Engineering Services

Engineering oversight for the project will be provided by a consultant. Responsibilities of the engineer will include conducting a preconstruction conference, general consultations/meetings, review of the project schedule, shop drawing review, spot grade checking, full time construction observation, resident notifications, material testing (using a sub-consultant), pay estimate and change order processing, final inspection and project close-out, record drawing preparation, and rectification of issues that arise during the warranty period.

A Request for Proposal (RFP) for construction engineering services was issued to twelve (12) engineering firms. Six (6) firms submitted proposals which were evaluated by staff based on the evaluation criteria within the RFP including firm information, firm experience, project team qualifications, ability to meet

deadlines, completeness of project approach, additional tasks, Total Fixed Price, and Not To Exceed Price, in accordance with the Village's General Terms and Conditions for Fixed Price Agreements.

2018 Street Resurfacing Project Summary of Construction Engineering Proposals			
Consultant	Base Bid Personnel Hours	Total Not-to-Exceed Price	Total Fixed Price
ERA	598	\$61,079.00	\$61,079.00
Rempe-Sharp	639	-	\$64,248.00
HLR	577	\$68,762.50	\$68,762.50
Hancock	898	\$77,780.00	\$75,000.00
Thomas	1132	\$92,258.38	\$92,000.00
ESI	925	\$115,137.91	\$112,268.00

ERA proposed staffing with adequate hours and satisfactory experience while maintaining a lowest total price. The firm scored high on project approach, experience on similar projects and cost. ERA has provided design services in 2005 for the Lambert Farms Utility Improvements and is intimately familiar with the project area and existing utility infrastructure. ERA has recently completed similar projects for the communities of Hoffman Estates, Aurora, Burr Ridge, Wheaton, Warrenville, and Oak Park.

A construction engineering services contract with ERA is recommended, with the Total Fixed Priced award amount equaling **\$61,079.00**.

BUDGET IMPACT

1. Construction Budget - The approved CY-18 Capital Projects Fund includes funds slated for construction of 2018 Street Resurfacing Project in the amount of \$1,150,000. The proposed project (including 3% contingency) is approximately \$110,800.00 under the approved budget amount. Below is a breakdown of budget amounts for this project.

2018 Street Resurfacing Project Recommended Funding for Construction (including 3% Contingency)			
Project Item	Funding Source (CY-18)	Account No.	Amount
2018 Street Resurfacing	Capital Projects Fund	40000-580160-18002	\$1,039,154.64
TOTAL			\$1,039,154.64

2. Construction Engineering Budget - The approved CY-18 Capital Projects Fund includes funds for construction engineering services for the 2018 Street Resurfacing Project in the amount of \$100,000. The proposed contract with ERA is approximately \$39,000 under the approved budget amount.

2018 Street Resurfacing Project Recommended Funding for Construction Engineering Services

Project Item	Funding Source (CY-18)	Account No.	Amount
2018 Street Resurfacing	Capital Projects Fund	40000-580160-18002	\$61,079.00
TOTAL			\$61,079.00

STRATEGIC INITIATIVES

The project fulfills the following Village of Glen Ellyn Strategic Initiatives and Goals:

Strategic Issue V: INFRASTRUCTURE. Invest in infrastructure to meet key needs, including downtown access, Village facilities, storm water issues and technology improvement.

RECOMMENDATION

Staff provides a recommendation for the award of a construction contract for the 2018 Street Resurfacing Project to Orange Crush of Hillside, Illinois in the amount of \$1,039,154.64, including a 3% contingency.

Staff provides a recommendation for the award of a construction engineering services agreement for the 2018 Street Resurfacing Project to Engineering Resource Associates, Inc (ERA) of Warrenville, in the amount of \$61,079.00.

Engineering staff will be present at the May 14, 2018 Village Board of Trustees Meeting to make a presentation summarizing this memorandum and to answer any questions.

ACTION REQUESTED

1. Motion to authorize the Village Manager to execute a construction contract with Orange Crush, LLC of Hillside, Illinois, in the amount of \$1,039,154.64, for the 2018 Street Resurfacing Project, to be expensed to the Capital Projects fund.
2. Motion to authorize the Village Manager to execute an agreement with Engineering Resource Associates, Inc (ERA) of Warrenville, in the amount of \$61,079.00, for Construction Engineering Services on the 2018 Street Resurfacing Project, to be expensed to the Capital Projects fund.

ATTACHMENTS

Project Location Map

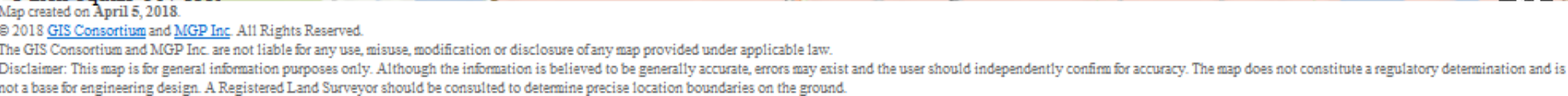
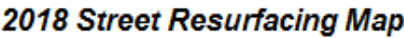
Construction Engineering Services proposal from ERA

Agenda Item (ID # 3292)

Meeting of May 14, 2018

ATTACHMENTS:

- Project Location Map (PDF)
- ERA - 2018 Construction Services proposal(for award recommend) (PDF)



Legend
Streets Being Resurfaced



Proposal for:

2018 Street Resurfacing Project -
Construction Engineering Services

Prepared for:

Village of Glen Ellyn
Attn: Tom Topor, PE
Senior Civil Engineer
Public Works Reno Service Center
30 South Lambert Road
Glen Ellyn, IL 60137

Due: May 3, 2018 at 10 AM

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Cost Details	
• Acceptance Form	
• Attachment A	
• Certificate of Insurance	
• Full RFP Document	

Primary Contact:

Brian Dusak, PE
Project Manager
3S701 West Avenue, Suite 150
Warrenville, IL 60555
P: 630-393-3060
F: 630-393-2152
BDusak@eraconsultants.com



ENGINEERS | SCIENTISTS | SURVEYORS

May 3, 2018

Mr. Tom Topor, PE
Senior Civil Engineer
Public Works Reno Service Center
Village of Glen Ellyn
30 South Lambert Road
Glen Ellyn, IL 60137

Subject: Proposal for 2018 Street Resurfacing Project – Construction Engineering Services

Dear Tom:

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal for construction engineering services for the **2018 Street Resurfacing Project**. This proposal has been prepared in accordance with the Village's recent request for Proposal, visit to the project site and our experience on similar assignments.

ERA has 28 years of experience as a civil engineering, structural engineering and environmental science firm with extensive experience providing preliminary design, final design and construction phase services on municipal infrastructure, roadway, and stormwater management assignments. As detailed in our proposal, ERA has successfully designed and overseen construction of numerous projects involving roadway rehabilitation and reconstruction.

ERA is well suited for this project because:

- Many of our construction engineering assignments over the last three years have included roadway resurfacing or reconstruction. Our firm has also worked extensively with IDOT and FHWA staff during this time on resurfacing and reconstruction projects for local municipalities with federal funding sources administered by IDOT. We have a strong knowledge of the standards and procedures required to successfully complete these rehabilitation projects.
- ERA has expertise regarding accessible design and Public Right-of-Way Accessibility Guidelines (PROWAG). Complying with these requirements for sidewalks can be difficult within established areas due to elevation constraints. We will verify existing and proposed elevations in the field and make any necessary adjustments to ensure new sidewalk best conforms to these guidelines.
- We have a great understanding of the project site conditions within the Lambert Farms subdivision due to our previous utility design work in this area of the Village. One example of this is the subdivision's subsurface conditions. **There is an area on Kenilworth Avenue, just north of Buena Vista Drive, where the existing roadway is constructed on peat.** Work will need to be closely coordinated with the contractor to minimize impacts to this area during construction.
- We understand the importance of the public involvement process and ability to effectively communicate with residents prior to and during construction.

WARRENVILLE

3s701 West Avenue, Suite 150
Warrenville, IL 60555
P 630.393.3060

CHICAGO

10 South Riverside Plaza, Suite 875
Chicago, IL 60606
P 312.474.7841

CHAMPAIGN

2416 Galen Drive
Champaign, IL 61821
P 217.351.6268

www.eraconsultants.com

Our company philosophy seeks to incorporate forward thinking and money saving ideas into all our projects, making ERA a firm that stands out above the rest. Based upon our current and projected workload, we have the capacity to successfully provide construction engineering services for the Village on this project. We also have a great working relationship with the Village as evidenced in our project experience and look forward to the opportunity to work with the Village of Glen Ellyn and making your Village a better place to live and grow.

We appreciate the opportunity to provide this proposal. If you have any questions regarding our submittal, please contact me at (630) 393-3060, ext. #21 or via email to bdusak@eraconsultants.com.

Respectfully submitted,
ENGINEERING RESOURCE ASSOCIATES, INC.



Brian Dusak, PE
Project Manager





Company Profile

Engineering Resource Associates, Inc. (ERA) is a consulting firm providing civil engineering, structural engineering, environmental science and surveying services to clients throughout Illinois, Indiana and Wisconsin. Our diverse clientele includes municipalities, park districts, forest preserves, sanitary districts, private development, county agencies and state agencies. We have more than 28 years of experience identifying and working with a wide variety of local, state and federal funding sources. Our staff of 40 professionals includes licensed engineers, structural engineers, surveyors, environmental scientists, certified floodplain managers and CAD/GIS specialists.

Our firm specializes in providing comprehensive services throughout the planning, design and construction phases of engineering and environmental assignments. The following is a partial listing of the primary types of projects that have been successfully completed by our firm.

- **Construction-** Construction Management, Bidding Assistance, Construction Layout, Observation, IDOT Documentation and Construction Administration
- **Transportation Projects** - Design and Rehabilitation of Roadways, Intersections, Utility Relocation/Designs, Permitting, Traffic Signals, Lighting, Streetscape, and Parking Facilities
- **Infrastructure Projects** - Design and Rehabilitation of Sanitary Sewers, Storm Sewers, Water Mains and Pumping Stations
- **Structural Projects** - Design and Rehabilitation of Highway Bridges, Culverts, Retaining Walls, Dams, Levees and Buildings
- **Water Resource Projects** - Hydraulics/Hydrology Analysis, Master Plans, Watershed Studies, Ordinance/Guidance Manuals, Storm/Sanitary Modeling, Floodplain Mapping, Stream Restoration, Levee Certification and CRS Services
- **Environmental Projects** - Design and Rehabilitation of Wetland Facilities, Stream Bank Stabilization, Best Management Practices and Natural Area Restoration
- **Surveying and Mapping Projects** - Topographic Surveys, Boundary, Surveys and GIS Services
- **Recreational Projects** - Riverwalks, Golf Courses, Regional Trails/Paths, Community Parks, Dog Parks, and Sledding Hills
- **Site Development** - Design and Rehabilitation of Municipal Facilities, Education, Healthcare, Commercial and Residential



Office Locations

Warrenville

3s701 West Avenue, Suite 150
Warrenville, IL 60555
Phone: (630) 393-3060

Chicago

10 S. Riverside Plaza
Suite 875
Chicago, IL 60606
Phone: (312) 474-7841

Champaign

2416 Galen Drive
Champaign, IL 61821
Phone: (217) 351-6268

Primary Contact

Brian Dusak, PE
Project Manager
3s701 West Avenue, Suite 150
Warrenville, IL 60555
Phone: (630) 393-3060
Fax: (630) 393-2152
Email: bdusak@eraconsultants.com



Project Experience Summary

Project Experience Summary

Below is a summary of recent projects that have been completed by ERA in the last three years that demonstrate our experience and capabilities relevant to the anticipated scope of work. A project description and client contact for each project may be found on the following pages.

1. Hillcrest and Moon Lake Boulevard Resurfacing, Village of Hoffman Estates, IL
2. 2015 Resurfacing and Street Maintenance Projects, City of Aurora, IL
3. Madison Street STP Improvements and Garfield Street LAFO Projects, Village of Burr Ridge, IL
4. North Main Street Reconstruction, City of Wheaton, IL
5. Iroquois Court Sewer and Water Extension and Pavement Reconstruction Project, City of Warrenville, IL
6. 15-13 Roadway, Water and Sewer Main Improvements, Village of Oak Park, IL

Staff Experience / Resumes

A team chart and staff resumes outlining their role on this project are also included at the end of this section. Our Resident Engineers and Resident Inspectors are certified by the Illinois Department of Transportation for Construction Documentation.



Hillcrest and Moon Lake Boulevard Resurfacing

Village of Hoffman Estates, IL



Project Summary

ERA performed Phase III construction engineering services for the resurfacing of two roadways located along Hillcrest Boulevard, from Jones Road to Roselle Road, and Moon Lake Boulevard, from Higgins Road to Golf Road. Each of the projects have very similar scope of work including surface grinding and removal, asphalt patching, curb and gutter removal and replacement, concrete sidewalk removal and replacement, hot mix asphalt pavement, landscaping, signs, pavement markings, traffic control signing, and other incidental and collateral work necessary to complete the improvements. ADA improvements were implemented throughout the project limits which required extensive coordination with heavily trafficked areas including schools, hospital and fire station. The projects were completed utilizing STP funds. ERA was responsible for project management, material testing, documentation and inspection services meeting all IDOT and STP requirements from the pre-construction meeting through construction and project close out.

ERA Project Team

Brian Dusak, PE | Project Manager
John Mayer, PE, CFM | Project Director
Andrew Johnson | Resident Engineer
Chris Sedlacko, PE | Resident Inspector
Michael Maslowski, PE, CFM | Resident Inspector

Project Highlights:

- Utilized STP funds
- 2 roadway resurfacing projects
- Tasks included: surface grinding and removal, asphalt patching, curb and gutter removal and replacement, concrete sidewalk removal and replacement, hot mix asphalt pavement, landscaping, signs, pavement markings, and traffic control signing

Project Reference:

Alan Wenderski, PE
Village Engineer
1900 Hassell Road
Hoffman Estates, IL 60109
Phone: (847) 252-5802
alan.wenderski@hoffmanestates.org

Construction Cost:

\$1.5 million

Consulting Fee:

\$145,000

Completed:

2017



2015 Resurfacing and Street Maintenance Projects

City of Aurora, IL



Project Summary

ERA provided construction observation services for the 2015 Resurfacing and Street Maintenance Projects in accordance with IDOT standards and procedures. The project involved analysis of the contract documents and coordinating closely with the City prior to and throughout construction to help ensure activities were properly documented and the project was successfully completed in accordance with the contract documents, approved project budget, and schedule.

ERA Project Team

Brian Dusak, PE | Project Manager
John Mayer PE, CFM | Principal / Project Director
Andrew Johnson | Resident Engineer
Michael Maslowski, PE, CFM | Resident Engineer



Project Highlights:

- 4.9 miles of MFT Street Resurfacing Projects
- 16.2 miles of 2015 Neighborhood Street Resurfacing Projects
- Materials Testing Coordination

Project Reference:

Chris Lirot, P.E.
City of Aurora
Engineering Division
44 East Downer Place
Aurora, IL 60507
Phone: (630)256-3200
Email: clirot@aurora-il.org

Construction Cost: \$1.85 M

Consulting Fee: \$98,000

Completion Dates: 2015



Madison Street STP Improvements and Garfield Street LAFO Projects

Village of Burr Ridge, IL



Project Summary

ERA provided Phase I, II, III engineering and land survey services including route survey, project design report, preparation of plans, specifications and estimates, bidding assistance and construction engineering services. The project included 11,000 ft of bituminous resurfacing, pavement widening, installation of curb and gutter, storm sewer, and sidewalk.

ERA provided route survey, topographic survey, preparation of plat of highways and coordination with IDOT Land Acquisition Department for new right-of-way takes. Other tasks included, gathering all topographic survey data necessary for the design of the project, cross-sections, underground utility investigation for utility services within the right of way and tree inventory. Additionally, construction layout was provided for the curbs, gutters, new utility structures, and rough / finished grading work. After completion of the project, ERA provided the municipality with record drawings.

ERA Project Team

Brian Dusak, PE | Project Manager
John Mayer, PE, CFM | Project Director
Bradley Strohl, PLS | Lead Professional Surveyor
Dennis Clements | Resident Engineer (Madison)
Eric Wilde | Design / Resident Engineer (Garfield)
Michael Maslowski, PE, CFM | Project Engineer



Project Highlights:

- Approximately 11,000 ft of bituminous resurfacing, pavement widening, installation of curb and gutter, storm sewer, and sidewalk
- Existing sidewalks evaluated for slope compliance and removed and replaced as necessary
- Upgraded ADA ramps proposed at existing roadway crossings
- Plan preparation and approval followed the IDOT LAPP/LAFO processing protocol
- Projects partially funded by STP dollars

Project Reference:

David Preissig, PE
Dir. of Public Works/Village Engineer
451 Commerce Street
Burr Ridge, IL 60527
Phone: (630) 654-8181 x6000
Email: dpreissig@burr-ridge.gov

IDOT BLRS References:

Marilyn Solomon (Phase I)
(847) 705-4407
Fawad Aqueel (Phase II)
(847) 705-4247
Babatunde Owolabi (Phase III)
(847) 705-4752

Construction Cost:

\$518,000 (Madison Street)
\$310,000 (Garfield Street)

Consulting Fee:

\$95,000

Completed: 2013, 2016



North Main Street Reconstruction

City of Wheaton, IL



Project Summary

ERA provided Phase I, II, and III engineering services for the reconstruction of North Main Street. The project is located between Geneva Road and Cole Avenue with a length of approximately 1,535 ft. Project improvements primarily consisted of removing and replacing the road in its current location with no vertical or horizontal modifications. Existing utilities required removal and replacement in kind; however, utility design, traffic signal improvements and modifications to the width or alignment of the roadway were not required. Construction was completed during Summer/Fall 2015.

ERA Project Team

Brian Dusak, PE | Project Manager
 Rodney Beadle, PE, CFM | Project Director
 Steve Wegner, PE | Resident Engineer
 Charlie Harrison | Resident Inspector
 Rick Tanner | CAD Technician and Resident Inspector
 Brad Strohl, PLS | Surveyor

Project Highlights:

- Project included over 1,535 ft of roadway
- Project included utility and traffic signal improvements
- Phase I, II & III engineering
- Permitting through DuPage County Division of Transportation

Project Reference:

Sarang A. Lagvankar, PE
 Senior Project Engineer
 City of Wheaton
 303 West Wesley Street
 Wheaton, IL 60187
 Phone: (630) 260-2067
 Email: Slagvankar@wheaton.il.us

Construction Cost:

\$830,000 (Budgeted) /
 \$650,000 (Actual)

Consulting Fee:

\$54,000 (Phase III)

Completed:

Oct 2015 (Contract)/
 Oct 2015 (Actual)



Iroquois Court Sewer and Water Extension and Pavement Reconstruction Project

City of Warrenville, IL



Project Summary

ERA provided Phase I, II and III engineering for the public sanitary sewer extension, water main extension and pavement reconstruction for the Iroquois Court neighborhood. These residences currently rely on individual wells and septic systems for service. The work includes approximately 1,300 feet of directionally drilled 8-inch diameter water main; 1,450 feet of open cut 8-inch diameter sanitary sewer; 1,600 feet of open cut 12-inch diameter storm sewer; and 5,300 square yards of full pavement reconstruction. The project was funded entirely with City funds.

Communication with the residents will be of critical importance for this project. Ravi Patil, the Resident Engineer assigned to this project, has strong communication and coordination skills. His oversight on previous underground utility installation and roadway construction projects make him well qualified in handling a project of this scope.

ERA Project Team

Brian Dusak, PE | Project Manager
John Mayer, PE, CFM | Project Director
Eric Wilde | Design Engineer
Ravi Patil | Resident Engineer
Charles Harrison | Resident Inspector



Project Highlights:

- Pavement evaluation HMA vs. PCC
- Extensive construction staging plans
- Coordination with residents regarding access & utility connection locations
- ERA completed Phase I, II and III engineering

Project Reference:

Philip M. Kuchler, PE, CFM
Deputy Director of Public Works
City of Warrenville
3S258 Manning
Warrenville, IL 60555
Phone: (630) 836-3033
Email: pkuchler@warrenville.il.us

Construction Cost:

\$1.8 Million (est.)/\$1.5 Million (actual)

Completion Date:

2016



15-13 Roadway, Water and Sewer Main Improvements

Village of Oak Park, IL



Project Summary

ERA provided Phase I, Phase II and Phase III engineering services for the design and construction of approximately 2,500 ft of roadway along sections of Kenilworth, Harvey and Taylor Avenues within Village limits. The design and construction had an accelerated schedule so improvements along Kenilworth and Harvey were constructed while school was not in normal session. Improvements included water main, sewer main and service replacement; curb, sidewalk and driveway patching and replacement; full depth pavement removal and replacement; parkway restoration; and other appurtenant work. Permitting coordination was required with the Illinois Environmental Protection Agency and Metropolitan Water Reclamation District. Extensive coordination was also required with adjacent schools and residents through face to face meetings as well as distribution of flyers during construction.

ERA Project Team

Brian Dusak, PE | Project Manager
John Mayer, PE, CFM | Project Director
Stephen Wegner, PE | Senior Project Engineer/Resident Engineer
Marty Michalisko, PE, CFM | Principal/Senior Stormwater Engineer
Charlie Harrison | Resident Inspector

Project Highlights:

- Accelerated Schedule
- Phase I, II, and III Engineering Services Provided
- Extensive Permitting Required through IEPA and MWRD

Project Reference:

Bill McKenna
Village Engineer
123 Madison Street
Oak Park, IL 60302
Phone: (708) 358-5728
Email: BMcKenna@oak-park.us

Engineer's Estimate: \$1.9 Mill

Construction Cost: \$1.8 Mill

Consulting Fee: \$100,000 (Phase III)

Start/Completion Date:

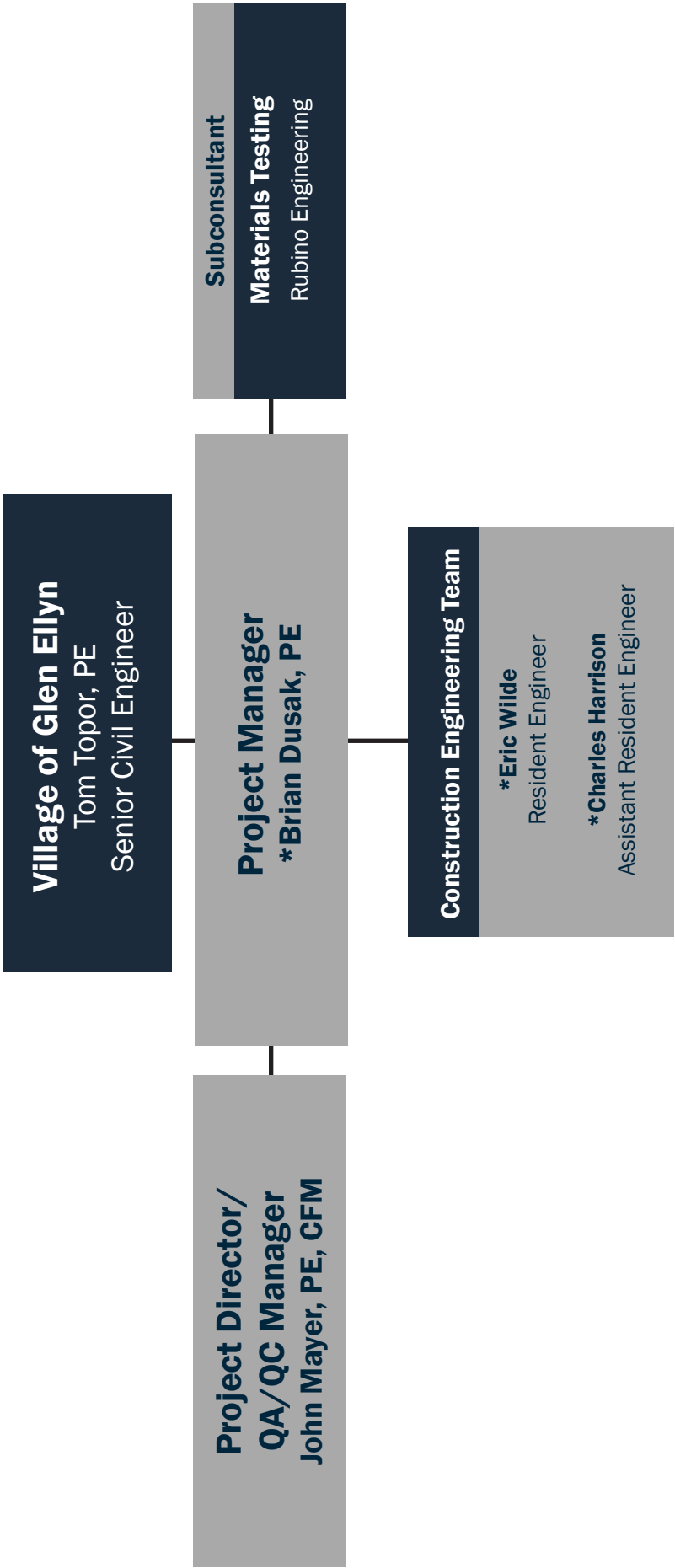
Summer 2015 / Fall 2015



ENGINEERING
RESOURCE ASSOCIATES

TEAM CHAIRMAN

Village of Glen Ellyn
2018 Street Resurfacing Project - Construction Engineering Services





Brian Dusak, PE

Project Manager

Project Experience:

Hillcrest and Moon Lake Boulevard Resurfacing, Hoffman Estates, IL – Resident Engineer performed Phase III construction engineering services for the resurfacing of two roadways located along Hillcrest Boulevard, from Jones Road to Roselle Road, and Moon Lake Boulevard, from Higgins Road to Golf Road. Each of the projects have very similar scope of work including surface grinding and removal, asphalt patching, curb and gutter removal and replacement, concrete sidewalk removal and replacement, hot mix asphalt pavement, landscaping, signs, pavement markings, traffic control signing, and other incidental and collateral work necessary to complete the improvements. The projects were completed utilizing STP funds. Brian was responsible for project management, material testing, documentation and inspection services meeting all IDOT and STP requirements from the pre-construction meeting through construction and project close out.

2013 Street Improvements, Glen Ellyn, IL – Project Manager for construction oversight for the reconstruction and resurfacing of approximately 3,800 feet of roadway at various locations throughout the Village of Glen Ellyn. Work also included constructing new storm sewer and water main, sanitary sewer service replacement, HMA pavement rehabilitation and reconstruction, parkway restoration and other appurtenant work. The project required traveling to multiple job sites each day. Construction staging was of critical importance as work throughout the area needed to be coordinated around scheduled summer events.

Madison Street and Garfield Street LAPP (LAFO) Projects, Burr Ridge, IL – Project Engineer for Phase I, II and III engineering services including route survey, preparation of plans, specifications and estimates and other bid documents. The project includes 11,000 feet of hot-mix asphalt resurfacing, pavement widening, installation of curb and gutter, storm sewer, and verifying ADA compliance throughout this corridor. Extensive coordination with IDOT and FHWA is required for these federally-funded STP projects.

Iroquois Court Sewer & Water & Extensions Project, Warrenville, IL – Project Manager for Phase I, II and III engineering for the public sanitary sewer extension, water main extension and pavement reconstruction for the Iroquois Court neighborhood. These residences currently rely on individual wells and septic systems for service. The work includes approximately 1,300 feet of directionally drilled 8-inch diameter water main; 1,450 feet of open cut 8-inch diameter sanitary sewer; 1,600 feet of open cut 12-inch diameter storm sewer; and 5,300 square yards of full pavement reconstruction.



Education/Certifications:

- Bachelor of Science, Civil Engineering
University of Illinois – 2004
- PE - IL - 062-062144
- Documentation of Contract Quantities
Course- December 2016 (16-12224)

Areas of Expertise:

- Transportation projects including roadway design and bridge construction
- Phase II design of storm sewer improvements, culvert crossing, detention basins, public ROW improvements
- Preliminary engineering and preparation of plans, specifications and estimates for governmental transportation and infrastructure projects
- Permitting process of federal, state and local permitting agencies
- Bike trail design by incorporating AASHTO and BDE criteria

Special Training:

- IDOT Traffic Signal and Street lighting Design
- IDOT ICORS Training

Years of Experience:

- 16 years, 16 with ERA



Brian Dusak, PE

Project Manager

Project Experience Continued:

15-13 Water and Sewer Main Improvements, Oak Park, IL- Project Manager for Phase I, Phase II and Phase III engineering services for the design and construction of approximately 2,500 feet of roadway along sections of Kenilworth, Harvey and Taylor Avenues within Village limits. Design and construction had an accelerated schedule so improvements along Kenilworth and Harvey may be constructed while school was not in normal session. Improvements included water main, sewer main and service replacement; curb, sidewalk and driveway patching and/or replacement; full depth pavement removal and replacement; parkway restoration; and other appurtenant work. Extensive permitting coordination was required with the Illinois Environmental Protection Agency and Metropolitan Water Reclamation District.

York Township Water Main Improvements, DuPage County, IL – Project Manager for Phase III construction engineering services for the design of over 10,000 feet of 6" and 8" diameter water main to replace an existing main system that was failing. All services were replaced. Approximately 2,455 feet of the proposed main was directionally drilled. In addition, ERA was responsible for coordinating the design of other portions of the project which included a transmission main and the design of a 1.5 million gallon water tower. A combined storm water permit was prepared by ERA for all three projects. The project was funded by a special assessment and an IEPA low interest loan.

North Main Street Reconstruction, Wheaton, IL – Project Manager for Phase I, II, and III engineering services for the reconstruction of North Main Street. The project was located between Geneva Road and Cole Avenue with a length of approximately 1,535 ft. Project improvements primarily consisted of removing and replacing the road in its current location with no vertical or horizontal modifications. Existing utilities required removal and replacement. Construction was completed during Summer/Fall 2015.

2015 Resurfacing and Street Maintenance Projects, Aurora, IL – Brian was the Project Manager that oversaw the construction observation services for several roadway projects that included 16.2 miles of neighborhood street resurfacing and 4.9 miles of MFT funded street resurfacing. Our team analyzed the contract documents and coordinated closely with the City prior to and throughout construction to help ensure activities were properly documented and the project was successfully completed in accordance with the contract documents, approved project budget, and schedule.

Greenwood Basin Improvements Phase I, II, III, Glencoe, IL - Project Engineer for Phase I, II and III engineering services for this project. ERA studied chronic drainage and flooding problems at Greenwood Avenue and Oakdale Drive. Brian assisted with the design of new storm sewers, design of roadway restoration, preparation of final PS&E and bidding assistance. The project included the installation of new storm sewer and a new water main. Permits from IDNR, IEPA, and USACE were required as well as construction layout and full service construction inspection.

Professional Experience:

- Engineering Resource Associates
Project Manager /Project Engineer/
Resident Engineer (2004-Present)
- Engineering Resource Associates
Engineering Intern (2002, 2003)

Professional Affiliations:

- American Public Works Association
Fox Valley Branch Education
Committee Co-Chair
- Institute of Transportation Engineers
- Village of Mokena
Site Plan and Architectural Review
Committee & Resident Civil Engineer

Professional Awards

- American Public Works Association
Chicago Metro Chapter
2014 Donald C. Stone Award for
Excellence in Education



Eric Wilde

Resident Engineer

Project Role:

Eric Wilde will serve as **Resident Engineer**, as the primary field contact for the client/contractor and will manage the day-to-day construction activities. He will familiarize himself with the plans and specifications and act on behalf of the Village to help ensure the project is constructed in accordance with the contract documents. Daily activities include documenting construction activities, observing construction, coordinating testing, inspection and notifying the Project Manager and Village staff regarding issues that arise during construction.

Project Experience:

Garfield Street STP Improvements, Burr Ridge, IL – Resident Engineer for this project which included 2,500 feet of hot-mix asphalt resurfacing, pavement widening, installation of curb and gutter, storm sewer, and verifying ADA compliance throughout the corridor. Extensive coordination with IDOT and FHWA was required for this federally-funded STP project.

Hillcrest and Moon Lake Boulevard Resurfacing, Hoffman Estates, IL – Assisted in Resident Engineering for the Phase III construction engineering services for the resurfacing of two roadways located along Hillcrest Boulevard, from Jones Road to Roselle Road, and Moon Lake Boulevard, from Higgins Road to Golf Road. Each of the projects have very similar scope of work including surface grinding and removal, asphalt patching, curb and gutter removal and replacement, concrete sidewalk removal and replacement, hot mix asphalt pavement, landscaping, signs, pavement markings, traffic control signing, and other incidental and collateral work necessary to complete the improvements. The projects were completed utilizing STP funds. ERA was responsible for project management, material testing, documentation and inspection services meeting all IDOT and STP requirements from the pre-construction meeting through construction and project close out.

22nd Street Roadway, Streetscape and Lighting Improvements, Oak Brook, IL – Resident Inspector for Phase III engineering services for beautification and roadway improvements along 3,600 feet section of an unmarked state route. Improvements included planter areas, gateway monumentation, and decorative street lighting conforming to IDOT standards and requirements.

Oak-Illinois-Western Water Main Improvements and Western Avenue Roadway Reconstruction Project, Northbrook, IL – Project Engineer for Phase I, II and III engineering services for the replacement of water main along Oak Avenue, Illinois Road and Western Avenue in the Village.

George Street Culvert Improvements, Bensenville, IL – Design Engineer for the design of an equivalent sized box culvert and wing walls to replace twin 3' diameter corrugated metal pipe culverts under George St., a residential road. The project includes pavement patching, sidewalk layout out redesign and site restoration. His role in this project included sidewalk layout redesign, project cost estimation, and writing the project specifications.



Education/Certifications:

- Bachelor of Science
Civil Engineering
Southern Illinois University,
Edwardsville - 2015
- IDOT, Documentation of
Contract Quantities Course
January 2016 (16-11373)

Areas of Expertise:

- Preliminary engineering and preparation of plans, specifications and estimates for governmental transportation and infrastructure projects
- Permitting process of federal, state and local permitting agencies

Special Training:

- IDOT ICORS Training

Years of Experience:

- 3 years, 3 with ERA



Charles Harrison

Assistant Resident Engineer

Project Experience:

North Main Street Reconstruction, Wheaton, IL – Charlie was a Resident Inspector for Phase III engineering services for the reconstruction of approximately 1,500 feet of roadway between Geneva Road and Cole Street. The design required maintaining traffic along the corridor and access to all the local businesses. The project included storm sewer replacement and verification that sidewalks met PROWAG requirements.

Madison Street S.T.P. Improvements, Burr Ridge, IL – Resident Inspector for the construction of a functional overlay along Madison Street between I-55 and 91st Street included the pavement widening, installation of curb and gutter, storm sewer, and sidewalk on the east side of Madison Street between 89th Street and 87th Street.

Oak-Illinois-Western Water Main Improvements and Western Avenue Roadway Reconstruction Project, Northbrook, IL – Resident Inspector for Phase III engineering services for the replacement of water main along Oak Avenue, Illinois Road and Western Avenue in the Village of Northbrook. Work will also include complete reconstruction of approximately 3,100 feet of Western Avenue. Approximately 12,400 feet of new water main will replace the existing cast iron mains that have an extensive break history.

15-13 Water and Sewer Main Improvements, Oak Park, IL – Resident Inspector for Phase III engineering services for the construction of approximately 2,500 feet of roadway along sections of Kenilworth, Harvey and Taylor Avenues within Village limits. Construction had an accelerated schedule so improvements along Kenilworth and Harvey were constructed while school was not in normal session. Improvements included water main, sewer main and service replacement; curb, sidewalk and driveway patching and/or replacement; full depth pavement removal and replacement; parkway restoration; and other appurtenant work.

Raintree Water Main Renovation, Glen Ellyn, IL – Resident Inspector for a water main replacement and street rehabilitation project. Approximately 8,000 feet of water main was replaced, of which, 2,300 feet was directionally-bored. The grind and overlay consisted of approximately 7,200 feet of pavement.

Various Projects, Glencoe, IL – Resident Engineer for various projects within the Village of Glencoe to modernize their village-wide Stormwater Management Plan originally completed in 1989. The following projects were implemented from the Watershed Modernization Plan:

- **Elm Place Improvements:** Phase I, II, III engineering for roadway and storm sewer improvements along 2,800 ft. of residential roadways. \$1.5 mil
- **Harbor / Linden Improvements:** Phase I, II, III engineering services of 5,000 LF of new storm sewer that reduced flooding by 2.5' in a flood prone neighborhood. \$1.7 mil
- **Greenwood / Oakdale Improvements:** Final design and construction engineering for 2,700 LF of new storm sewer. \$2 mil



Education:

- Bachelor of Science
Mining Engineering Michigan
Technological University- 1981

Special Training:

- Illinois Department of Transportation
- IDOT Construction Documentation (16-11349)
 - Material Inspection
 - Concrete Inspection
 - Bituminous Inspection
 - Drainage Structure Inspection
 - Quality Control
 - Reclaimed Asphalt Pavement for Local Agencies
 - Bridge Construction Inspection

Primary Duties/Strengths:

- Resident Engineer/Inspector for municipal projects responsible for layout, inspections and payment to contractors.
- Strong interaction skills with residents, business owners, contractors and municipal staff.
- Strong knowledge of IDOT procedures and requirements.

Years of Experience:

- 35 years, 19 with ERA



Project Approach

Project Understanding

The Village of Glen Ellyn will be improving approximately 1.9 miles of street this construction season as part of the 2018 Street Resurfacing Project. The project will primarily consist of various removals; pavement patching/storm sewer and drainage structures; structure adjustments; curbs and gutters; sidewalks; concrete and asphalt driveways; base preparation; hot-mix asphalt pavement; aggregate shoulders; sodding; and pavement markings.

This project has been designed by the Village and the construction contract letting was held on May 2, 2018. Construction is anticipated to begin in early June with a substantial completion date of August 17, 2018 and final completion date of September 14, 2018. The project includes a 1-year warranty period and engineering services will continue through that warranty period.

As part of the 2018 Street Resurfacing Project, the Village of Glen Ellyn desires to retain a consulting firm to provide construction engineering services including attendance at meetings, site observation, project documentation, and providing QA material testing.

Project Elements and Approach

The 2018 Street Resurfacing Project will present several challenges and unique issues. The following is a summary of our understanding of the primary project elements and our approach to address them and ensure the successful completion of the project.

- 1. Communication & Coordination** – Effective communication and coordination is critical to the success of any project. Based on our review of the plans and our knowledge of the project area, we have identified a few important coordination related tasks that will help ensure the project is completed in the most efficient manner possible.
 - a. Access for Residents – Aside from the section of Old 22nd Street between Ott Avenue and Kenilworth Avenue, there is no other sidewalk within the Lambert Farms subdivision. Providing access will need to be closely communicated and coordinated with residents during construction to help ensure we minimize impacts to their day-to-day schedules to the extent feasible.
 - b. Bike Routes – Kenilworth Avenue is signed as a bike route. Bike traffic may need to be temporarily diverted to an adjacent parallel street while work is occurring along Kenilworth. This is something that may be discussed and coordinated with the contractor at the pre-construction meeting.
 - c. Subsurface Conditions – As previously mentioned at the beginning of our proposal, there are areas within the Lambert Farms subdivision where the existing roadway is constructed over peaty soil. Peat is known for its high compressibility and low stability; therefore, work in these areas will need to be closely monitored and coordinated with the contractor to limit construction traffic.
- 2. Village Familiarity** – ERA has successfully provided design and construction engineering services for the Village and understands the Village's expectations when it comes to overseeing the construction of a project. We are also intimately familiar with this area of the Village because ERA previously designed several utility projects within the Lambert Farms subdivision.



Project Approach

- 3. Public Rights-of-Way Accessibility Guidelines (PROWAG)** – Our Resident Engineers are well-versed in PROWAG for accessible routes. Complying with these requirements for sidewalks can be difficult within established areas due to elevation constraints. We will verify existing and proposed elevations in the field and make any necessary adjustments to ensure new sidewalk best conforms to these guidelines. Our proposed Resident Engineer for this assignment, Eric Wilde, experienced similar issues and addressed them throughout his oversight of the Garfield Street STP Improvements Project for the Village of Burr Ridge.

Work Plan

ERA will provide construction engineering services in accordance with the scope of services outlined in the RFP and the following work plan.

1) Project Start up

- a. Review bidding/contract documents and engineering drawings
- b. Develop and distribute regular Project Notifications
- c. Confirm drawings and specifications include all modifications to the documents including all addenda.
- d. Assemble Quantity and IDR books utilizing Village or IDOT forms as required.
- e. Make copies of pay request, change order, quantity book and IDR templates needed for proper documentation.

2) Meetings and Coordination

- a. Attend Pre-Construction meeting with contractor, sub-contractors, Village of Glen Ellyn staff, School District staff, testing consultant staff, utility companies, and other pertinent parties.
- b. Attend and participate in Village administered Project Informational Meeting with property owners and other stakeholders (date TBD)
- c. Utility coordination (Nicor, ComEd, AT&T, Comcast, etc.)
- d. Conduct weekly construction progress meetings

3) Submittal Reviews

- a. Review shop drawings and other submittals from the project contractor for conformance with the requirements of the contract documents. Notify the Village of Glen Ellyn of any deviations or substitutions. With the notification, provide the Village with a recommendation for acceptance or denial, and request direction from the Village regarding the deviation or substitution.
- b. Review of Pre-Construction Videos to ensure project site conditions have been adequately documented prior to the start of construction.

4) Construction Observation

- a. Provide one full-time resident engineer for the anticipated construction period between June 4, 2018 and September 14, 2018. For construction observation, we are anticipating an average of 8 hours per working day for our full-time Resident Engineer.
- b. Oversee proof rolling of subgrade prior to pavement construction to determine areas of unsuitable soil replacement and recommend undercutting depths
- c. Serve as the Village's liaison with the contractor primarily through the contractor's superintendent, public/private utilities, and various jurisdictional agencies regarding adjustments/relocations



Project Approach

- d. Identification of required spot curb/gutter and sidewalk repairs with the project corridor
- e. Review contractor's progress and adherence to project schedule;
- f. Answering questions and resolving issues and concerns from impacted property owners.
- g. Provide weekly updates to Village staff;
- h. Record data received, maintain a file of drawings and submissions, and check construction for compliance with them.
- i. Advise the Village when it's necessary to disapprove work or material as failing to conform to the contract
- j. Arrange required material testing with our material testing consultant, Rubino Engineering
- k. Coordination with the Village's Environmental Engineer to provide additional testing and documentation to meet CCDD requirements.
- l. Permit coordination (IEPA, SWPPP)
- m. Review monthly progress, prepare a monthly report to be approved by the Village and distributed to the interested parties.
- n. Review schedule with contractor on a daily basis and require contractor to update schedule on a weekly basis as necessary
- o. Verify construction layout performed by the contractor
- p. Daily review and inspection of traffic control and erosion control items including completion of a weekly barricade check report and the NPDES erosion control site monitoring report.
- q. Maintain a database of names, addresses, and telephone numbers of subcontractors, contractors, suppliers, utility companies, and other entities involved with the project.
- r. Material deliveries will be checked against approved submittals and for proper storage in advance of installation. The resident engineer will alert the Contractor's field superintendent of unapproved materials or equipment and advise the Village of Glen Ellyn of such occurrences.

5) Material Testing

- a. Construction material testing services will be provided by our sub-consultant, Rubino Engineering. Rubino will perform laboratory testing on materials, sample hot-mix asphalt and concrete materials for compaction and properties, and observe HMA and PCC paving operations.

6) Documentation

- a. Resident engineers and inspectors at ERA follow procedures for IDOT Documentation of Contract Quantities unless otherwise directed by the Village.
- b. Track and measure contract pay item quantities using Inspector's Daily Reports.
- c. Keep and maintain a daily diary summarizing contractor operations, coordination activities, weather, project issues, etc.
- d. Collect and file material tickets.
- e. Prepare weekly reports.
- f. Development and enforcement of Stormwater Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit
- g. Submit project documentation to ERA office for use in reviewing contractor pay request.
- h. Track contractor time and materials expended on extra work items.
- i. Digital photos of construction activities will be taken to supplement reports.



Project Approach

7) Pay Request and Change Order Review

- a. Review applications for payment and compare to documentation records on a monthly basis.
- b. Submit pay requests to Village with a recommendation for payment
- c. Review change order documentation and justifications.
- d. Forward change order recommendations to Village staff.

8) Project Close-out

- a. Prepare a list of items for correction by the contractor.
- b. Review testing results and incorporate into punch list.
- c. Work with Village staff to incorporate items into the punch list.
- d. Work with contractor to complete all punch list items in a timely, responsive manner.
- e. Determine if the project has been completed in accordance with the contract documents and if the contractor has fulfilled all obligations.
- f. Coordinate with contractor on record drawings on which all changes to the original plans are noted.
- g. Update AutoCAD files to reflect as-built conditions along all streets. This will include an as-built topographical survey for the Ramblewood Drive and Marston Avenue areas.
- h. Final record drawings and other final documentation will be submitted to the Village. One (1) hard copy and one (1) electronic copy of the as-built topographical survey and engineering drawings detailing the as-built conditions will be provided to the Village.
- i. Provide final status of project budget
- j. Turn over a complete and well organized job box to the Village

Anticipated Project Schedule

It is our understanding that the construction contract letting for this project was May 2, 2018. The Village anticipates entering into a Consultant Services Agreement (CSA) for this assignment at the May 14, 2018 Village Board meeting in unison with concurrence of State recommended contract award for the project. If approved, execution of the agreement would follow with construction engineering services commencing immediately thereafter. It is anticipated that construction will commence in early June 2018 with a final completion date of September 14, 2018.

Village Board Consideration of CSA	May 14, 2018
Project Startup	May 15, 2018
Project Informational Meeting	TBD
Begin Construction (anticipated)	June 4, 2018
Substantial Completion Date	August 17, 2018
Final Completion Date	September 14, 2018
Project Close-Out and Warranty Period	September 14, 2019

ERA has the staff and resources available to fully staff the project for the duration of the construction. If the project schedule or scope of services changes, we have additional staff and resources available to accommodate the project. Our experience on similar assignments and ability to shift staff and resources will contribute to the ultimate success of this project.



Cost Summary

Cost Summary

Fees for construction engineering services described in this proposal are based on an hourly multiplier of 2.80 times direct staff payroll rates. Direct costs will be charged at their actual rate incurred with no markup.

Detailed summaries of anticipated hours and fees and average hourly payroll rates are included on this and the following pages to support our Not-To-Exceed and Total Fixed Price costs as outlined below.

Not-To-Exceed Cost

	<u>Man Hours</u>	<u>Amount</u>
Construction Engineering	598	\$54,424.00
Direct Costs		\$6,655.00
Total, Not-To-Exceed	598	\$61,079.00

Total Fixed Price Cost

	<u>Man Hours</u>	<u>Amount</u>
Construction Engineering	598	\$54,424.00
Direct Costs		\$6,655.00
Total, Fixed Price	598	\$61,079.00

Hour Summary**2018 Street Resurfacing Project RE**
Village of Glen EllynPrepared By:
Engineering Resource Associates, Inc.
May 3, 2018Multiplier Rate: **2.80**

PD = Project Director
 DES = Director of Environmental Services
 PM = Project Manager
 RE = Resident Engineer
 RI - Resident Inspector
 ES = Environmental Specialist
 LS = Land Surveyor
 CC = Survey Crew Chief
 FT = Survey Field Technician
 CT = Cadd Technician

Task	Charge Rate:	Staff Title:	PD	PM	RE	RE	LS	CC	FT	CT	Total Hours	Total Fees
Construction Engineering												
1. Project Startup			0	2	0	4	0	0	0	0	6	\$644
2. Meetings and Coordination			1	4	0	8	0	0	0	0	13	\$1,484
3. Submittal Reviews			0	0	0	4	0	0	0	0	4	\$353
4. Construction Observation			0	0	0	470	0	0	0	0	470	\$41,454
5. Material Testing			0	0	0	4	0	0	0	0	4	\$353
6. Documentation			1	4	0	12	0	0	0	0	17	\$1,837
7. Pay Request and Change Order Review			0	2	0	4	0	0	0	0	6	\$644
8. Project Closeout			0	4	0	24	2	0	24	24	78	\$7,655
Construction Engineering Subtotal:												
			2	16	0	530	2	0	24	24	598	\$54,424

Direct Costs

Mileage	\$500
Printing	\$0
QA Material Testing	\$6,155
Shipping	\$0
Subtotal, Direct Costs	\$6,655

Project Totals

Construction Observation Hours:
 Resident Engineer Full-Time June 4, 2018 to August 17, 2018 432 hours
 Resident Engineer 54 work days x 8.00 hrs/day =
 Part-Time August 18, 2018 to September 14, 2018 38 hours
 19 work days x 2.00 hrs/day =
 Total Observation Hours 470 hours

\$61,079



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

Meeting: 05/14/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Resolution
Prepared By: Rich Daubert

SCHEDULED

RESOLUTION 18-11

DOC ID: 3305

1. Resolution No. 18-11, A Resolution Authorizing the Village President to Execute an Intergovernmental Agreement between the Village of Glen Ellyn and the Village of Lombard Regarding the Construction of a Water Main to Connect the Glenbard Wastewater Authority Combined Sewer Overflow Facility to the Glen Ellyn Water Distribution System. 2. Motion to authorize the Village Manager to execute an agreement with Walter E. Deuchler Associates, Inc. of Aurora, Illinois for the Hill Avenue Utility Improvements project, in the not-to-exceed amount of \$59,100, to be expensed to the Water and Sanitary Sewer Fund.

Background

In 2010, the Villages of Glen Ellyn and Lombard entered into an Intergovernmental Agreement (IGA) pertaining to the replacement of the Hill Avenue Bridge over the East Branch of the DuPage River. The IGA detailed the respective responsibilities of the Villages regarding the construction of the replacement bridge. As it relates to this matter of business, the IGA also required that Lombard disconnect from properties along Hill Avenue west of the River to ultimately allow Glen Ellyn to annex said properties and expand its municipal limit to the East Branch of the DuPage River. With this long-term plan in mind, recent infrastructure and development projects accounted for the eventual extension of the Village's water distribution and sewage collection/conveyance infrastructure into this area.

With the aforementioned in mind, the IGA detailed specific responsibilities for Lombard and Glen Ellyn as it relates to providing sewer and water service to properties along Hill Avenue. In summary, Glen Ellyn was to accept and take responsibility for Lombard's sanitary sewer infrastructure, including the Glen Oak Lift Station, which occurred in February of this year. This more immediate transfer of the sewer infrastructure was possible in that limited work needed to be done for the transfer to occur.

Given that the extension of Glen Ellyn's water distribution system to the area is a slightly more complex and costly matter, the IGA obligates Lombard to provide water service to properties along Hill Avenue until such unspecified time that Glen Ellyn extends its water distribution infrastructure to the area. As part of Glen Ellyn's water system expansion project, it agrees to provide water to all properties currently served by Lombard, including the Glenbard Wastewater Authority Combined Sewer Overflow Facility. Lombard currently serves water to the Hill Avenue corridor with a water main that crosses underneath I-355.

Subject

In summary, there is a mutual interest for the Village of Glen Ellyn to extend its water distribution system to the Hill Avenue corridor. First, the Village of Glen Ellyn stands to benefit in the long run by connecting its water mains on Hill Avenue and Crescent Boulevard. Eventual connection of the Hill and Crescent mains will create a looped system which stands to benefit both water quality and system capacity.

Lombard stands to benefit in that it would be able to abandon its water main underneath I-355 which is a significant asset liability. While there are no imminent concerns for the community, the eventual need to replace the water main would come at a tremendous cost in excess of \$1M; not to mention a complicated and expensive project to implement given the small service area.

Given the mutual interests, Lombard and Glen Ellyn staff collaborated to develop mutual terms of interest through a Letter of Agreement (LOA) that was executed by the communities earlier this year. The terms of the LOA have been incorporated into a new IGA between the communities which is attached for the Glen Ellyn Village Board’s consideration. Glen Ellyn and Lombard's respective Counsel's have reviewed and agreed upon the legal terms of the IGA.

Lombard's Village Board has reviewed and approved execution of the IGA on May 3. Please note that the IGA includes exhibits which depict the aforementioned areas of water distribution system improvements. The more substantial terms of the IGA are summarized as follows:

1.

Glen Ellyn agrees to develop plans and specifications for a project to construct a water main that would traverse the Union Pacific Right-of-way and serve the parcels adjacent to Hill Avenue with water.
2.

Lombard and Glen Ellyn agree that Lombard will participate in the cost of the Project with said participation based upon the following schedule tied to the date of project completion:

Completion	Lombard Percentage of Project Costs	Glen Ellyn Percentage of Project Costs
12/31/2021	60%	40%
12/31/2022	58%	42%
12/31/2023	56%	44%
12/31/2024	54%	46%
12/31/2025	52%	48%
12/31/2026	50%	50%
12/31/2027	50%	50%
12/31/2028	50%	50%

3.

Lombard will fund fifty (50%) percent of the cost to prepare the Plans with a not to exceed figure of twenty-five thousand (\$25,000) dollars.
4.

Glen Ellyn will present the Preliminary Plans for the Project to Lombard for review by the Village of Lombard no later than September 15, 2018 and will provide final engineering

- plans and specifications to Lombard prior to releasing the project for bid.
5. Lombard will provide letters of support for the project and assist for any permitting and approvals necessary for the construction of the project.
 6. Glen Ellyn will manage the construction of the project and will invoice Lombard for its portion of the project cost, subject to the reimbursement schedule.
 7. Glen Ellyn will be responsible for all future maintenance, repair and replacement costs associated with the new water main and sanitary sewer, with the exception of the service connection that will serve the Glenbard Wastewater Authority Combined Sewer Overflow Facility.
 8. If Glen Ellyn does not complete the project by the end of 2028, Glen Ellyn will reimburse Lombard for its share of the cost to prepare the plans plus interest of 2% annually from the date the payment was submitted to Glen Ellyn.

The preliminary staff estimated cost of the portion of the water main project benefiting both communities is \$708,571. Staff notes that this is only the first portion of the project extending Glen Ellyn's water distribution system from Crescent Boulevard to the subject area of Hill Avenue. The long-term plan would be to extend the water main to the west where the Village's main currently terminates at the intersection of Hill and Golf. The latter portion of the improvement would create the loop or connection between the Hill and Crescent mains.

Engineering Proposal

As there has been long interest by Glen Ellyn to extend its sewer and water infrastructure into this area, the Village previously retained the engineering firm Walter E. Deuchler Associates, Inc. of Aurora, Illinois for preliminary design of the improvements. Preliminary design plans were developed in 2009 but ultimately shelved and not completed given other priorities. As such, staff reviewed the status of the design and requested a proposal from the firm to take the project through the completion of the detailed design and bidding phase.

The assignment would include completing the project engineering drawings, acquisition of the required permits, efforts in securing the required license agreement from UPRR, updating easement documents, completion of bidding/contract documents, and letting of the project. The firm would not only design the water main improvements benefiting Glen Ellyn and Lombard, 60% but also include design of a replacement sanitary sewer force main for the Glen Oak Lift Station as well as design provisions for the Village to extend its sanitary sewer infrastructure from Hill Avenue to Crescent Boulevard. The firm's proposal is attached with the specific scope of work for the assignment detailed in Exhibit 4 of Deuchler's proposal.

Staff notes that the proposal includes potential design of improvements on Cumnor Avenue, north of Fairway. As the Board may recall, a group of residents approached the Village Board to consider extending its sewer and water infrastructure on Cumnor Avenue. Staff is awaiting for at least 6 of the 10 properties to submit annexation paperwork and payment to the Village prior to proceeding with this portion of the engineering assignment identified under Exhibit 3 of Deuchler's proposal. Staff is making the Village Board aware of this potential future assignment at this time with a specific request for its approval potentially forthcoming.

If approved by the Village Board, the engineering assignment would commence in mid-May with design and bidding services anticipated to be completed by July of 2019. Assuming no roadblocks, the project could be let in August of 2019 with construction scheduled for the 2020 construction season.

Budget Impact (Include Funding Source)

The FY2018 Budget allocates \$75,000 for this assignment with the funding distribution recommended as follows from the Water & Sewer Fund:

Funding Source	Account #	Amount
Water Division	50100-580100-00511	\$47,100
Sanitary Sewer Division	50200-580100-00511	\$12,000

As noted previously, the Village of Lombard will contribute up to \$25,000 towards the design of the water main improvements with the water fund being reimbursed accordingly.

Recommendation and Action Requested

Staff recommends the Village Board of Trustees make the following motions at the May 14, 2018 Village Board Meeting:

1. Motion to approve a resolution authorizing the Village President to execute an Intergovernmental Agreement between the Village of Glen Ellyn and the Village of Lombard regarding the construction of a water main to connect the Glenbard Wastewater Authority Combined Sewer Overflow Facility to the Glen Ellyn Water Distribution System.
2. Motion to authorize the Village Manager to execute an agreement with Walter E. Deuchler Associates, Inc. of Aurora, Illinois for the Hill Avenue Utility Improvements project, in the not-to-exceed amount of \$59,100 to be expensed to the Water Fund and Sanitary Sewer Fund.

Attachments

Intergovernmental Agreement
Deuchler Proposal Excerpts Including Exhibits 3 and 4
Preliminary Estimate of Cost for Water Main Improvements

Resolution No. 18-11**A Resolution Authorizing the Execution of an Intergovernmental Agreement between the Village of Glen Ellyn and the Village of Lombard regarding the Construction of a Water Main to Connect the Glenbard Wastewater Authority Combined Sewer Overflow Facility to the Glen Ellyn Water Distribution System**

Whereas, the Village President and Board of Trustees of the Village of Glen Ellyn have received an Intergovernmental Agreement between the Village of Glen Ellyn and the Village of Lombard regarding Hill Avenue Utility improvements; and

Whereas, the Village President and Board of Trustees of the Village of Glen Ellyn deem it to be in the best interest of the Village of Glen Ellyn to approve such agreement.

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 recitals stated above are hereby adopted by the Village Board as its findings.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this day of _____, 2018.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this day of _____, 2018.

Resolution 18-11

Meeting of May 14, 2018

Illinois

Village President of the Village of Glen Ellyn,

Attest:

Village Clerk of the Village of Glen Ellyn, Illinois

ATTACHMENTS:

- Glen Ellyn - Lombard IGA Regarding Hill Avenue Utility Improvements - Executed by Lombard (PDF)
- Deuchler Proposal for Completion of Phase II Engineering Excerpts (PDF)
- Hill Avenue Water Main Extension - Cost Estimate for Phase I (PDF)

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN
THE VILLAGE OF GLEN ELLYN AND
THE VILLAGE OF LOMBARD
REGARDING THE CONSTRUCTION OF A WATER MAIN TO CONNECT THE
GLENBARD WASTEWATER AUTHORITY COMBINED SEWER OVERFLOW
FACILITY TO THE GLEN ELLYN WATER DISTRIBUTION SYSTEM**

This Intergovernmental Agreement (hereinafter referred to as the "Agreement") is by and between the Village of Glen Ellyn (hereinafter referred to as "Glen Ellyn"), a home rule municipality in DuPage County, Illinois, and the Village of Lombard (hereinafter referred to as "Lombard"), a municipality in DuPage County, Illinois. Lombard and Glen Ellyn are hereinafter sometimes individually referred to as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, the Glenbard Wastewater Authority Combined Sewer Overflow (CSO) Facility (hereinafter referred to as "CSO Facility"), operated by the Glenbard Wastewater Authority (GWA), and certain properties adjacent to Hill Avenue, are currently connected to the Lombard potable water distribution system by a water main pipe running underneath Illinois Route 53 and Illinois Interstate 355, causing Lombard significant present and future maintenance concerns and costs; and

WHEREAS, Lombard provides water to parcels in unincorporated Glen Ellyn located adjacent to Hill Avenue, as depicted in Exhibit "A" attached hereto and made part hereof, and has five hundred and thirty-five (535) feet of six (6) inch water main (hereinafter referred to as "Watermain") under Illinois Route 53 and Illinois Interstate 355 that feeds the properties along Hill Avenue, including the CSO Facility; and

WHEREAS, Lombard has determined that it is in the best interests of its residents to abandon the Watermain, disconnect the CSO Facility from its water system, and for Glen Ellyn to provide water to the CSO Facility and those other properties currently served by the Watermain; and

WHEREAS, Lombard will retain ownership, maintenance, and operation of a section of the Watermain and a future metering station on Hill Avenue, between the CSO Facility and Glen Ellyn's water distribution system, immediately West of the West end of the Hill Avenue Bridge over the East Branch of the DuPage River, which will ultimately be the CSO Facility's water service line to be connected to Glen Ellyn's water distribution system; and

WHEREAS, Glen Ellyn currently owns, operates, and maintains a twelve (12) inch water main along Crescent Boulevard which terminates approximately five hundred and seventy-five (575) feet West of the West end of the Crescent Boulevard Bridge over the East Branch of the DuPage River; and

WHEREAS, Glen Ellyn currently owns, operates and maintains a twelve (12) inch water main along Hill Avenue which currently terminates at the intersection of Hill Avenue and Golf Avenue; and

WHEREAS, Glen Ellyn seeks to improve the performance of its water distribution system by connecting the Crescent Boulevard and Hill Avenue water mains to create a looped system, which will buffer system operating pressure, eliminate the dead end water mains on Hill Avenue and Crescent Boulevard, and, therefore, improve water quality and service in the system, and which implementation of the aforementioned will require extending both water mains to a point where they can be most cost-effectively connected; and

WHEREAS, Glen Ellyn has contracted with Walter E. Deuchler Associates, Inc. to develop plans and specifications for a project to construct a water main that would traverse the Union Pacific Railroad Company (hereinafter referred to as the "UPRR") right-of-way and be extended along Hill Avenue to serve water to the parcels adjacent to Hill Avenue, including to the service line to the CSO Facility (hereinafter referred to as the "Project"); and

WHEREAS, the Project, which is generally depicted in Exhibit "B" to this Agreement, will address the needs of both Parties by improving efficiencies in the provision of water utility services for Parties; and

WHEREAS, both the 1970 Illinois Constitution (Article VII, Section 10) and the Intergovernmental Cooperation Act (5 ILCS, 220/1 et seq.) authorize and encourage intergovernmental cooperation; and

WHEREAS, it is in the best interest of Glen Ellyn and Lombard to work jointly together to assure the completion of the Project in a timely and cost-effective manner.

NOW, THEREFORE, in consideration of the foregoing, the promises, covenants, terms and conditions set forth in this Agreement and other good and valuable consideration, it is hereby agreed by and between Glen Ellyn and Lombard as follows:

I. Glen Ellyn Responsibilities. Glen Ellyn is responsible for and agrees to the following:

- A. Glen Ellyn shall cause to be performed, by qualified engineers engaged by Glen Ellyn, the preparation of engineering plans and specifications ("Plans") necessary to construct the Project.
- B. Glen Ellyn shall submit preliminary plans (in accordance with Section 11-2.01 of the Illinois Department of Transportation Bureau of Local Roads and Streets Manual) to Lombard for review upon receipt thereof.
- C. Glen Ellyn shall submit Plans to the UPRR to obtain proper permits and rights for the construction of the portion of the Project within the UPRR right-of-way.
- D. Glen Ellyn shall provide Lombard with pre-final plans and specifications for the Project, for review and approval by Lombard, prior to releasing the Project for bidding any construction relative to the implementation of the approved plans for the Project.
- E. Subject to review and approval thereof by Glen Ellyn's attorney and Village Board, Glen Ellyn will prepare any contracts necessary of the construction of the Project.
- F. Glen Ellyn shall serve as the lead agency for the construction of all necessary improvements identified in the plans for the Project.
- G. Glen Ellyn will seek all necessary permits and approvals for the construction of the Project.

- H. Glen Ellyn shall invoice Lombard for Lombard's portion of the Project costs, in unison with the invoices received from the contractor and engineers working on the project. Invoicing for construction costs shall be based upon the schedule in Section II.F of this Agreement.
- I. Glen Ellyn shall be responsible for all future maintenance, repair and replacement costs associated with the improvements included as part of the Project, with the exception of the metering station and service line that will serve the CSO Facility.
- J. In the event that Glen Ellyn does not complete the Project by the end of 2028, Glen Ellyn shall reimburse Lombard for its share of the cost to prepare the plans for the Project, with interest at the rate of two percent (2%) per annum, from the date the payment was submitted to Glen Ellyn, minus any losses incurred by Glen Ellyn due to Lombard's failure to provide a timely review and approval of the plans for the Project.
- K. Glen Ellyn shall require all contractors to name Lombard and its officers, agents and employees as additional insureds on insurance policies, with certificates of insurance to evidence same, plus indemnification from said contractors relative to claims against Lombard and its officers, agents and employees, as a result of the construction of the Project. Glen Ellyn will require the contractor in regard to the Project to meet or exceed the minimum levels of insurance, based upon either Glen Ellyn's or Lombard's requirements, whichever is more stringent.

II. Lombard Responsibilities. Lombard is responsible for and agrees to the following:

- A. Lombard shall provide any necessary letters of support and assistance in regard to any permitting and approvals necessary for the construction of the Project.
- B. Lombard shall provide written review comments for preliminary and pre-final plans and specifications within forty-five (45) days of receipt of the documents submitted by Glen Ellyn.
- C. Lombard shall commit to fund fifty percent (50%) of the engineering costs, for the Project, including costs to prepare the plans, in a not to exceed amount of twenty-five thousand and no/100 dollars (\$25,000.00).
- D. Lombard agrees that Glen Ellyn has the authority to award the Project to the lowest responsible bidder as determined by Glen Ellyn.
- E. Lombard shall reimburse Glen Ellyn for its portion of the Project costs, including all construction and engineering costs, based upon the following schedule, based upon the final Project completion date:

Completion	Lombard Percentage of Project Costs	Glen Ellyn Percentage of Project Costs
12/31/2021	60%	40%
12/31/2022	58%	42%
12/31/2023	56%	44%
12/31/2024	54%	46%
12/31/2025	52%	48%
12/31/2026	50%	50%
12/31/2027	50%	50%
12/31/2028	50%	50%

- F. Lombard shall be responsible for all future maintenance, repair and replacement costs associated with the service line, including the water meter and vault in relation thereto, that will serve the CSO Facility.

III. Glen Ellyn Indemnification of Lombard

Glen Ellyn shall indemnify and hold harmless Lombard, and its elected officials, officers, agents and employees, with respect to any claim or loss, including, but not limited to, attorney's fees, costs and expenses of litigation, claims and judgments in connection with any and all claims for damages of any kind which may arise, either directly or indirectly, out of the acts or omissions of Glen Ellyn, or its elected officials, officers, agents, employees, consultants or contractors, pursuant to this Agreement.

VI. Lombard Indemnification of Glen Ellyn

Lombard shall indemnify and hold harmless Glen Ellyn, and its elected officials, officers, agents and employees, with respect to any claim or loss, including, but not limited to, attorney's fees, costs and expenses of litigation, claims and judgments in connection with any and all claims for damages of any kind which may arise, either directly or indirectly, out of the acts or omissions of Lombard, or its elected officials, officers, agents, employees, consultants or contractors, pursuant to this Agreement.

V. No Waiver of Tort Immunity Defenses

Nothing contained in Sections III. or IV. above, or in any other provision of this Agreement, is intended to constitute, nor shall it constitute, a waiver of the defenses available to either of the Parties under the Illinois Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101 *et seq.*) with respect to claims by third parties.

VI. Preambles and Exhibits. The preambles and Exhibits to this Agreement are hereby incorporated as if set forth fully herein.

VII. Authority. The respective officers of both Parties are herein authorized to take such acts and execute such documents as shall be required to implement this Agreement which is authorized under constitutional and statutory authority.

VIII. Term and Termination. This Agreement shall commence on its Effective Date (see Section XIII. below) and shall continue in full force and effect for ten (10) years, or until completion of the Project, with all costs paid by Glen Ellyn and reimbursements made in full by Lombard, whichever occurs first.

IX. Relationship of the Parties. Nothing in this Agreement shall be construed to consider either Party or its respective employees or agents as the agents or employees of the other Party. Nothing contained in or done pursuant to this Agreement shall be construed as creating a partnership, agency, joint employer or joint venture relationship between Glen Ellyn and Lombard. No Party shall become bound, with respect to third parties, by any representation, act or omission of the other Party. This Agreement is for the benefit of the contracting Parties only and is not intended to raise or acknowledge any duty regarding conduct or other form of liability as to third parties.

X. Entire Agreement. This Agreement sets forth all the covenants, conditions and promises between the Parties, represents the entire agreement between the Parties, and supersedes all previous communications or understandings whether oral or written. This Agreement may not be amended except by means of a written document signed by authorized representatives of both of the Parties.

XI. Provisions Severable. In the event any provision of this Agreement or the application of any such provision to any state of facts shall be declared to be illegal, unenforceable or contrary to public policy, then such provision or application, as the case may be, shall be null and void, but this Agreement, with such provision severed, shall continue in full force and effect as to all other provisions.

XII. No Assignment and Successors. No Party may assign any rights or duties under this Agreement without the prior express written consent of the other Party. This Agreement shall be binding upon the successors of the Parties' respective governing boards.

XIII. Compliance with All Laws. Glen Ellyn and Lombard shall at all times observe and comply with the laws, ordinances, regulations and codes of the Federal, State, County and other local governmental agencies which may in any manner affect the performance of this Agreement.

XIV. Governing Law. This Agreement shall be governed by the laws of the State of Illinois.

XV. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original, but together shall constitute one and the same Agreement.

XVI. Effective Date. This Agreement shall be deemed dated and become effective on the date the last of the Parties signs as set forth below the signature of their duly authorized representatives.

XVII. Notice. Notice or other writings which either Party is required to, or may wish to, serve upon the other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered mail, return receipt requested, postage prepaid, addressed as follows:

If to Glen Ellyn: Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

If to Lombard: Village Manager
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Or to such other address, or to such other and/or additional parties, as either Party may from time to time designate in a written notice to the other Party. Service by certified mail shall be deemed given on the third day following the mailing of said notice, and service by personal delivery shall be deemed given upon actual delivery.

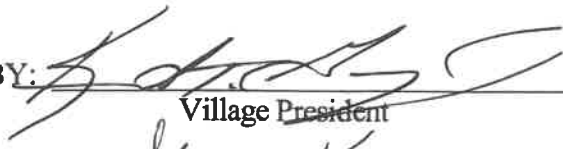
VILLAGE OF GLEN ELLYN

BY: _____
Village President

ATTEST: _____
Village Clerk

Dated: _____

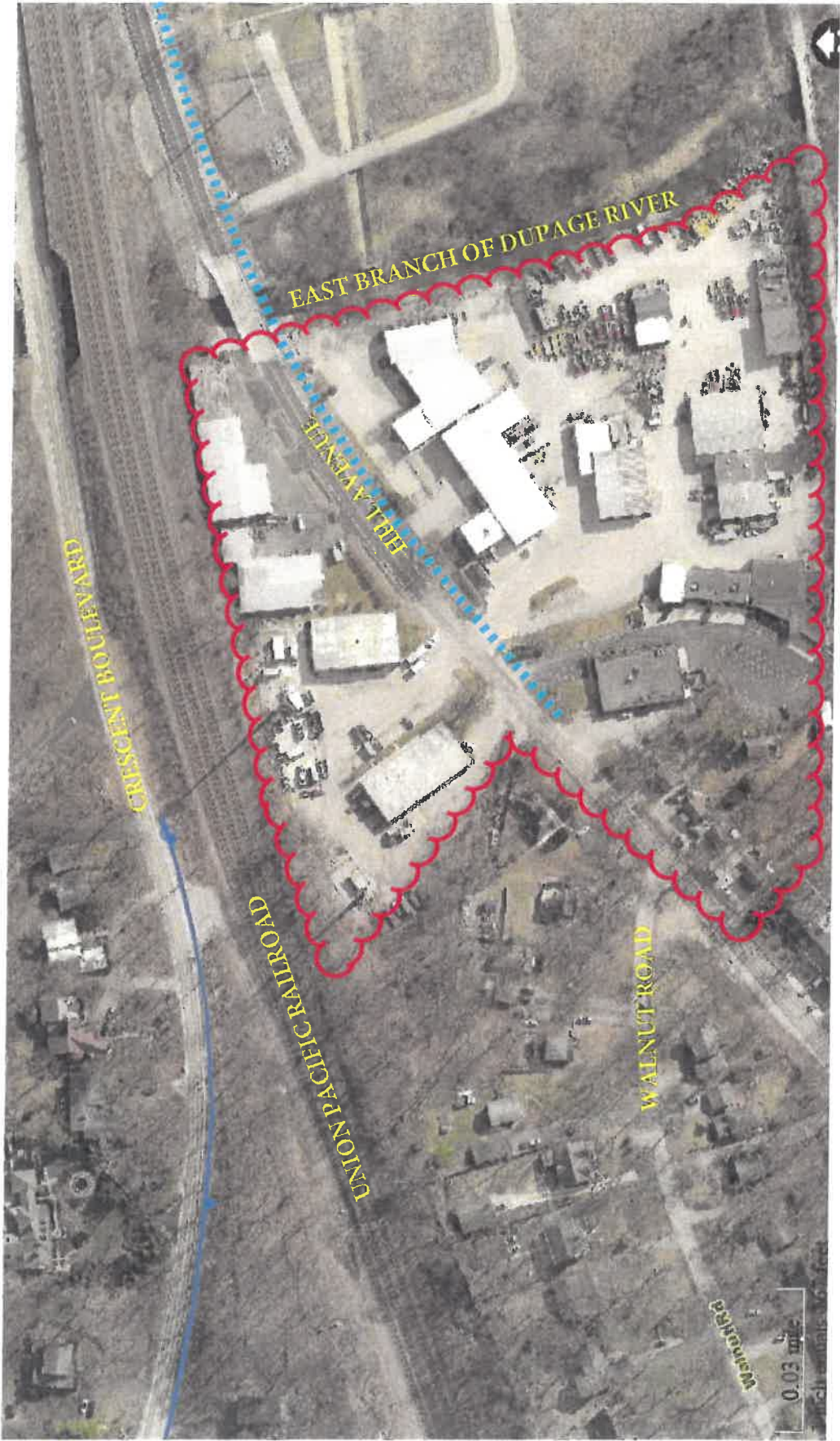
VILLAGE OF LOMBARD

BY:  _____
Village President

ATTEST:  _____
Village Clerk

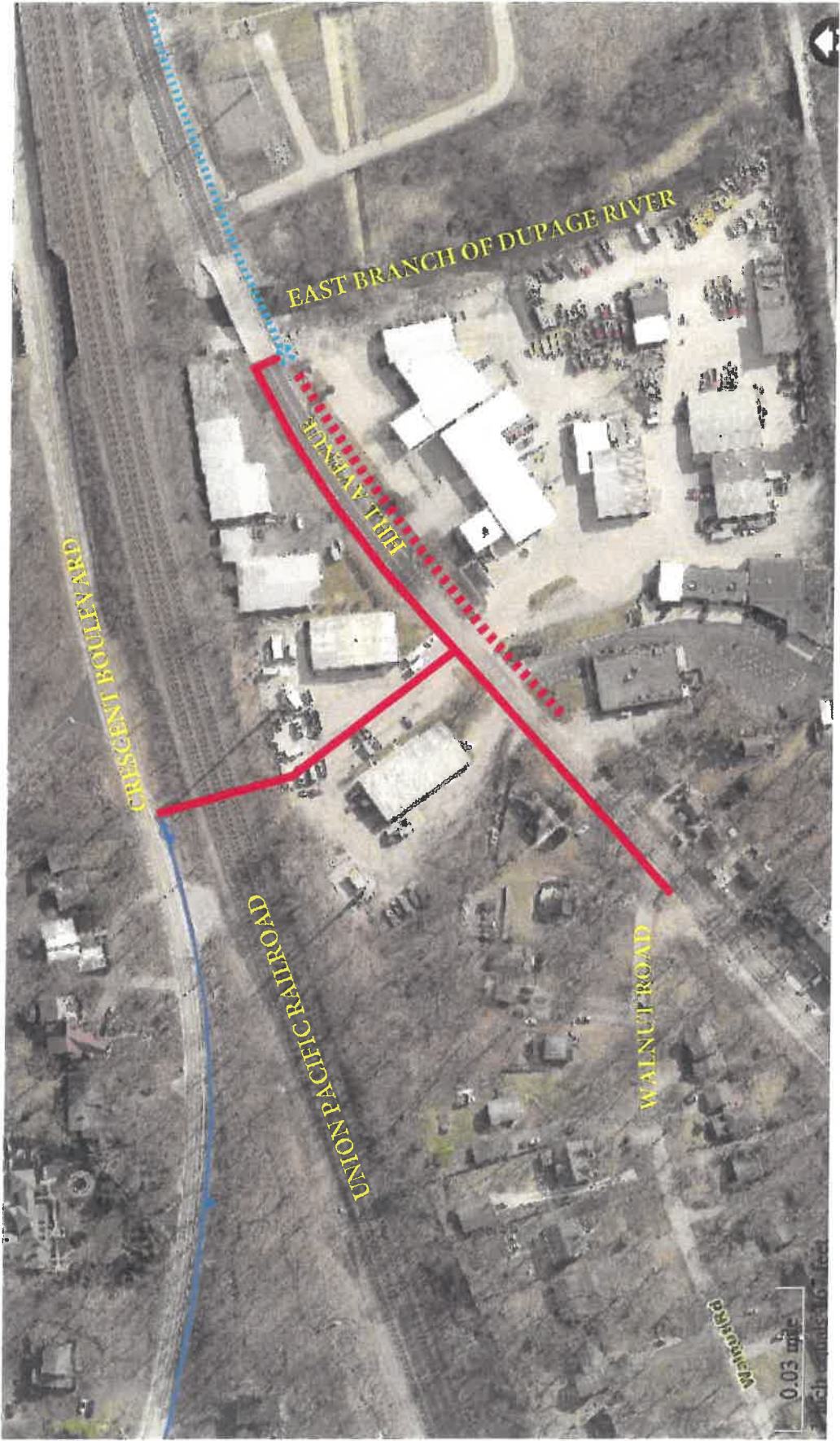
Dated: May 3, 2018

EXHIBIT A - VILLAGE OF LOMBARD WATER MAIN AND SERVICE AREA



- LEGEND**
- VILLAGE OF GLEN ELLYN WATER MAIN
 - VILLAGE OF LOMBARD WATER MAIN
 - AREA SERVED BY VILLAGE OF LOMBARD WATER MAIN

EXHIBIT B - GENERAL DEPICTION OF PROJECT



LEGEND

- VILLAGE OF GLEN ELLYN WATER MAIN
- VILLAGE OF GLEN ELLYN NEW WATER MAIN EXTENSION
- VILLAGE OF LOMBARD WATER MAIN TO BE RETIRED
- VILLAGE OF LOMBARD WATER MAIN TO REMAIN AS SERVICE LINE TO CSO FACILITY

Exhibit 3

Scope of Work

Cumnor Avenue

Project Location	Project Task	Task Hours	Staff Assigned	Hourly Rate	Cost
Cumnor Ave	Topographic Survey:				
	-Design Stage JULIE	2	Surveyor	\$105	\$210
	-Redo Horizontal Topo & Vertical Cross Sections	27	Surveyor	\$105	\$2,835
	Update Plans:				
	-Modify Plan and Profiles	16	CAD Designer	\$110	\$1,760
	-Add Roadway Plan, Profile & Cross Sections	24	CAD Designer	\$110	\$2,640
	-Add Drainage & Culvert Improvements	16	CAD Designer	\$110	\$1,760
	-Prepare Cover, Notes and Detail Sheets	16	CAD Designer	\$110	\$1,760
	Contract Documents:				
	-Technical Specifications	40	Project Engineer	\$125	\$5,000
	-Front End Documents	8	Project Engineer	\$125	\$1,000
	Permits:				
	-IEPA, IHPA, Township	16	Project Engineer	\$125	\$2,000
	Bidding Services:				
	-Answer RFIs and Issue Addenda as needed	8	Project Engineer	\$125	\$1,000
	-Attend Pre-Bid Meeting	4	Project Manager	\$175	\$700
	-Attend Bid Opening	4	Project Manager	\$175	\$700
	-Prepare Bid Tabs, Evaluate Bids and Issue Letter of Recommendation	8	Project Engineer	\$125	\$1,000
Cumnor Ave Total		187			\$22,400

Exhibit 4

Scope of Work

Hill Avenue

Project Location	Project Task	Task Hours	Staff Assigned	Hourly Rate	Cost
Hill Ave	Topographic Survey:				
	-Design Stage JULIE	2	Surveyor	\$105	\$210
	-Verify Topo	4	Surveyor	\$105	\$420
	-Collect Topography	40	Surveyor	\$105	\$4,200
	Update Plans:				
	-Modify Plan and Profiles	32	CAD Designer	\$110	\$3,520
	-Prepare Cover, Notes and Detail Sheets	20	CAD Designer	\$110	\$2,200
	-Verify Force Main Design	16	Project Engineer	\$125	\$2,000
	-Update Traffic Control and Protection	24	Project Engineer	\$125	\$3,000
	-Abandonment of Lombard water main	4	CAD Designer	\$110	\$440
	-Analysis of pressure reducing valve for Lombard water connection	16	Project Engineer	\$125	\$2,000
	-Metering Vault for Lombard water connection	8	Project Engineer	\$125	\$1,000
	-Add Roadway Plan, Profile & Cross Sections	24	CAD Designer	\$110	\$2,640
	-Add Drainage & Culvert Improvements	16	CAD Designer	\$110	\$1,760
	Contract Documents:				
	-Technical Specifications	60	Project Engineer	\$125	\$7,500
	-Front End Documents	8	Project Engineer	\$125	\$1,000
	Permits:				
	-IEPA,IHPA, Township	16	Project Engineer	\$125	\$2,000
	-Railroad	40	Project Engineer	\$125	\$5,000
	-Joint Application Permit (IEPA, USACE, IDNR-OWR)	16	Project Engineer	\$125	\$2,000
	-Update Wetland Delineation	24	Biologist	\$125	\$3,000
	-DuPage County	24	Project Engineer	\$125	\$3,000

Exhibit 4

Scope of Work

Hill Avenue

Easements:					
	-Update/Revise Plats	32	CAD Designer	\$110	\$3,520
		20	Licensed Land Surveyor	\$170	\$3,400
Bidding Services:					
	-Answer RFIs and Issue Addenda as needed	16	Project Engineer	\$125	\$2,000
		8	CAD Designer	\$110	\$880
	-Attend Pre-Bid Meeting	4	Project Manager	\$175	\$700
	-Attend Bid Opening	4	Project Manager	\$175	\$700
	-Prepare Bid Tabs, Evaluate Bids and Issue Letter of Recommendation	8	Project Engineer	\$125	\$1,000
Hill Ave Total		484			\$59,100

Anticipated Project Schedule

Notice to Proceed: May 15, 2018

Preliminary Plans/Specs complete and submitted to Owner: September 14, 2018

Owner review comments due: October 19, 2018

Pre-final Plans/Specs complete and submitted to Permitting Agencies: November 16, 2018

Permitting Agencies' review comments received: March 1, 2019

Initial-Final Plans/Specs complete and submitted to Owner: March 29, 2019

Final Plans/Specs/Permitting/Licensing Agreements/Easements completed: June 29, 2019

Project Bidding completed: August 17, 2019

VILLAGE OF GLEN ELLYN

HILL AVENUE WATER MAIN EXTENSION - PHASE I IMPROVEMENTS

PRELIMINARY ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

PREPARED ON 1/10/2018 BY RICH DAUBERT, GLEN ELLYN PROFESSIONAL ENGINEER

ITEM DESCRIPTION	UNIT	UNIT PRICE	# OF UNITS	EXTENSION
36-INCH BITUMINOUS COATED STEEL CASING PIPE, JACK AND BORE IN PLACE	FOOT	\$500	130	\$65,000
JACK AND BORE SHAFT, COMPLETE	EACH	\$12,000	1	\$12,000
WATER MAIN, 12-INCH PVC C-900 DR18, RESTRAINED JOINTS, PUSHED THROUGH CASING PIPE	FOOT	\$200	140	\$28,000
WATER MAIN, 12-INCH PVC C-900 DR18 AND FITTINGS, OPEN CUT	FOOT	\$125	1206	\$150,750
CONNECTION TO EXISTING WATER MAIN	EACH	\$7,500	2	\$15,000
WATER METER PIT FOR LOMBARD	EACH	\$15,000	1	\$15,000
12-INCH GATE VALVES & 5-FOOT DIA. VALVE VAULT	EACH	\$8,500	4	\$34,000
8-INCH GATE VALVES & 5-FOOT DIA. VALVE VAULT	EACH	\$5,500	1	\$5,500
6-INCH GATE VALVES & 5-FOOT DIA. VALVE VAULT	EACH	\$5,000	1	\$5,000
FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	\$5,500	4	\$22,000
1-1/2-INCH WATER SERVICE, COMPLETE	EACH	\$2,500	4	\$10,000
2-INCH WATER SERVICE, COMPLETE	EACH	\$3,750	3	\$11,250
HMA PARKING LOT PAVEMENT RESTORATION	SQUARE YARD	\$60	300	\$18,000
HMA PAVEMENT ROADWAY RESTORATION	SQUARE YARD	\$100	827	\$82,700
FENCE REMOVAL AND REPLACEMENT	FOOT	\$60	100	\$6,000
MOBILIZATION/TRAFFIC CONTROL & PROTECTION	LUMP SUM	\$48,020	1	\$48,020
CONTINGENCY	LUMP SUM	\$79,233	1	\$79,233
ENGINEERING	LUMP SUM	\$91,118	1	\$91,118
UPRR AGREEMENT	LUMP SUM	\$10,000	1	\$10,000
TOTAL				\$708,571



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

Meeting: 05/14/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6597

DOC ID: 3301

Ordinance No. 6597, An Ordinance Amending the Annexation Agreement for the Property Located at 30 Valley Road to Extend the Required Utility Connection Date.

Background.

During an Executive Session in December 2016, the Village Board discussed several properties which were in violation of their annexation agreements. Staff was given permission to proceed with enforcement action if property owners did not come into compliance. Over the last year and a half, Village Staff have worked with most of the property owners to resolve these violations, however, the property located at 30 Valley Road has not been able to come into compliance due to the financial hardship of connecting their property to the Village's water and sanitary mains as required by Ordinance No. 5183 (attached). The owners of the property, Shamim and Mohammad Hanif provided Village Staff with two estimates for the work which are in excess of \$16,000. This figure does not include the building permit fees which would be somewhere in the range of \$3,500-\$5,000.

The Hanif's were not the owners of the property when the annexation agreement was signed. The Village made first contact with them by way of a letter in 2012, informing them of the requirement of the annexation agreement which is binding upon all future owners of the property. At that time, they were granted a 1-year extension at their request. The Hanif's have suggested that the expense to make the connection is too great and they do not anticipate being able to meet this obligation. They have requested that the Village amend their annexation agreement to extend the utility connection requirement date from June 30, 2012 to such a time that the property is sold. In accordance with this request, staff has drafted an amendment to the annexation agreement which will allow any new owner(s) of the property 6 months from the closing date to connect the property to the Village's water and sanitary mains. Any purchaser of the property would be required to sign a utility connection agreement (a form of which is attached) prior to the issuance of transfer stamps on the property, which will ensure that any new owner of the property is aware of the requirement to connect to utilities before they purchase the property.

Action.

The Village Board is being asked to consider the proposed amendment to the Annexation Agreement. An ordinance approving the request has been prepared for the Village Board's consideration at the May 14, 2018 Public Hearing.

Attachments.

- Location Map
- Public Hearing Notice
- Proposed Ordinance to approve the Amendment to the Annexation Agreement
- Ordinance 5138 & Original Annexation Agreement - Exhibit "A" to the Ordinance
- Amendment to the Annexation Agreement - Exhibit "B" to the Ordinance

Ordinance 6597

Meeting of May 14, 2018

Utility Connection Agreement - Exhibit “A” to the Amendment to the Annexation Agreement

Legal Description - Exhibit “A” to the Utility Connection Agreement

CC: John Sterrett, Planner
Shamim & Mohammad Hanif, Property Owners



Village of Glen Ellyn

**Ordinance No. 6597
An Ordinance Approving an Amendment to the Annexation Agreement for
Property Located at 30 Valley Road
Glen Ellyn, IL 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. 6597**An Ordinance Approving an Amendment to the Annexation Agreement
for****Property Located at 30 Valley Road
Glen Ellyn, IL 60137**[Click here to enter text.](#)

Whereas, on July 28, 2003, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance No. 5183, attached hereto as Exhibit “A”, which approved an Annexation Agreement for the property known as 30 Valley Road; and

Whereas, the subject property is legally described as follows:

LOT 19 (AND THE SOUTH 18 FEET OF LOT 20) IN DUPAGE GARDENS, BEING A SUBDIVISION OF THE EAST 980.38 FEET, AS MEASURED IN THE NORTH LINE AND MEASURED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1947 AS DOCUMENT 536397, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-13-410-020; and

Whereas, the property owners, Shamim and Mohammad Hanif, are requesting approval of an amendment to the Annexation Agreement to allow an extension from the June 30, 2012 deadline to connect to the Village’s water and sanitary sewer mains; and

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

Whereas, following due and proper publication in the Daily Herald and not less than fifteen (15) days nor more than thirty (30) days prior, the President and Board of Trustees conducted a public hearing regarding the proposed amendment to the Annexation Agreement on May 14, 2018, at which hearing evidence and testimony pertaining to the amendment to the Annexation Agreement was presented; and

Whereas, the owners of the subject property, as identified hereinabove, represented that they are ready, willing, and able to enter into said Annexation Agreement Amendment, in the form attached hereto as Exhibit “B,” with any revisions to be approved by the Village Attorney and to bind themselves and their successors in interest to the terms of the Amendment; and

Whereas, the President and Board of Trustees, after due investigation and consideration and pursuant to the May 14, 2018, public hearing, deem it in the best interest of the Village of Glen Ellyn to enter into said Annexation Agreement Amendment, for the subject property.

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: That the form of Annexation Agreement Amendment set forth in Exhibit “B” attached hereto and affecting the subject realty described herein above is approved by the Board of Trustees of the Village of Glen Ellyn, with any further revisions subject to the Village Attorney’s approval.

Section Two: The President and Village Clerk are hereby authorized and directed to execute and attest to said Amendment to Annexation Agreement, a form of which is attached hereto as Exhibit “B,” on behalf of the Village of Glen Ellyn, with the following conditions:

- A. The amendment to the Annexation Agreement shall be substantially in conformance with the document attached hereto as Exhibit “B” with any changes subject to the Village Attorney’s approval; and
- B. Shamim and Mohammad Hanif, the property owners, shall sign the Amendment to the Annexation Agreement not more than fifteen (15) days after the approval of this Ordinance.

Section Three: The Village Clerk is hereby authorized and directed to cause the Annexation Agreement Amendment approved herein 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 Amendment on behalf of the Village of Glen Ellyn.

Ordinance 6597

Meeting of May 14, 2018

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 _____.

- | | | | | | | |
|---------|--------------------------|----------------|--------------------------|--------------|--------------------------|--------------|
| Ayes: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |
| Nays: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |
| Absent: | ☐ | Diane McGinley | ☐ | Pete Ladesic | ☐ | Mark Senak |
| | ☐ | Craig Pryde | ☐ | Bill Enright | ☐ | Gary Fasules |
| | ☐ | John Kenwood | | | | |

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Ordinance 6597

Meeting of May 14, 2018

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

ATTACHMENTS:

- Location Map (PDF)
- Public Hearing Notice (PDF)
- Ordinance 5138 & Original Annexation Agreement - Exhibit A to the Ordinance (PDF)
- Amendment to the Annexation Agreement - Exhibit B to the Ordinance (PDF)
- Utility Connection Agreement - Exhibit A to the Annexation Agreement Amendment (PDF)
- Legal Description - Exhibit A to the Utility Connection Agreement (PDF)



Location Map



Map created on May 2, 2018.

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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.

ANNEXATION AGREEMENT WITH THE
VILLAGE OF GLEN ELLYN

In accordance with the Illinois Municipal Code, 65 ILCS 5/11-15.1-3 on Monday, May 14, 2018 at 7:00 pm, the Glen Ellyn Village Board will conduct a public hearing to consider an amendment to an annexation agreement with Shamim and Mohammad Haniff, owners of the property located at 30 Valley Road. The proposed action will amend the original Ordinance to extend the required utility connection date. The Village Board may act on the proposed amendment to the annexation agreement this same night following the public hearing.

The subject property is located on the west side of Valley Road north of Roosevelt Road and East of Interstate-355. The property is already within the corporate limits of the Village and is legally described as follows:

LOT 19 (AND THE SOUTH 18 FEET OF LOT 20) IN DUPAGE GARDENS, BEING A SUBDIVISION OF THE EAST 980.38 FEET, AS MEASURED IN THE NORTH LINE AND MEASURED ON THE SOUTH LINE OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1947 AS DOCUMENT 536397, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-13-410-020

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Copies of the proposed amendment to the annexation agreement are available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the proposed annexation agreement should be directed to Kelly Purvis, Associate Planner at 630-547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours in advance of the meeting.

Kelly Purvis, Associate Planner

Village of Glen Ellyn

Published in Daily Herald April 23, 2018 (4498543)

RECEIVED
APR 30 2018
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 23, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daule Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4498543

Exhibit "A"

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5183

AN ORDINANCE TO APPROVE TWENTY ANNEXATION AGREEMENTS
FOR PROPERTIES LOCATED ALONG VALLEY ROAD,
NORTH OF ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DU PAGE COUNTY, ILLINOIS
THIS ~~28TH~~ DAY OF JULY, 2003.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 1ST
day of AUGUST, 2003.

ORDINANCE NO. 5183

AN ORDINANCE TO APPROVE TWENTY ANNEXATION AGREEMENTS
FOR PROPERTIES LOCATED ALONG VALLEY ROAD,
NORTH OF ROOSEVELT ROAD

WHEREAS, the current owners of the twenty properties identified below have petitioned the President and Board of Trustees of the Village of Glen Ellyn for the approval of their Annexation Agreements and the Annexation of said properties to the Village of Glen Ellyn; and

WHEREAS, the twenty properties with annexation agreements to be considered for annexation are legally described as follows:

0 S 610 Valley Road (proposed new address: 98 Valley Road)

The East 156 feet of Lot 28 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line, of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-001

0 S 620 Valley Road (proposed new address: 90 Valley Road)

The East 156.0 feet of Lot 27 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and on the South line of the Southwest Quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947, as Document 536397, in the Recorder's Office of DuPage County, Illinois

P.I.N. 05-13-410-002

0 S 621 Valley Road (proposed new address: 93 Valley Road)

Lot 2 in DuPage Gardens Subdivision, being a subdivision of the East 980.39 feet as measured on the North line and measured on the South line of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397 in DuPage County, Illinois

P.I.N. 05-13-411-002

0 S 631 Valley Road (proposed new address: 85 Valley Road)

Lot 3 (except the South 30 feet) in DuPage Gardens, being a subdivision of the East 930.38 feet, measured on the North line and measured on the South line of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-411-003

0 S 632 Valley Road (proposed new address: 82 Valley Road)

Lot 26 in DuPage Gardens, being a subdivision of the East 980.38 feet measured on the North line and measured on the South line of the Southwest quarter of Section 13, Township 13 North, Range 10 East of the Third Principal Meridian, in Milton Township, DuPage County, Illinois

P.I.N. 05-13-410-003

0 S 645 Valley Road (proposed new address: 77 Valley Road)

Lot 3 (except the North 70 feet) and North 70 feet of Lot 4 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest Quarter of the Southeast quarter of Section 13, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-411-004

0 S 650 Valley Road (proposed new address: 76 Valley Road)

Lot 25 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest Quarter of the Southeast quarter of Section 13, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-004

0 S 662 Valley Road (proposed new address: 68 Valley Road)

Lot 20 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest Quarter of the Southeast quarter of Section 13,

Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-005

0 S 675 Valley Road (proposed new addresses: 55 Valley Road – improved with house and 51 and 67 Valley Road - vacant lots)

Lot 4, except the North 70 feet thereof, and Lots 5, 6, and 7 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest ¼ of the Southeast ¼ of Section 13, Township 39 North, Range 10, East of the Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 'S: 05-13-411-005, 05-13-411-006, 05-13-411-007 and 05-13-411-008

0 S 676 Valley Road (proposed new address: 56 Valley Road)

The east 156 feet of Lot 23 in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured on the North line and as measured on the South line of the Southwest ¼ of the Southeast ¼ of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397 in DuPage County, Illinois

P.I.N. 05-13-410-006

0 S 714 Valley Road (proposed new address: 46 Valley Road)

Lot 21 (except the West 44 feet thereof) in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line, of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-008

0 S 715 Valley Road (proposed new address: 49 Valley Road)

Lot 8 in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document No. 536397, in DuPage County, Illinois

P.I.N. 05-13-411-009

0 S 724 Valley Road (proposed new address: 40 Valley Road)

The North 82 feet of the East 156 feet of Lot 20 in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured in the North line and measured on the South line of the Southwest Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-019

0 S 734 or 1186 Valley Road (proposed new address: 30 Valley Road)

Lot 19 (and the South 18 feet of Lot 20) in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured in the North line and measured on the South line of the Southwest Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-020

0 S 754 Valley Road (proposed new address: 20 Valley Road)

Lot 18 in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured in the North line and measured on the South line of the Southwest Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-410-019

0 S 755 Valley Road (proposed new address: 15 Valley Road)

Lot 11 (except the North 30 feet) in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured in the North line and measured on the South line of the Southwest Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N. 05-13-411-014

0 S 770 Valley Road (proposed new address: 10 Valley Road)

Lots 15 and 16 (except the South parts owned by the Illinois Tollway Authority) in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured in the North line and measured on the South line of the Southwest Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 1947 as

Document 536397, in DuPage County, Illinois

P.I.N.'S: 05-13-410-014 and 05-13-410-017

0 S 1183 Valley Road (proposed new address: 45 Valley Road)

Lot 9 (except the South 10 feet thereof) in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947 as Document 536397 in DuPage County, Illinois

P.I.N. 05-13-411-010

0 S 1185 Valley Road (proposed new address: 35 Valley Road)

Lot 10 (except the South 40 feet) and Lot 9 (except the North 90 feet) in DuPage Gardens, being a subdivision of the East 980.38 feet, measured on the North line and measured on the South line of the Southwest quarter of the Southeast quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947 as Document 536397 in DuPage County, Illinois

P.I.N. 05-13-411-011

0 S 1189 Valley Road (proposed new address: 25 Valley Road)

The South 40 feet of Lot 10 and the North 30 feet of Lot 11 in DuPage Gardens, being a subdivision of the East 980.38 feet, as measured on the North line and measured on the South line of the Southeast ¼ of the Southeast ¼ of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 1947 as Document 536397, in DuPage County, Illinois

P.I.N.'S: 05-13-411-012 and 05-13-411-013; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the President and Board of Trustees of the Village of Glen Ellyn conducted a public hearing regarding the proposed Annexation Agreements for the subject properties on July 28, 2003, at which hearing the petitioners presented evidence and testimony regarding the Agreements and in support of the requests for Annexation; and

WHEREAS, the record titleholders of the subject property have indicated that they are ready, willing, and able to enter into the Annexation Agreements, attached hereto as Exhibits "A" through "T," and to bind themselves and their successors in interest; 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 Agreements attached hereto as Exhibits "A" through "T";

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 corporate authorities of the Village of Glen Ellyn hereby find as facts all of the recitals in the preamble above as well as in the preambles contained in the Annexation Agreements attached hereto as Exhibits "A" through "T."

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute and attest the Annexation Agreements, attached hereto as Exhibits "A" through "T," on behalf of the Village of Glen Ellyn.

SECTION THREE: The Department of Planning and Development is hereby authorized and directed to cause said Annexation Agreements 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 Agreements 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

28~~th~~ day of JULY, 2003.

AYES: CHAPMAN, MULHERN, PFEFFERMAN, RILEY, MATHEWS

NAYS: -0-

ABSENT: BARONER, LOCH

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH
day of JULY, 2003



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 1ST day of AUGUST, 2003.)

X:\Plandev\PLANNING\ANNEXA\ORD\ValleyRdAA72803.doc

EXHIBIT N

ANNEXATION AGREEMENT

- I. PARTIES: The Village of Glen Ellyn, an Illinois municipal corporation, having its principal office at 535 Duane Street, Glen Ellyn, Illinois ("Village").

DIXIANA L. MENDOLA is/are the current owner(s) (identified here as "owner") of the property described herein, and they reside at this address.

II. RECITALS:

- A. Owner is the owner of record of property commonly known as 05734 ~~677~~ LOMBARD Valley Road, ~~Glen Ellyn~~, Illinois, located in unincorporated DuPage County, and is legally described on Exhibit "A" attached hereto, and identified for real estate purposes as P.I.N. 05-13-410-020 ("Property"). The property is contiguous, or is contiguous when combined with other properties, to the Village of Glen Ellyn corporate limits;
- B. Owner desires to annex its Property to the Village in accordance with the terms and conditions set forth herein;
- C. Owner understands it is obligated to pay all costs and fees associated with connecting to the water main and sanitary sewer main, to include closing the well (or maintain it) and the septic system according to codes;
- D. The Property is not presently connected to the Village water main nor the sanitary sewer main;
- E. The Village is willing to allow connection of the property to the water main and sanitary sewer main (by service lines directly to the Village water main and sanitary sewer main in Valley Road, when it is constructed in the Valley Road right-of-way;
- F. The Owner agrees to repay to the Village costs associated with the construction of

the public water main, construction of public sanitary sewer main, annexation, and other costs associated with the project;

- G. The Owner is willing to accept as a zoning category for the property, upon annexation, that zoning district which will automatically be granted under the provisions of Section 10-3-3 of the Village Zoning Code. In this case, the zoning category which will automatically be granted shall be R2 Single Family Residential District.
 - H. All public hearings and other actions required to be held or taken prior to the adoption and execution of this Annexation Agreement in order to make the same effective have been held or taken, such public hearings and other actions having been held pursuant to notices required by law and in accordance with all requirements of law prior to the adoption and execution of this Annexation Agreement; and
 - I. The corporate authorities of the Village have considered the annexation and development of the Property and have determined that the best interest of the Village will be met if the Property is annexed to the Village and used and developed in accordance with the provisions of this Annexation Agreement.
- III. INCORPORATION OF RECITALS: The recitations set forth herein under the heading Recitals are material to this Annexation Agreement and are hereby incorporated into and become a part of this Annexation Agreement as an expression of the interest of the parties.
- IV. ANNEXATION:
- A. The Owner agrees with respect to the Property that the Owner will, upon the execution of the Agreement and subject to the conditions set forth herein, do all things necessary or appropriate to cause the Property to be validly annexed to the

Village, including, without limitation, the submission of a valid voluntary Petition to Annex (substantially the same as attachment "B"), and at the request of the Village, the filing, with the Circuit Court of DuPage County, of a petition requesting that the Property, either on its own or with other contiguous parcels, be annexed to the Village. The Owner will take the requested actions within fourteen days after written notice from the Village to do so. The Owner will consent to their representation by an attorney selected and paid for the by Village to appear in any court ordered annexation procedure.

B. The Village Board will annex the Property, in agreement with state law, when the Proof of Ownership, Annexation Agreement, Petition for Annexation and Plat of Annexation have been received by the Village.

V. ZONING: Section 10-3-3 of the Village Zoning Code provides that properties annexed to the Village may be automatically zoned R-0, R-1 or R-2 based upon the size of the lots to be annexed and the provisions contained within the Glen Ellyn Zoning Ordinance. In this case, utilizing the criteria contained within the Zoning Ordinance, the Property will, upon annexation, automatically be zoned in the R2 Single Family Residential District zoning classification. Any existing use of the Property, upon annexation, that does not comply with the requirements of that zoning category, may continue to be used for its existing purpose subject to the Village's zoning provisions regarding legal, non-conformance or non-conforming uses and/or structures as the case may be. Because the zoning category to be granted to the Property is that which automatically will be granted pursuant to Section 10-3-3, the process under which this annexation agreement was entered into did not include a public hearing before the Glen Ellyn Plan Commission. The zoning category to be granted

to this property is automatically established and the designation will appear in the next version of the Village's annual zoning map.

VI. **APPLICATION OF ORDINANCES:** Upon annexation, the Property and its use will be subject to all Village ordinances, except as herein set forth.

VII. **FEES, COSTS AND CONNECTIONS TO WATER AND SANITARY SEWER MAIN:**

A. Owner who receives water and sanitary sewer service prior to annexation into the Village will pay the non-resident rates. Upon and after annexation, Owner will be charged the resident rates;

B. The Owners agree to pay selected costs and deliver certain documents as follows:

1. The Owners' reduced share of the construction of the public water main, construction of public sanitary sewer main, annexation, and other costs associated with the project, is \$4,700 (the total project cost \$374,000 minus the Community Development Block Grant \$260,000, equals \$114,000, divided by 25 the total number of properties, equals \$4,560 minus \$1,000 the Village "contribution" equals \$3,560, which is amortized at 5% over 10 years which equals \$470 per year for a total of \$4,700);

2. The Owners, who desire to connect the utilities and/or annexation to the Village, shall deliver to the Village no later than June 30, 2003, the following:

- a. A signed and notarized Annexation Agreement;
- b. A signed and notarized Petition to Annex;
- c. Proof of Ownership;
- d. A check payable to the Village of Glen Ellyn in the amount of \$470;

3. Checks payable to the Village of Glen Ellyn, in the amount of not less than \$470 shall be delivered to the Village not later than June 30 of each year to and including 2012. The total amount due shall be paid to the Village in advance of June 30, 2012. The owner may pay the total amount due minus the remaining interest to the Village in advance of June 30, 2012;
 4. Connect the house to the new water main and the new sanitary sewer main not later than June 30, 2012 and pay all associated costs and deposits. The Village fees for connection shall not exceed \$3,030 (including water meter, water inspection, Village sanitary sewer connection fee, and Glenbard Wastewater Authority sanitary sewer connection fee). Village road restoration, water, and other deposits will also be required. If a service line larger than one inch is used, then the costs would be those in effect on April 4, 2003.
- C. The Owners shall not be required to pay the following:
1. Annexation Fee - \$250;
 2. Zoning Map Amendment Fee - \$450;
 3. Village Consultants (Attorney and Engineer) Costs estimated at \$400;
 4. Plat of Annexation Preparation Cost estimated at \$300; and
 5. Recording Fees estimated at \$40.
- D. The Owner agrees to hire a contractor and to pay all water and sanitary sewer service line construction costs, purchase a B-box, water valve, and pay all charges associated with the construction of the private service line(s). The Owner also agrees to pay all costs and fees associated with connecting to the water main and sanitary sewer main, to include closing the well (or maintain it) and closing the septic system according to codes.

- E. The Owner(s) will be required to repay to the Village the costs associated with the construction of the public water main, construction of public sanitary sewer main, annexation, and other costs associated with the project.
- VIII. **BENEFITS, BINDING EFFECT:** This Agreement will inure to the benefit of and be binding upon the Owner and its successors in any manner in title, heirs, and assigns. This Agreement will inure to the benefit of and be binding upon the Village and any successor municipality.
- IX. **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.
- X. **REMEDIES:** In addition to all rights and remedies specified in this Agreement, the Village will have the authority to pursue any and all rights and remedies, at law or in equity, to which it is entitled in order to enforce the terms of this Agreement. In the event that the Owner fails to comply, the Village may institute an action for specific performance along with other civil and quasi criminal actions as permitted by law, and the Village may disconnect the water and sanitary sewer service. The Owner will be further liable for any attorney fees, court costs and other costs incurred by the Village as a consequence of the Village's enforcement of this provision.
- XI. **AMENDMENT:** This Agreement may be amended from time to time with the consent of the parties, pursuant to statute.
- XII. **ANNEXATION AGREEMENT EXTENSION:** At the option of the Village, this Annexation Agreement, at its conclusion, may be extended, by the Village, for an additional period of up to twenty (20) years. If the Village wishes to exercise this option, it shall do so in writing not earlier than two (2) years before the expiration of the Annexation Agreement, nor later than three (3) months prior to its termination date. Notice shall be sent in writing to that

entity, which has paid the real estate property tax for the property or that portion of the property for which the Village wishes to extend the Annexation Agreement during one of the last two years in which real estate property taxes were paid or to the title holder. The Village may choose to extend the terms of the Agreement for the entire property covered under the Annexation Agreement or for only a portion of the property. It shall not matter whether the property has been annexed to the Village during the period of the Annexation Agreement or remains unincorporated. The Village exercises its power to extend an Annexation Agreement under such terms and conditions as are set forth within the municipal ordinances. The Annexation Agreement, the terms of which are to be extended, is that Agreement which is in full force and effect at the conclusion of the initial term. The Agreement may be further amended with the Agreement of its parties during the extended term. The Village may only extend the term of the Annexation Agreement once. If the Village has not exercised the option and if the property has not been annexed to the Village at the termination of the initial term, the Village and the then-property 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 pursuant to the Annexation Agreement, it may terminate that service at the conclusion of the Agreement, giving not less than one (1) year's prior written notice.

XIII. SEVERABILITY: In the event that any portion of this Annexation Agreement will be 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.

XIV. NOTICE: Any notice or demand from any party hereto to another party will be in writing and will be deemed to be duly served if mailed by prepaid registered or certified mail, addressed to the notice addresses as set forth below in the signature lines. Delivery of notice

will be deemed to be served on the third business day following deposit into the United States mails. Delivery of notice by licensed overnight carrier will be deemed to be served on the next business day following delivery to the overnight carrier. Delivery of notice by personal delivery will be deemed to be served when delivered.

If to the Village:
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

To the Owner:

DIXIANA MENDOLA
08734 Valley Road
LOMBARD Glen Ellyn, IL 60137

- XV. COUNTERPARTS: This Agreement may be executed in multiple counterparts, each of which, taken together, shall constitute one and the same instrument.
- XVI. RECORDING: The Director of Planning and Development of the Village is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County, following its execution and approval by the Village Board.

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 JULY 28, 2003.

VILLAGE OF GLEN ELLYN
A municipal Corporation

BY:

[Signature]
Village President

PROPERTY OWNER:

BY: *x Dixiana Mendola*

DIXIANA MENDOLA

BY: _____

(Also print name and title of signatory above)

ATTEST:

BY:

[Signature]
Village Clerk

SUBSCRIBED AND SWORN to
before me this 27th day of
JUNE, 2003.

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Current Owner:

LOMBARD
DIXIANA MENDOLA
05734 Valley Road
Glen Ellyn, IL 60137

Existing Property Address: 05734 Valley Road, Glen Ellyn, IL 60137New Property Address: 30 Valley Road, Glen Ellyn, IL 60137

Mailing Address:

LOMBARD
DIXIANA MENDOLA
05734 Valley Road
Glen Ellyn, IL 60137

Phone No.:

630. 629-2328 Work
Home

Legal Description:

SEE ORDINANCE NO. 5183

~~See the attached page.~~P.I.N. 05-13-411-020

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EXHIBIT "B"
PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as 05734 Valley Road and P.I.N. 05-13410-028

2. That the elector(s) residing thereon and the undersigned owner(s) is/are in favor of the Petition.

3. That no portion of the property is within the corporate limits of any municipality, and that this property is not contiguous but may be contiguous to the Village of Glen Ellyn when combined with the other property annexing to the Village of Glen Ellyn.

4. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.

5. 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 Said Property

Sign Dixiana G. Mendoza
 Print Name: Dixiana Mendoza

Subscribed and sworn to before me this
27 day of June, 2003

Richard L. Dunn OFFICIAL SEAL
 NOTARY PUBLIC Richard L. Dunn, Notary Public,
 Du Page County, State of Illinois
 Commission No. 361519
 My Commission Expires 8/15/05

Owner of Record of Said Property

Sign _____
 Print Name: - _____

Subscribed and sworn to before me this
 _____ day of _____, 2003

NOTARY PUBLIC

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AMENDMENT TO AN
ANNEXATION AGREEMENT
FOR PROPERTY LOCATED AT
30 VALLEY ROAD
GLEN ELLYN, IL 60137

Whereas, on the 28th day of July, 2003 the Village of Glen Ellyn ("Village") entered into an Annexation Agreement with the Owner of 30 Valley Road ("Property"); and

Whereas, that Agreement is binding on the Owner of the Property and their successors in interest; and

Whereas, that Agreement is effective for twenty (20) years from the date of approval and may be extended beyond that period of time; and

Whereas, the Annexation Agreement required the Property to be connected to the Village water and sanitary sewer mains prior to June 30, 2012; and

Whereas, due to financial constraints the owners of the Property have not been able to satisfy this requirement and have requested a change to the utility connection provisions in Section VII of their Annexation Agreement that would defer the requirement to connect to Village utilities until such time that the Property is sold; and

Whereas, the Village of Glen Ellyn ("Village"), an Illinois municipal corporation, having its principal office in DuPage County, Illinois and Shamim and Mohammad Hanif ("Owners") of the Property commonly known as 30 Valley Road, wish to amend the required utility connection date in Section VII of the Annexation Agreement; and

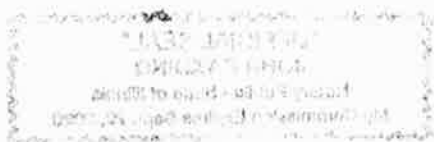
Whereas, the Property is legally described as follows:

Lot 19 (and the south 18 feet of lot 20) in DuPage Gardens, being a subdivision of the east 980.38 feet, as measured in the north line and measured on the south line of the southwest Quarter of the southeast quarter of section 13, Township 39 North, Range 10, east of the third principal meridian, according to the plat thereof recorded December 18, 1947 as document 536397, in DuPage County, Illinois.

(P.I.N. 05-13-410-020)

Now, Therefore, effective on this 5th day of MARCH 2018, in consideration of the mutual covenants herein contained, the Parties agree to repeal and replace the following section of the Annexation Agreement for the Property, entered into on the 28th day of July, 2003, by the adoption of Ordinance No. 5183, to read as follows:

"VII. FEES, COSTS AND CONNECTIONS TO WATER AND SANITARY SEWER MAIN:



4. The owner agrees that the house will be connected to the Village water and sanitary sewer mains not later than 6 months from the sale of the Property to a new owner. The Village shall not be obligated to issue transfer stamps relating to the Property until purchasers of the Property have signed an agreement prepared by the Village, substantially conforming to the form attached as Exhibit "A", stating they will connect to the Village water and sanitary mains no later than 6 months after the purchase of the Property. Any contract for sale or other agreement relating to each and every such conveyance shall contain an acknowledgement by the grantee of the existence of this Agreement. The Owners agree to hold the Village harmless for its failure to issue transfer stamps until arrangements have been made to ensure the Property is connected to the Village water and sanitary mains through the execution of the form of Agreement attached hereto, and as is required by Section 7-10-11 of the Village Code.

The new owner will pay all associated costs and deposits for connection to the water and sewer mains. The Village fees for connection shall not exceed \$3,030 (including water meter, water inspection, Village sanitary sewer connection fee, and Glenbard Wastewater Authority sanitary sewer connection fee). Village road restoration, water and other deposits will also be required. If a service line larger than one-inch is used, then the costs would be those in effect on April 4, 2003."

Continuation of Prior Agreement: With the exception of the amendment to the Annexation Agreement relating to utility connection date, all other terms and conditions of the Annexation Agreement, dated the 28th day of July, 2003, shall remain in full force and effect.

In Witness Whereof, the parties hereto have signed this Agreement.

VILLAGE OF GLEN ELLYN:

Village President of the
Village of Glen Ellyn, Illinois

OWNERS:

Shamim Hanif

Hanif
Mohammad Hanif

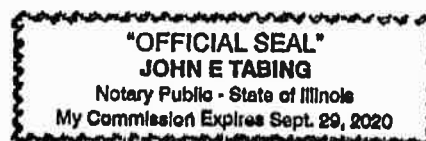
ATTEST:

BY: _____
Village Clerk of the
Village of Glen Ellyn, Illinois

SUBSCRIBED AND SWORN to
before me this day of

MARCH 9th, 2018.

Notary Public



**UTILITY CONNECTION AGREEMENT
REQUIRED PER ORDINANCE _____
FOR PROPERTY AT 30 VALLEY ROAD
GLEN ELLYN, ILLINOIS 30137**

Whereas, on July 28, 2003, the Village of Glen Ellyn ("Village") passed Ordinance No. 5183 which approved an Annexation Agreement for the property known as 30 Valley Road ("Property"); and

Whereas, the Property, upon annexation, was adjacent to Village water and sanitary sewer mains; and

Whereas, the Property was required to connect to the water and sanitary mains of the Village by June 30, 2012, in accordance with Ordinance No. 5183; and

Whereas, the Village established, through an Annexation Agreement Amendment approved by Ordinance _____ on _____, separate terms and conditions under which the owner's successors and assigns were to connect to the Village's utility systems; and

Whereas, the Annexation Agreement Amendment granted a deferment of mandatory connection date for their Property to the Village water and sanitary sewer mains to a time when the Property at 30 Valley Road, legally described upon *Exhibit "A,"* attached to and made a part of this Agreement is sold; and

Whereas, the Village was willing to defer the requirement of connection to the water and sanitary mains in the manner provided above, provided that the Village would not be obligated to issue transfer stamps relating to the Property until purchasers of the Property have signed this Agreement with the Village stating that they will connect to the Village's water main no later than 6 months after the closing date on the purchase of the Property and the owners of the Property agree to make all future owners of the Property aware of the requirement that the Property be connected to the Village water and sanitary mains no later than 6 months after the closing date on the purchase of the Property; and

Whereas, the purchasers of the Property _____, have agreed to execute this Agreement to memorialize the understanding of the parties and it is agreed that this document may be recorded and its terms and conditions shall bind the purchasers and any successor in interest to the purchasers with regard to the Property should the sale be finalized and the purchasers become owners of the Property.

NOW, THEREFORE, IN CONSIDERATION OF THE AGREEMENT BY THE VILLAGE TO ALLOW THE DEFERMENT OF THE CONNECTION OF 30 VALLEY ROAD TO THE VILLAGE WATER AND SANITARY MAINS UNDER THE TERMS OF AN AMENDMENT TO THE ANNEXATION AGREEMENT APPROVED BY ORDINANCE _____, THE VILLAGE AND PURCHASERS AGREE TO THE FOLLOWING:

1. The purchasers of the Property, _____, agree to connect the Property to the Village water and sanitary mains no later than 6 months from the closing date on the purchase of the Property.

2. In signing this Agreement, the purchasers of this Property acknowledge that they have read the terms of this Agreement, understand those terms and have had the opportunity of having the terms reviewed by an attorney.

VILLAGE OF GLEN ELLYN
A Municipal Corporation:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

PURCHASER(S):

Purchaser

SUBSCRIBED AND SWORN TO BEFORE
ME THIS _____ DAY OF
_____, 20

Notary Public

BY: _____
Village President

Purchaser

SUBSCRIBED AND SWORN TO BEFORE
ME THIS _____ DAY OF
_____, 20

Notary Public

Exhibit "A" attached.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Purchaser(s):

Address: 30 Valley Road

P.I.N.: 05-13-410-020

Legal Description:

LOT 19 (AND THE SOUTH 18 FEET OF LOT 20) IN DUPAGE GARDENS, BEING A SUBDIVISION OF THE EAST 980.38 FEET, AS MEASURED IN THE NORTH LINE AND MEASURED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1947 AS DOCUMENT 536397, IN DUPAGE COUNTY, ILLINOIS