NOTE: MEETING IS BEING TAPED AND ALSO TELEVISED ON WIDEOPENWEST CHANNEL 6, AT&T CHANNEL 99, AND COMCAST CABLE SERVICES CHANNEL 10. ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED, AND ACTED UPON.

Draft
11/03/10

Agenda
Glen Ellyn Village Board of Trustees
Monday, November 8, 2010
8:00 p.m. – Galligan Board Room

1. Call to Order

2. Roll Call

3. The Pledge of Allegiance will be led by Daisy Girl Scout Troop #42066 from St. Petronille School.

4. Village Recognition:

   A. Glenbard West Boosters sent a letter of thanks to Police Chief Norton for participating in the Glenbard West Homecoming Parade.

   B. Arbor View School Principal, David Bruno, sent Village Manager Steve Jones a note thanking him for the fossils he donated to an event held at the District 89 elementary school.

   C. A resident sent Public Works Director Joe Caracci an email thanking him for the prompt response to his request to clean up the islands in the vicinity of Roosevelt Road and I-355.

   D. Cub Scout Pack 150 sent a thank you letter to Village officials thanking the five departments they visited when they toured the Glen Ellyn Civic Center.

   E. The Village Board and Management Team congratulates the following employees who recently celebrated an anniversary as a Village employee:

Susan Davison	Administration	Five Years
David Heighway	Facilities Maintenance Division	Five Years
Brian Pohlis	Planning and Development	Five Years
Patti Taves	Police Department	Ten Years

5. Audience Participation **(Page 1)**

A. Proclamation declaring November 15 as School Board Members Day, honoring those citizens who devote so much of their time and energy for the education of our children.

B. Other?

6. Consent Agenda **(Pages 2-62)**

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below: *(Trustee Henninger)*

A. Village Board Meeting Minutes:

- October 11, 2010 Workshop
- October 11, 2010 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - $1,021,064.74.

The vouchers have been reviewed by Trustee Henninger prior to this meeting.

C. Ordinance No. 5896, an Ordinance Granting a Utility Easement to Commonwealth Edison Company for the Undergrounding of Overhead Utility Wires Along Lambert Road at the Public Works Service Center, 30 South Lambert Road, Glen Ellyn.

D. Motion to approve the Recreation Department user fee schedule for calendar year 2011.

7. Resolution No. 10-24, a Resolution to Record the Determination of the Corporate Authorities of the Village of Glen Ellyn of the Amounts of Money Estimated to be Necessary to be Raised by Taxation on Taxable Property for the Fiscal Year Beginning May 1, 2010 and ending April 30, 2011. *(Trustee Comerford)* **(Pages 63-75)**

Acting Finance Director Larry Noller will present information concerning the 2011 proposed property tax levy for the Village of Glen Ellyn and Glen Ellyn Public Library which will be collected with tax bills issued in 2011. The proposed resolution provides an estimate of the levy amounts needed for the upcoming fiscal year. The total proposed combined tax levy for the Village and Library after $383,362 of abatements is $9,865,356. This represents an increase of $246,554 or 2.6 percent from last year's property taxes extended by DuPage County. The Village's share of the levy is projected to increase by 2.3 percent from last year's taxes extended, and the Library's share is projected to increase by 3.0 percent. This estimate may be modified prior to final adoption of the property tax levy which is scheduled for December 13, 2010.

8. Ordinance No. 5897, an Ordinance Approving an Agreement between the Village of Glen Ellyn and Ehlers and Associates, Inc., for Tax Increment Financing Consultant Services. *(Trustee Cooper)***(Pages 76-143)**

   Assistant to the Village Manager Kristen Schrader will present information on the recommendation to approve an agreement for the completion of a Tax Increment Financing (TIF) District Feasibility Study with Ehlers and Associates. The TIF District Feasibility Study is the first step in a multi-step process to facilitate the planning and designation of a TIF District in the Village's downtown.

9. Ordinance No. 5898, an Ordinance Granting Approval of a Special Use Permit to Allow Outdoor Merchandise and Outdoor Storage in Front of Trader Joe's Located at 680 Roosevelt Road, Glen Ellyn. *(Trustee Thorsell)* **(Pages 144-176)**

   Planning and Development Director Staci Hulseberg will present information regarding a request for a special use permit to allow outdoor merchandise and outdoor storage in front of Trader Joe's located at 680 Roosevelt Road. The subject property is located on the north side of Roosevelt Road between Nicoll Avenue and Park Boulevard in the Pickwick Place Shopping Center.

10. Reminders:

    - The public is invited to attend the monthly meeting of the Capital Improvements Commission when residents will be given an opportunity to comment on the Village's long-term street rehabilitation plan. The meeting will be held on Tuesday, November 9 at 7:30 p.m. in Room 301 of the Civic Center.

    - The next Regular Village Board Workshop meeting of the Glen Ellyn Village Board is scheduled for Monday, November 15, 2010 beginning at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

    - The next Regular Village Board Meeting is scheduled for Monday, November 22, 2010 with a Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

11. Other Business?

12. Adjournment

13. Press Conference

A-5A

VILLAGE OF GLEN ELLYN

Proclamation

WHEREAS, school board members are elected to sit in trust for their diverse communities, and in that capacity are charged with meeting the community's expectations and aspirations for the public education of their children; and

WHEREAS, school board members are entrusted with the guardianship and wise expenditure of scarce tax dollars and are responsible for maintaining and preserving the buildings, grounds, and other areas of the school district that the community has put in their trust; and

WHEREAS, school board members are responsible for providing leadership that ensures a clear, shared vision of public education for their schools, that sets high standards for the education of all students, and requires the effective and efficient operation of their districts; and

WHEREAS, school board members adopt public policy to give voice to that leadership and employ a superintendent to administer board policy; they are also responsible for the regular monitoring of the district's performance and compliance with state policy and donate countless hours to public service with no compensation; and

WHEREAS, employers are supportive of their employees who serve as school board members, generously lending support and time; employers give their employees the opportunity to better serve the needs of the school districts and citizens they represent through sometimes tremendous sacrifice to the employer; and

WHEREAS, decisions made by school board members directly impact the quality of life in their communities, placing them at the front line of American democracy;

NOW, THEREFORE, I, MARK PFEFFERMAN, President of the Village of Glen Ellyn, Illinois, do hereby proclaim Monday, November 15, 2010, as "School Board Members Day" as a way to honor those citizens who devote so much of their time and energy for the education of our children.

Village President

attest:

Deputy Village Clerk

Date

A-6A

Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
October 11, 2010

Time of Meeting: 8:00 p.m.

Present: President Pfefferman; Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic, Thorsell; Acting Village Clerk Utterback
Staff: Village Manager Jones, Schrader, Batek, Caracci, Hulseberg, P. Norton, J. Norton

1. Call to Order.

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

2. Meeting Enhancements – Manager Jones

Manager Jones led a continuing discussion regarding meeting enhancements and, in particular, whether or not to continue televising workshop meetings. As requested by the Village Board, information was provided regarding the results of a public survey as well as budgetary impacts if televising continues and changes are implemented. Manager Jones stated that some thought had also been given to holding workshops in an informal setting which may be conducive to better interaction. Manager Jones listed pros and cons associated with televising workshop meetings. The Board Members responded to President Pfefferman that they were in favor of continuing to televise workshop meetings. Village Multimedia Specialist John Norton presented information regarding the two workshop setting options which are the Galligan Board Room or Room 301. Regarding remaining in the Board Room, Norton stated that an informal table structure in a "J" configuration has been designed that will allow for better interaction and will also allow the Board Members to more clearly view the projection screen. This option, however, would require an expense for microphones of approximately $10,000. Regarding moving the workshops to Room 301, Norton stated that video is an issue in that room. Norton stated that the workshops could be broadcast live, however, an employee would need to follow the action during the meetings with a camcorder and another employee would need to remain in the control room.

Norton verified for Trustee Comerford that the workshop set-up would occur on the third Monday only of each month and that some seats would be lost with the "J" configuration. Trustee Cooper was not in favor of losing seating because the Board Room has been filled to capacity on prior occasions. As concern had been expressed regarding people being uncomfortable speaking in front of cameras at a meeting, Trustee Cooper questioned if workshop attendance is down since moving to the Board Room from Room 301. Trustee Thorsell felt that people were more

comfortable speaking from their chairs in Room 301 during workshops. Trustee Comerford stated that audiences are generally larger during regular meetings than workshop meetings because actions occur during the regular meetings. Trustee Ladesic commented that many people are now watching the meetings from home. He suggested using drop-down microphones in the Board Room and Room 301, using audio only for those speaking. Norton stated that drop-down microphones are currently available in Room 301 and could be inexpensively installed in the Board Room. President Pfefferman asked if anyone has been approached by persons who did not want to be seen on television, and no one responded yes. Attorney Diamond stated that the Village has the power to block people from view and let their voices be heard at meetings. Trustee Henninger asked if equipment could be borrowed or rented prior to investing money in a new system that may or may not be effective. Norton responded that was not possible because installation would be required. Norton also responded to Trustee Ladesic that a "V" configuration similar to the dais on the floor level is not an option because wires would need to be connected to each station that would look messy. Trustee Cooper asked if an interactive system could be set up for residents to call or write in during a meeting, and Norton responded that a remote could be set up for that purpose. Trustee Cooper suggested that the Village Clerk receive remote comments via phone/texts during the meetings. Norton added that he tracks on-line meeting attendance.

The Board Members were very much in favor of a more informal setting for the workshop meetings so that audience members would feel comfortable expressing themselves, however, were not in favor of spending money at this time to purchase equipment. Some Board Members did not want to lose audience seats by changing the configuration in the Board Room. Trustee Hartweg suggested reconsidering this item if a change of venue issue arises in the future. Trustee Ladesic suggested continuing to poll residents regarding televising workshops. President Pfefferman requested that Norton investigate the use of ceiling microphones and an interactive phone/e-mail system during broadcasts.

Cam Page, 206 Hill, Glen Ellyn, Illinois stated she is uncomfortable speaking in public. Ms. Page was not in favor of spending money on new equipment and liked the idea of drop-down microphones in the Board Room.

In response to the Board's comments, Norton stated he will start working on a drop-down microphone system and interactive communication system for the Board Room.

Trustee Ladesic commented that digital equipment exists that allows transcripts to be available on-line the day after a meeting. Attorney Diamond cautioned that a transcript should not be viewed as the minutes of a meeting because a summary of the meeting should be available as the record of a meeting.

3. Environmental Initiatives – Assistant to the Village Manager Schrader

Assistant to the Village Manager Schrader presented information on two additional environmental initiatives with which the Village has recently become involved. Those initiatives are "Clean Air Counts (CAC)" and "Energy Star & the Portfolio Manager Program." CAC is a non-regulatory approach to reducing smog-causing emissions in the Chicago metropolitan region to achieve compliance with the standards of the federal Clean Air Act. The Village has made a commitment to make efforts to voluntarily reduce smog in areas such as transportation, operations, maintenance, development and energy. When the Village took the CAC pledge this July, Glen Ellyn was placed at the silver participation level. The Village will participate in CAC meetings and look into new initiatives to decrease energy consumption and increase our participation level. Energy Star & the Portfolio Manager Program is a voluntary program that provides solutions for reducing energy consumption as well as providing the Energy Star label for energy efficient appliances and buildings. Energy Star also provides a free online benchmarking tool called Portfolio Manager that measures and tracks energy performance of a building(s). The EPA has worked with the Village analyzing data and has determined that the Reno Center with a rating of 80 on a scale of 1-100 is eligible for an Energy Star Plaque. The Civic Center has a rating of 65 and the EPA has determined that some quick, easy improvements to the building can increase the rating. Although the other Village buildings are not eligible for a rating because ratings do not exist for all building types, their energy usage can be tracked. Schrader stated that next steps are applying for the Energy Star plaque for the Reno Center and beginning work on improvements at the Civic Center. Schrader responded to Trustee Ladesic that she will check to see if the Village wastewater treatment plant data can be analyzed. Schrader explained how the US EPA used the Village as a pilot project regarding a software program they intended to implement. Trustee Thorsell complimented Schrader for her efforts with regard to this project.

Public Works Director Joe Caracci responded to Trustee Ladesic that using LED lights for street lights is currently under review and that LED lighting may be used for a neighborhood project next year.

4. Other items?

There were no other items brought before the Village Board.

5. Adjournment.

At 7:54 p.m., the meeting was adjourned to the Regular Village Board Meeting in the Galligan Board Room.

Submitted by

Barbara Utterback

Barbara Utterback
Acting Village Clerk

Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
October 11, 2010

Call to Order

Village President Pfefferman called the meeting to order at 8 p.m.

Roll Call

Upon roll call by Acting Village Clerk Utterback, Village President Pfefferman and Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic and Thorsell answered, "Present."

Pledge of Allegiance

The Pledge of Allegiance was led by Robin Bellezzo, a representative of the American Cancer Society.

Village Recognition

a. Glen Ellyn Historical Society Executive Director Jan Langford sent her appreciation to Assistant Public Works Director Dave Buckley and Village Forester Peggy Drescher thanking them for their assistance with the Society's Tavern Day event, held on Sunday, September 26. Ms. Langford also thanked the Public Works Department for clearing the debris along the Stacy's Tavern property line making the area safer and more attractive.

b. A resident who lives in Raintree sent his appreciation to Police Officer Raymond Munch for notifying him of a car door that had been inadvertently left open on his personal vehicle.

c. A resident sent a letter to the Police Department extending her thanks to Administrative Secretary Christine Miller for assistance she provided concerning a parking ticket.

d. The Police Department received an email from a resident in the Lincoln School attendance area telling of the positive impact the proposed Greenfield Avenue sidewalk will have on the families who will use the sidewalk.

e. Public Works received a letter from a 40-year Glen Ellyn resident who wanted to make known her appreciation for the creative flower pot arrangements in the downtown area. She sent her compliments specifically to Stevie Chandler, a

Public Works employee who is responsible for the imaginative and sophisticated flower pot plantings.

f. A resident sent special thanks to Glen Ellyn Volunteer Firemen Pete Campbell, Dan Czwornod, Larry Cox and Eric Davison and Police Officer Paul Baird for responding to a 911 call after the resident had an accident while working on his roof. He feels fortunate the team reacted so quickly and responsibly.

g. The Village Board and Management Team congratulated the following employees who recently celebrated an anniversary as a Village employee:

Joseph Kvapil	Planning and Development	Five Years
Mary Ellen Olson	Planning and Development	Five Years
Harold Kolze	Facilities Maintenance Division	Five Years

h. The Village Board and Management Team congratulated Village Manager Steve Jones on 30 years of service to local government.

Audience Participation

a. President Pfefferman presented a proclamation to Robin Bellezzo, a representative of the American Cancer Society recognizing October as Breast Cancer Awareness Month.

b. President Pfefferman read a proclamation recognizing outgoing Finance Director Jon Batek.

c. The Village of Glen Ellyn received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

d. The Village also received an award for Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association.

Consent Agenda

Village Manager Jones presented the Consent Agenda; Village President Pfefferman called for questions and/or discussion on the items on the Consent Agenda.

Trustee Cooper moved and Trustee Henninger seconded the motion that the following items included on the Consent Agenda be approved:

a. **Minutes** of the following Village Board Meetings:
Workshop Meeting
September 27, 2010
Regular Meeting
September 27, 2010

b. Total **Expenditures** (Payroll and Vouchers) - $2,311,084.02.
The vouchers were reviewed by Trustee Cooper prior to the meeting.

c. Recommendation of President Pfefferman that the following **appointments be made for Boards and Commissions**:

Building Board of Appeals
Michaelene Burke Hoeh – appoint for a term ending December 31, 2010.

Environmental Commission
Tracy C. Flood – appoint as a youth member for a term ending December 31, 2011.

d. Waive Section 10-4-14(B)17 (Promotional Activities) of the Glen Ellyn Zoning Code in order to allow the Glen Ellyn Historical Society to host the **American Roots Concert** on Sunday, November 7, 2010 between 7:00 p.m. and 10:00 p.m. at 800 N. Main Street.

e. Waive Sections 10-4-17.1(B)40, 10-4-17.1(B) and 10-5-14 of the Glen Ellyn Zoning Code regarding promotional activities and to approve the request from the Downtown Glen Ellyn Alliance for the event, **"Ladies Night Out,"** to occur on Tuesday, November 30, 2010 from 6:00 p.m. to 10:00 p.m. at participating retailers in the Central Business District.

f. Waive Section 10-4-17.1(B) (Promotional Activities) of the Glen Ellyn Zoning Code and Section 4-5-7 (Prohibited Signs) of the Village Code to permit the Downtown Glen Ellyn Alliance to **host holiday activities in the Central Business District** from December 4, 2010 through December 18, 2010.

g. Waive Section 10-4-17.1 (Promotional Activities) of the Glen Ellyn Zoning Code and Section 4-5-7(G) (Portable Signs) of the Village Code in order to allow for **Bridge Communities' Charity Event at Gearhead Auto Repair** on Saturday, January 29, 2011 to Sunday, January 30, 2011.

h. Temporary waiver of Section 10-4-15(B)14 of the Glen Ellyn Zoning Code (Promotional Activities) to allow **Trader Joe's** to sell and store merchandise outdoors at 680 Roosevelt Road.

i. **Resolution No. 10-22**, a Resolution Accepting Public Improvements and a Bill of Sale for the **Kingsbrook Glen Subdivision** Located at the Southwest Corner of Taft Avenue and Nicoll Way on Property Commonly Known as Kingsbrook Glen.

j. Waive competitive bidding and approve award of a construction contract to Martam Construction, Inc., of Elgin, Illinois for the **2010 Sidewalk Program**

(Greenfield and Ridgewood), in the amount of $23,000 (including a 6-percent contingency), to be expensed to the FY 10-11 Capital Projects Funds.

k. Waive competitive bidding and approve a proposal from Water Well Solutions of Elburn, Illinois for testing and liner installation at **Well No. 6** at the Wilson Avenue Pumping Station in the not-to-exceed amount of $86,000 (including a 20-percent contingency), to be expensed to the FY 10 - 11 Water Fund. Public Works Director Joe Caracci explained that back-up Well No. 6 has tested for bacteria and is currently not in service. Caracci stated that the EPA has approved a treatment method for the well for which funds are being requested. After passing inspection, the well could be back in service within approximately two months.

l. Receive the Village's **Comprehensive Annual Financial Report** for the fiscal year ended April 30, 2010. Assistant Finance Director Larry Noller stated that the Village exceeds the State minimum audit requirement by publishing the CAFR which can be found on line, at the library and at the Village offices. Auditor Fred Lantz of Sikich presented highlights of the audit year ending April, 2010 and stated that all Village financial records are in order.

Upon roll call on the Consent Agenda, Trustees Cooper, Henninger, Comerford, Hartweg, Ladesic and Thorsell voted "Aye". Motion carried.

Ordinance No. 5889 – Authorize the Sale of General Obligation Refunding Bonds

Finance Director Jon Batek presented this item which is commonly referred to as a bond parameters ordinance. This ordinance provides the Village Board's authorization to sell General Obligation Refunding Bonds via competitive sale in an amount not to exceed $6.6 million to refinance current debt obligations of the Village at lower interest rates for the purpose of generating future debt service savings. Presently the competitive sale is scheduled for November 8, with final closing by November 22, 2010. Batek reviewed the three bond issues under consideration which will result in a savings to the Village of approximately $320,000. Batek responded to Trustee Henninger that the payoff dates will not be extended. Financial advisor Stephan Roberts of Robert W. Baird clarified for Trustee Cooper that the bond issue is structured consistent and can be thought of as three series that are aggregated at the end to have one series.

Trustee Thorsell moved and Trustee Ladesic seconded the motion that Ordinance No. 5889 be passed, an Ordinance providing for the issuance of not-to-exceed $6,600,000 General Obligation Refunding Bonds, Series 2010, of the Village of Glen Ellyn, DuPage County, Illinois, authorizing the execution of a bond order in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and further providing for the execution of an Escrow Agreement in connection with such issuance.

Upon roll call, Trustees Thorsell, Ladesic, Comerford, Cooper, Hartweg and Henninger voted "Aye." Motion carried.

Public Hearing – 1S675 Route 53, 21W764 Bemis Road and 21W700 Bemis Road – Annexation Agreements

Trustee Comerford moved and Trustee Henninger seconded the motion that the public hearing to receive comments on annexation agreements for properties located at 1S675 Route 53, 21W764 Bemis Road and 21W700 Bemis Road be opened. All Trustees present voted "Aye." Motion carried.

Planning and Development Director Staci Hulseberg presented information regarding proposed annexation agreements for three properties generally located northeast of Route 53 and Bemis Road commonly known as 1S675 Route 53, 21W764 Bemis Road and 21W700 Bemis Road. The properties previously entered into annexation agreements with the Village in order to receive water and sewer services. These agreements which had a term of 20 years have since expired. Therefore, the Village requested that the property owners enter into new annexation agreements in order to continue to receive Village services. The annexation agreements require annexation when the properties become contiguous to the Village limits. Hulseberg displayed a map and provided a history of annexation agreements in the subject area.

Trustee Comerford moved and Trustee Hartweg seconded the motion that the public hearing be closed. All Trustees present voted "Aye." Motion carried.

Ordinance No. 5890 – 1S675 Route 53, 21W764 Bemis Road and 21W700 Bemis Road – Annexation Agreements

Trustee Comerford moved and Trustee Cooper seconded the motion that Ordinance No. 5890 be passed, an Ordinance Approving Annexation Agreements for Three Properties Located at 1S675 Route 53, 21W764 Bemis Road and 21W700 Bemis Road.

Upon roll call, President Pfefferman and Trustees Comerford, Cooper, Hartweg, Henninger, Ladesic and Thorsell voted "Aye." Motion carried.

Ordinance No. 5891 – Treasure House (497 Pennsylvania Avenue) – Approve Special Use Permit

Planning and Development Director Staci Hulseberg presented information on the request of Metropolitan Family Services, owner of the Treasure House located at 497 Pennsylvania Avenue, for approval of a special use permit for a preliminary and final Planned Unit Development Plan and the exterior appearance of proposed façade renovations and an addition. Hulseberg displayed a location map, a photo of the front exterior of the existing building, a site plan and architectural illustrations of the proposed front exterior and addition. The 3,100-square foot addition will double the space of the building and a mezzanine level will give the appearance of a two-story addition. The primary purpose of the expansion is to provide additional sales area. The Architectural Review Commission unanimously recommended approval of the proposed exterior appearance with some conditions on September 22, 2010. The Plan Commission

unanimously recommended approval of a Special Use Permit for a preliminary and final Planned Unit Development with some conditions on September 23, 2010. Hulseberg reviewed some of the conditions of approval recommended by both Commissions.

Trustee Comerford moved and Trustee Thorsell seconded the motion that Ordinance No. 5891 be passed, an Ordinance Granting Approval of a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and Exterior Appearance Approval for the Treasure House Located at 497 Pennsylvania Avenue.

Upon roll call, Trustees Comerford, Thorsell, Cooper, Hartweg, Henninger and Ladesic voted Aye." Motion carried.

Reminders

- The next Regular Village Board Workshop meeting of the Glen Ellyn Village Board is scheduled for Monday, October 18, 2010 beginning at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

- The next Regular Village Board Meeting is scheduled for Monday, October 25, 2010 with a Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

Other Business

None.

Adjournment

At 9:03 p.m., Trustee Cooper moved and Trustee Hartweg seconded the motion to adjourn to executive session in Room 301 to discuss pending litigation and the appointment, employment, compensation, discipline, performance or dismissal of specific employees without returning to open session. Upon roll call, Trustees Cooper, Hartweg, Comerford, Henninger, Ladesic and Thorsell voted "Aye." Motion carried.

Respectfully Submitted,

Barbara Utterback
Acting Village Clerk

A-6C

To: Steve Jones, Village Manager

From: Joe Caracci, Public Works Director

Date: November 2, 2010

Re: ComEd Easement at 30 S. Lambert (Reno Center)

Background

The Public Works Department is currently working with Commonwealth Edison on a Rider LGC (Local Government Compliance) utility undergrounding project along Lambert Road, south of Roosevelt Road. The Village Board approved a revised Rider LGC ordinance on June 2010. The project will encompass burying overhead utilities that currently exist on the east side of Lambert Road. Project costs will be spread among Glen Ellyn residents per the criteria of the Rider LGC. The utility undergrounding is a necessary component of the Right-Turn Lane on Lambert Road at Roosevelt Road Project slated for construction in 2011.

Issues

As part of the ongoing design associated with the utility undergrounding project along Lambert Road south of Roosevelt Road, a utility easement is necessary to accommodate electrical switch gear that is needed upon Village of Glen Ellyn property. The proposed easement is located on the northwest corner of the 30 S. Lambert property and measures fifteen feet (15') wide by one hundred fifty feet (150') long. An ordinance granting the easement has been prepared and reviewed by staff. The easement is typical in nature and defines the rights and responsibilities of each party.

Action Requested

Ordinance _____ , an Ordinance Granting a Utility Easement to Commonwealth Edison Company for the Undergrounding of Overhead Utility Wires Along Lambert Road at the Public Works Service Center, 30 South Lambert Road, Glen Ellyn.

Recommendation

I recommend passage of this Ordinance. The Ordinance has been developed authorizing the Village President and Village Clerk to execute the easement agreement.

Attachments

- Memorandum dated November 1, 2010 (with attachments) authored by Professional Engineer Bob Minix

Glen Ellyn Public Works Department

Interoffice Memorandum

to: Joe Caracci, Public Works Director

from: Bob Minix, Professional Engineer

subject: Right-turn Lane on Lambert Road at Roosevelt Road Project
Undergrounding of Overhead Utility Wires Along Lambert Road
Request for Approval of a Grant of Easement to Commonwealth Edison Company for the Installation of Switchgear and Other Equipment on the Public Works Service Property at 30 South Lambert Road

date: November 1, 2010

On June 14, 2010 the Glen Ellyn Village Board approved a revised Rider LGC ordinance, authorizing additional monies for the undergrounding of overhead utility wires along Lambert Road from Roosevelt Road to a point about 150 feet south of Taft Avenue. Within these limits the existing poles and wires on the east side of Lambert Road – and crossing the roadway – will be placed underground. Associated with the work will be the relocation of transformers and switchgear from pole-mounted locations to the ground. While most of the equipment will be placed near the BP Station in easements granted when that property redeveloped, a location for another switchgear is required. The preferred location for this switchgear is off the public right-of-way in an easement, and the Reno Center property affords an ideal location.

The proposed easement area is shown on the attached drawing which is an exhibit to the easement document. The proposed easement is located on the northeast corner of the 30 South Lambert Road property, immediately adjacent to the Lambert Road right-of-way. The easement will contain the switchgear and also provides a possible corridor for the underground wiring, depending on how the utility ultimately routes the cables. A picture of the area is also enclosed herewith for additional visual reference.

The proposed Grant of Easement was developed by the ComEd real estate group and is similar in format and wording to other ComEd easements previously reviewed. Approval of the Grant of Easement is recommended.

Ordinance language has been developed authorizing the Village President and Village Clerk to execute the easement agreement. The suggested form of the ordinance is attached which includes the form of the Grant of Easement.

cc: Steve Jones, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer

Photograph of the west side of Lambert Road, looking north toward Taft Avenue. The proposed ComEd easement (shown in red) will start south of the pole and extend 150 feet to Taft. The easement width will be 15 feet. The easement will contain a switchgear that will be located near the pole.

Commonwealth Edison Company
Aurora Business Office
2001 Aucutt Road
Montgomery, IL 60538-1191

www.exeloncorp.com

ComEd.
An Exelon Company

August 17, 2010

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

RE: Grant of Easement

Dear Sir:

Attached is the proposed Grant of Easement which relates to the installation of a switchgear in connection with an underground project South of Taft Avenue on Lambert Road in the Village of Glen Ellyn

Please review the attached. If satisfactory to you, please authorize each respective document at the red "X" in the presence of a Notary Public and return two (2) originals to the undersigned in the envelope provided.

If you have any questions on the engineering, please Mr. Victor Collazo at 630-424-5709. If you have any questions on the Grant of Easement, please call me at 630-723-2302.

Sincerely,

John O'Brien
Real Estate Representative

JO/jw

Enclosure

PL #424222
Job #20100830

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Granting a Utility Easement to Commonwealth Edison Company For the Undergrounding of Overhead Utility Wires Along Lambert Road At the Public Works Service Center, 30 South Lambert Road, Glen Ellyn

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Adopted by the
President and 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 60137

this _____ day of _____ , 20___ .

Ordinance No. _____

An Ordinance Granting a Utility Easement to Commonwealth Edison Company For the Undergrounding of Overhead Utility Wires Along Lambert Road At the Public Works Service Center, 30 South Lambert Road, Glen Ellyn

Whereas, the Village of Glen Ellyn (Village) wishes to construct a roadway improvement on Lambert Road at Roosevelt Road consisting of a right-turn lane for northbound traffic; and

Whereas, Commonwealth Edison Company (ComEd) owns and maintains overhead wires within the Lambert Road corridor; and

Whereas, in order to accommodate the required roadway width necessary to construct the right turn lane for northbound Lambert, overhead utility wires must be relocated or buried;

Whereas, the Village desires to underground all the wires along the east side of Lambert Road to a point approximately 150 feet south of Taft Avenue; and

Whereas, on June 14, 2010 the Village Board approved Ordinance 5869, an Ordinance Requiring Commonwealth Edison Company to Place Existing Electrical Wires along portions of Lambert Road in the Village of Glen Ellyn Underground in Accordance with Rider LGC; and

Whereas, certain electrical equipment and wiring must be installed to accommodate the proposed undergrounding and are preferentially placed in a public utility easement; and

Whereas, a public utility easement is required on the west side of Lambert Road south of Taft Avenue on property owned by the Village at the Public Works Service Center (Reno Center) at 30 South Lambert Road; and

Whereas, a Grant of Easement Agreement has been developed by ComEd to define the proposed easement on the west side of Lambert Road south of Taft Avenue and the rights and

responsibilities of the Village and ComEd associated with the long-term operation, maintenance and replacement of the electrical equipment.

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 hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

Section Two: The Grant of Easement between the Village of Glen Ellyn and Commonwealth Edison Company is attached hereto as Exhibit "A".

Section Three: It is in the best interests of the Village to execute the proposed Grant of Easement.

Section Four: The Village President and Village Clerk are hereby authorized to execute the Grant of Easement as an indication of the Village's willingness to provide the easement.

Section Four: The Public Works Director is hereby authorized and directed to convey the required number of copies of the executed Grant of Easement together with a certified copy of this ordinance to ComEd.

Section Five: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

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 ___ .)

X:\Publcwks\ENGINEER\Resolutions and Ordinances\Ordinance Granting an Easement to ComEd at 30 South Lambert Road.doc

P. L. #454222
Job #20100830

EXHIBIT "A"

GRANT OF EASEMENT

The Grantor(s) **Village of Glen Ellyn, a municipal corporation,** in consideration of the sum of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby give(s) and grant(s) to **COMMONWEALTH EDISON COMPANY**, an Illinois Corporation, its licensees, successors and assigns, an easement to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear all obstructions from the surface and subsurface as may be required incident to the grant herein given, in, under, across, along and upon the surface of property situated in Section 22, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois, described below. No structures or obstructions shall be placed over Grantee facilities or in, upon or over the Easement Area by Grantor without prior written consent of the Grantee. After installation of any facilities by Grantee, the grade of the property shall not be altered in a manner so as to interfere with the operation and maintenance thereof.

An easement as depicted on the Exhibit "A" attached hereto and made a part hereof upon the property of the Grantor described as follows:

The East part of vacated Blocks 36 and 38 and part of vacated Pershing Avenue of Wheaton Estates, being a subdivision in the East half of Section 22, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1924 as Document 182391, in DuPage County, Illinois

PROPERTY ADDRESS: 30 South Lambert Road, Glen Ellyn, Illinois 60137
P.I.N.: 05-22-205-025

This instrument prepared by John E. O'Brien, 2001 Aucutt Rd., Montgomery, IL 60538, on behalf of Commonwealth Edison Company.

The Grantor represents and warrants to the Grantee that Grantor is the true, lawful and sole owner of the Property and has full right and power to grant and convey the rights conveyed herein.

For Corporate or Trust Signature

X IN WITNESS WHEREOF, the Grantor _____
_____ has caused this instrument to be executed on its behalf and its corporate seal to be affixed hereto this _____ day of _____, 20_____.
ATTEST:_____ By_____
_____ Secretary (_____ (President) (Trust Officer)

Complete the Appropriate Acknowledgment on Reverse Side Hereof

If grantor is a corporation or trust, complete the following:

X State Of _____ I, the undersigned, a Notary Public in and for the said County and County Of _____ State aforesaid, do hereby certify that _____, (_____ President) (Trust Officer) of the _____, and _____,_____ Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said _____ Secretary then and there acknowledged that he/she, as custodian of the seal of said corporation, did affix the seal to the foregoing instrument as his/her free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL SEAL this _____ day of _____, 20_____.

_____

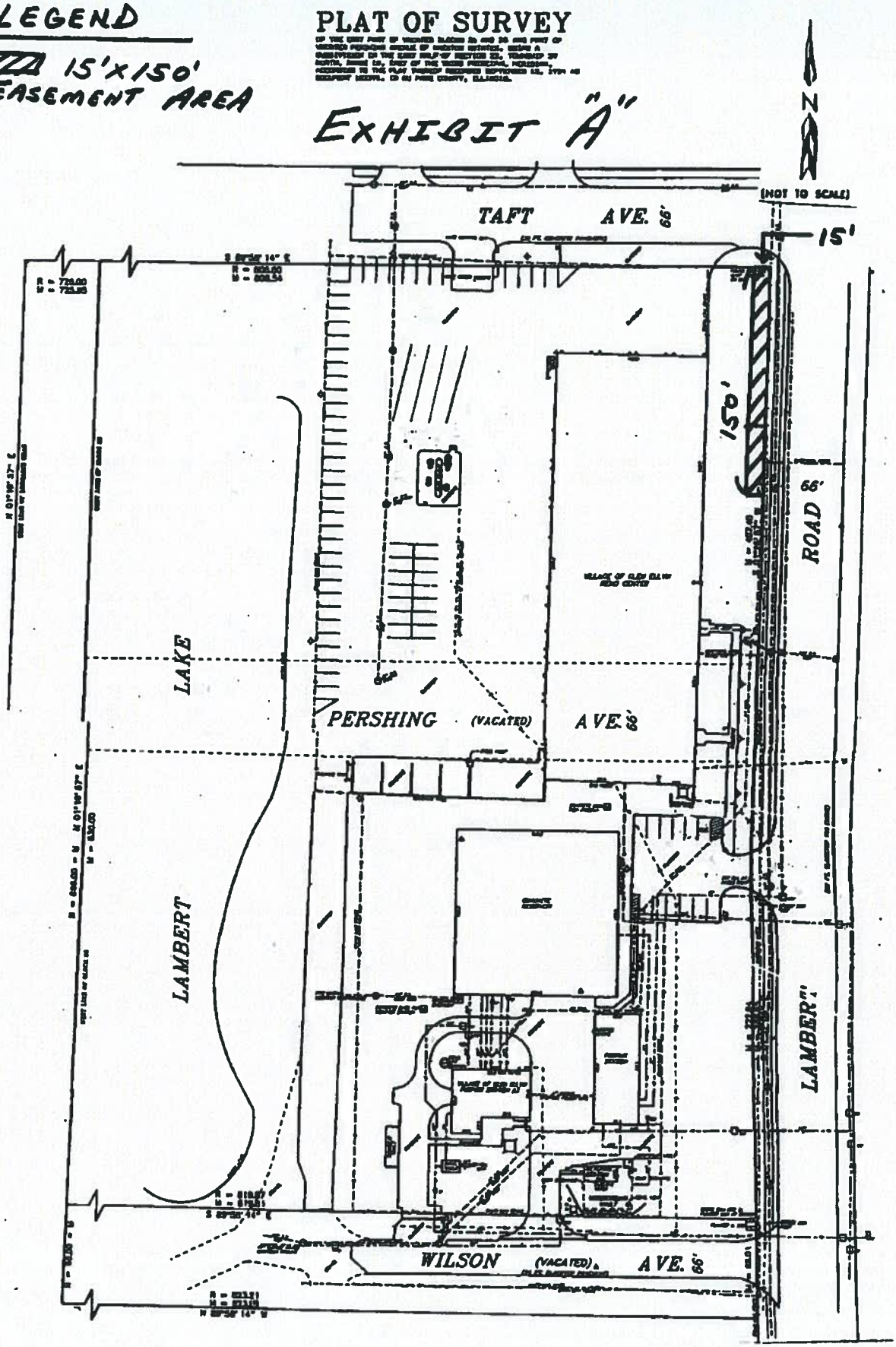
Notary Public

LEGEND

15'X150' EASEMENT AREA

PLAT OF SURVEY

EXHIBIT "A"



A-6D

To: Steve Jones, Village Manager

From: Matt Pekarek, Recreation Director Matt Pekarek.

Date: October 21, 2010

For: November 8, 2010 Village Board Meeting

Re: Proposed 2011 Village Links User Fees

Background

The Recreation Department operates as an enterprise fund. User fees for the Village Links golf course provide income to cover all enterprise fund expenditures. These fees are reviewed annually.

Issues

- Non-Residents green fees are set to maximize income and create a profit to subsidize activities for Village residents.
- Resident green fees are proposed to remain unchanged. The average Resident green fee discount is 41%. Discounts range from 21% to 87%.
- No changes are proposed for Motorized Cart, Driving Range, Golf Lockers and Resident Cards.

Recreation Commission Recommendation

The Recreation Commission discussed the proposed 2011 User Fees at their meeting on October 20, 2010 and recommended (5-0) that the proposed fee schedule be adopted.

Action Requested

A motion to approve the 2011 User Fees.

Attachments

A. The information packet used to develop our recommendation. This packet includes:

- Page 1. An Executive Summary.
- Page 2-4. An analysis of the 2010 Chicago Area public golf market.
- Page 4-13. A review of 2010 sales at the Village Links with a perspective on sales patterns over the last ten years.
- Page 13-15. An assessment of the Chicago public golf market.
- Page 15. The proposal for 2011 Fees.

B. Supporting data, including a series of worksheets:

- Work sheet models that analyze 2010 estimated green fee sales by fee.
- A listing of 236 golf courses in the metropolitan area, and their base green fees. This listing is presented alphabetically, and sorted by each fee.

Executive Summary

The 18-Hole Golf Market

Competitive Advantages - The Village Links has an excellent location convenient to expressways and major commerce centers, a challenging design, and above average course conditioning. The 18-hole course is modern and up to date.

Competitive Disadvantages - The Village Links has more course wear, is often heavily congested, and has modest clubhouse facilities. Some public courses offer extreme discounts to attract customers.

Price Position - At $59 weekends / $54 weekdays, the Village Links is the 18th most expensive of 164 public 18-hole courses in the Chicago Market. We play more rounds than any course priced at or above us.

18-Hole Green Fee Pricing Trends - Supply outpaces demand. Prime time hours are shrinking. Many courses are discounting in slow times, offering coupon specials in addition to tiered rate schedules for slow months, slow days of the week and slow hours of the day. Discount promotions are prevalent. Many courses increase revenue by requiring the use of a motor cart.

The 9-Hole Golf Market

The 9-hole golf market is a smaller market, operating under unique local circumstances that preclude market-wide comparisons. While the 18-hole market is dominated by newer upscale courses, the 9-hole market is dominated by moderately priced neighborhood courses, most of which are operated by local governments.

Price Position - At $24 weekends / $19 weekdays, the Village Links has the 8th highest Green Fee of 72 public 9-hole courses in the Chicago Market.

2010 Sales

Rounds played were up 1% in 2010 but green fee revenue was down 3% due to discount promotions.

Overall 27 holes - rounds +1%, green fees -3%
Weekend 18-holes - rounds flat, green fees -8%
Weekday 18-holes - rounds +13%, green fees +7%
Weekend 9-holes - rounds -15%, green fees -13%
Weekday 9-holes - rounds +3%, green fees +6%

Discounted fees failed to increase revenue, but did protect against overall declines in golf activity. Promotional discounts generated over $100,000 in new revenues, but resulted in a drop in total income. Outing sales increased and have more room to grow.

The 2010 Golf Market

The arena of competition in public golf has shifted from published base green fees to discounted promotional green fees. Golf courses, disappointed with their volume of play, are offering more discount programs and specials, especially outside of prime time. The reduction in rounds played and subsequent discounting has left many course operating at a loss.

Over half of public golf courses are owned by government agencies. Golfer expectations are influenced by governments that operate unprofitable courses and make capital investments without regard for financial return. Golfer expectations are also influenced by steep discounts offered by courses under severe financial distress.

The pace of golf course remodeling has slowed, leaving the Village Links as one of the most up-to-date courses in the area.

2011 Fee Proposal

Fees Unchanged - All fees are proposed to remain unchanged, consistent with the public golf market. We hope to increase the popularity of discounted promotional specials to attract business into slow time slots without eroding existing sales.

Green Fee Revenue - "2010 Estimated Actual" projects that we will play 72,300 rounds and generate $1,717,000 in green fee income.

Non-Resident Green Fees - Non-Residents green fees are set to maximize income and create a profit to subsidize activities for Village residents.

Resident Green Fees - Resident green fees are proposed to remain unchanged. The average Resident green fee discount is 41%. Discounts range from 21% to 87%.

Miscellaneous Fees - No changes are proposed for Motorized Cart, Driving Range, Golf Lockers and Resident Cards.

The Golf Market

Three factors that elevate our competitive position:

1. A location convenient to expressways and major commerce centers.
2. A modern championship design.
3. Above average course conditioning.

Four factors that hurt our competitive position:

1. Heavier play creates more wear.
2. The course is more congested than most public courses.
3. Our clubhouse facilities are modest and worn.
4. 18-hole courses increasingly offer steep discounts to attract customers.

The 2010 Chicago Area 18-Hole Golf Market

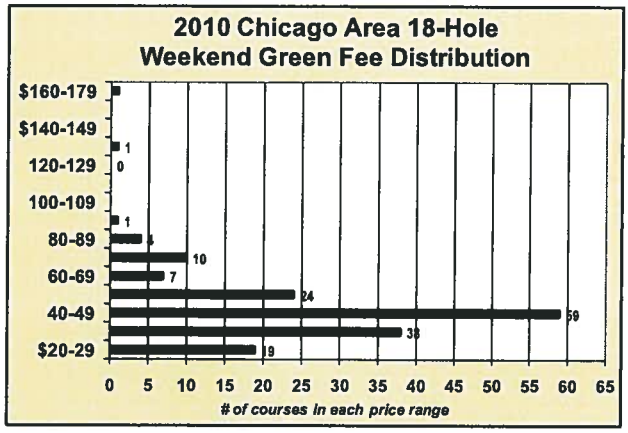
We have conducted our annual survey of base green fees at public golf courses in the Chicago market.

The survey results include consumer ratings from the 2008 *Golf Digest Places To Play.* This rating is based on surveys of readers of *Golf Digest* magazine and website visitors. While it should not be taken in absolute terms, *Golf Digest Places To Play* rating provides a reasonable comparison of course value.

The 2010 Chicago Area 18-Hole Golf Market

Number of Courses:	**164**
Weekends	
Median Green Fee	**$ 45**
Village Links Weekend Fee	**$ 59**
Village Links vs. Median	**+ 31%**
Village Links Rank - 25th most expensive	
Weekdays	
Median Green Fee	**$ 35**
Village Links Weekday Fee	**$ 54**
Village Links vs. Median	**+ 54%**
Village Links Rank - 18th most expensive	

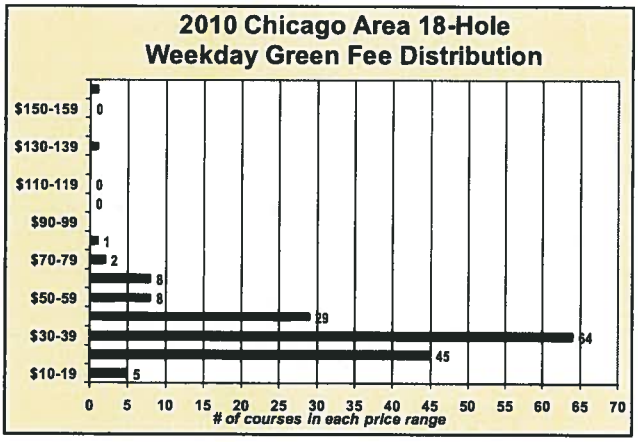
Our $59 weekend green fee cannot be directly compared with the top fee at other courses. Generally, the top fee at a golf course reflects the price for weekend prime times. Our Permanent Time Policy virtually precludes Non-Residents from playing in prime time on weekends. Non-Residents are essentially limited to spring and fall months, and after 11:00 AM during the summer. Our top fee is a non-prime time green fee.



At $59 in 2010, the Village Links has the 25th highest Weekend Green Fee of 164 18-hole courses in the Chicago market. The most popular price range is $40-$49, with 59 courses in that range.

At $54 weekdays, $59 weekends, we compete very well with other courses in the upper tier of the market. We play more rounds than almost all top courses. These courses are also more enjoyable to play, from the standpoint that they are less crowded.

Weekday 18-hole demand continues to be down following a sharp drop in 2009. Demand might also be down as golfers react to lower discounted green fees commonly available.



At $54 in 2010, the Village Links is the 18th highest green fee of 164 18-hole courses in the Chicago market. The most popular price range is $30-$39, with 64 courses in that range.

Six Pricing Trends

1. The gap between weekend and weekday prices continues to widen. Early weekend mornings is the only time slot throughout the market where

demand outpaces supply. Even weekends are showing softness, with most courses unable to sell Permanent Tee Times after 10:00 AM.

2. Many courses have resorted to price cutting in slow times. Many courses maintain a high published green fee for outings and prime times, while offering discounts at all other times.

3. Tiered pricing based on time of day or time of year. Some courses offer several price changes throughout the day. Sometimes they offer substantial discounts in the Spring and Fall. Sometimes they offer different discounts based on how far in advance the tee time is scheduled. The result is that it is very difficult to compare base green fee values from course to course.

4. In 2010, 46 courses required the rental of a motor cart. Many courses require carts on weekends, but not during the week, further widening the afore-mentioned gap between prime time and non-prime time pricing. The number of courses requiring a cart fee dropped 10% in 2010, presumably in an effort to attract more customers.

5. Some courses consider Friday a weekend day. They charge their weekend green fee on Fridays.

6. Increased government ownership of golf courses results in erratic pricing. Public sector golf courses are more likely to set fees without regard for demand or the cost of doing business. Most public sector courses offer a discounted price list for residents that is not included in this market analysis.

The 2010 Chicago Area 9-Hole Golf Market

The 9-hole market is smaller than the 18-hole market, with less than half the number of courses. Local markets are geographically smaller than the metropolitan area, usually limited to a 25 minute drive from work or home.

The 9-hole golf market operates under unique, local, circumstances, preventing broad comparisons across the metro area. While pricing and service innovations are common in the 18-hole market, the 9-hole market is slow to change and generally non-competitive when it comes to product or service levels. Price competition is more prevalent.

Most 9-hole courses are either executive length or par-3 courses. The Village Links is one of only 27 full length (3,000 yards or longer) nines in Chicagoland, and only 20 of those are played exclusively as 9-hole courses. The others are part of 27-hole facilities where all three nines are commonly used for 18-hole play, resulting in a fee structure that discourages 9-hole play. On weekends, 9-hole fees might not even be offered. We cannot directly compare our 9-hole green fee structure with these courses.

The 2010 Chicago Area 9-Hole Golf Market

Number of Courses:	**72**
Weekends	
Median Green Fee	**$ 17**
Village Links Weekend Fee	**$ 24**
Village Links vs. Median	**+ 41%**
Village Links Rank - 8th most expensive	
Weekdays	
Median Green Fee	**$ 16**
Village Links Weekday Fee	**$ 19**
Village Links vs. Median	**+ 19%**
Village Links Rank - 9th most expensive	

Finally, 65% of all 9-hole courses are owned by a local government (compared to 52% of 18-hole courses).

The Village Links is one of two 9-hole courses at $24, the 8th highest Weekend Green Fee of 72 public 9-hole courses. The most popular price range is $15-$19, with 30 courses priced in this range.

The Village Links is one of ten 27-hole courses in Chicagoland. Half of the ten highest priced 9-hole courses in the market are at 27-hole facilities. These courses offer amenities that are not available at a 9-hole facility. The management at larger courses is also usually more sophisticated and more aggressive.

9-hole golfers tend to be less serious than their 18-hole counterparts. If the weather, or weather forecast is bad, play falls off. They often prefer scaled down facilities and service levels - and the modest green fees that follow.

The Village Links is one of three 9-hole courses priced at $19, the 9th highest Weekday Green Fee of 72 public 9-hole courses. The most popular price ranges is $15-$19, with 32 courses priced in that range.

9-hole courses are less affected by supply and demand. 9-hole courses rely on leagues, not outings. There is no "upscale" 9-hole market. 9-hole courses compete on price, whereas 18-hole courses compete more on quality.

9-hole courses do not have a focussed prime time. On an 18-hole course, prime time is from mid-morning to mid afternoon during the week and mornings on the weekends, reflecting that most people playing 18-holes of golf are employed and are taking at least a half day off from work. 9-hole courses are as busy early and late in the day as they are during the middle of the day, reflecting that many 9-hole golfers are students or retired, or squeezing 9-holes in before or after work.

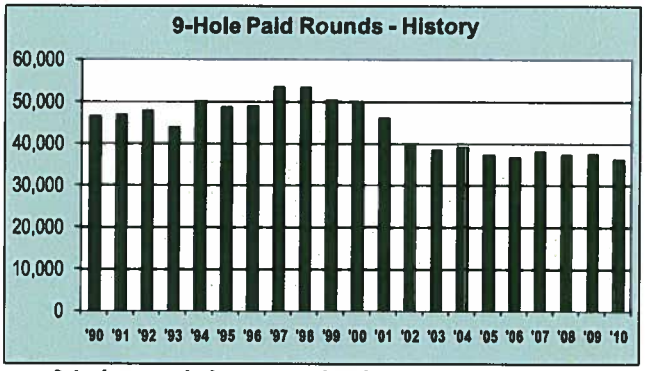
2010 Sales

2010 was a roller coaster. Play was up in the Spring and Fall, but down in the key summer months. The net result as a slight increase in rounds played over 2009. But much of that increase came from discounted green fees and other promotions. Golfers continue to follow discounts, and as a result the slight increase in play did not translate to increased revenue, as green fee income dropped slightly.

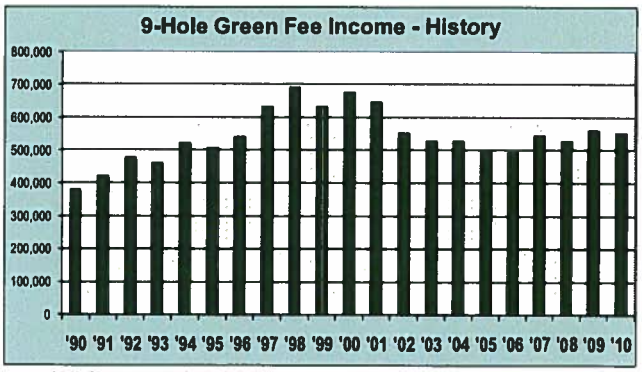
Play was down the most on weekends. This could simply be a result of variable weather conditions, as this reversed a trend from 2009 when play was up on weekends. Play was down the most on weekends on the 9-hole course, where play seemed to fall off noticeably after Father's Day. This drop in demand was the first time in recent years that we attribute a decline in play primarily to the economy, as opposed to a general decline in golf interest that followed September 11, 2001

Play on the 9-hole course is down 5% from last year. Play on the 18-hole course is up 5% from last year.

It appears that demand was up slightly on weekends and down significantly during the week. It looked like more golfers shifted their play to weekends, possibly a result of spending increased time at work during the week.



9-hole rounds have remained essentially flat since the fall off that followed September 11, 2001.



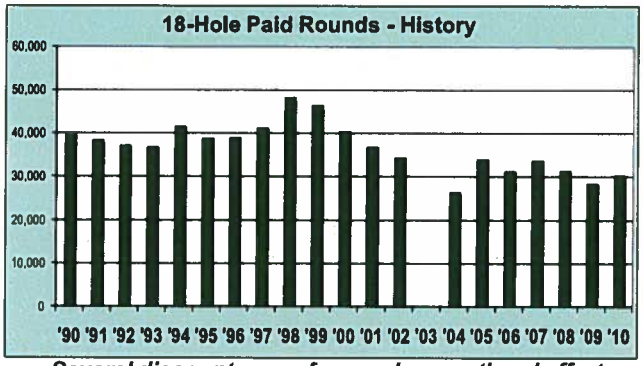
While rounds played have been flat, 9-hole green fee income has been declining due to changes in the resident/non-resident mix and because of increased sales of discounted promotional green fees. Fee increases in 2007 and 2009 increased revenue.

Golfers are chasing discounts, lower prices and value. Nationwide, courses report that rounds are down slightly, but income per round is down even more.

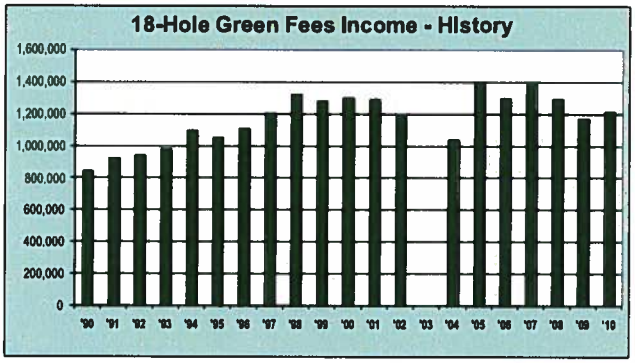
Almost every 9-hole green fee was increased in 2007 and 2009, after several years of virtually no price

changes. These price increases seem to have little impact on volume. 9-hole rounds played are virtually flat since 2001, but the increased prices have resulted in an increase in 9-hole green fee revenue. This is surprising, as the 9-hole golfer is traditionally price sensitive.

On the other hand, play continues to drop in the 18-hole weekday non-resident category, even though that green fee has not increased in five years.



Several discount green fees and promotional efforts helped boost play slightly on the 18-hole course.



A modest increase in outing play improved income per round and offset discounted sales on the 18-hole course that failed to boost revenues.

The reduced capacity of a golf course remains a factor in some categories. We schedule fewer tee times than we did just a couple of years ago, to accommodate the longer distance of the modern golf ball and clubs. But 18-hole play is down so much on weekdays, that the factors impacting course capacity are not an issue.

Pie Charts

The following five pages include pie charts that show the mix of rounds played and green fee revenue for residents and non-residents. There is one page for all 27-holes, and a separate page devoted to each of the four main green fee categories. Each of these four categories are distinctive products, with different customer groups, patronage patterns and levels of demand.

Total revenue is clearly important, with the 18-hole course being most important. Equally important is Revenue Per Hole Per Day, which gives weight to the number of days in each category and the number of holes on each course. This factors the opportunity that each category has to generate revenue (number of days of the week) and the effort required on our part to generate that income (number of holes).

Revenue Category	Revenue	Revenue per Hole per Day
18-Hole Weekends	$ 528,443	$ 14,679
18-Hole Weekdays	$ 598,665	$ 6,652
9-Hole Weekends	$ 194,200	$ 10,789
9-Hole Weekdays	$ 356,427	$ 7,921

While 9-Hole Weekends is the category with the lowest total revenue, that category is productive because we generate that revenue in just two days per week and we only have to produce 9-holes of golf.

These charts have been adjusted to avoid distortions caused by the reduction in green fee revenue from credits issued through our Satisfaction Guarantee policy.

Weekends / 18-Hole Course

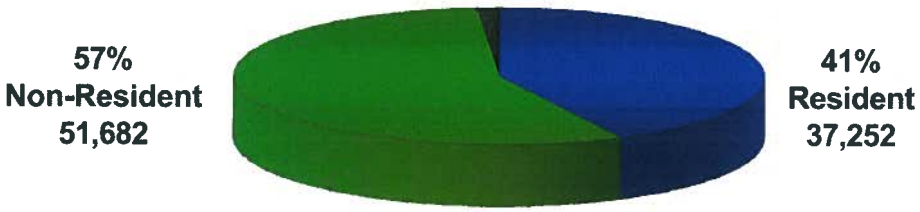
Overall Play	Flat in 2010 Down 23% since 2000
Overall Revenue	Down 8% in 2010 Flat since 2000
Resident Play	Down 6% in 2010 Down 39% since 2000
Non-Resident Play	Up 7% in 2010 Up 6% since 2000

It should also be noted that we lose the ability to isolate demand factors form year to year as the number of discounted green fees offered at the Village Links expands. Programs like the Spring Special and Golfer Happy Hours require that we sacrifice a level of record keeping in return for providing smoother customer service. As a result, some of our detailed

Total Rounds

These charts, reflecting overall rounds played and green fee revenue generated, can be misleading. A similar breakdown by our four major categories is more useful, as shown on the following pages. Green fee revenues are down 1% from 2009 and 14% since 2000.

2000 - Rounds (90,193)

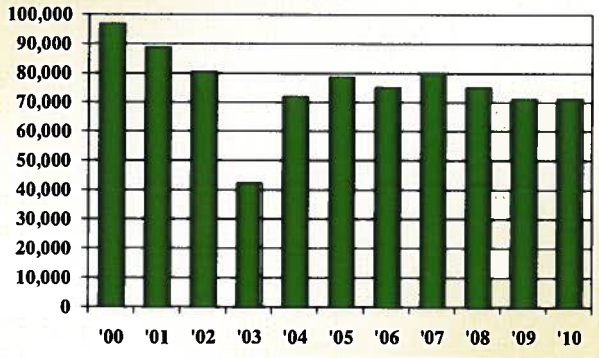


2000 - Green Fees

2000 Average Green Fee	
Non-Resident	$26
Resident	$17
Overall Average	$22

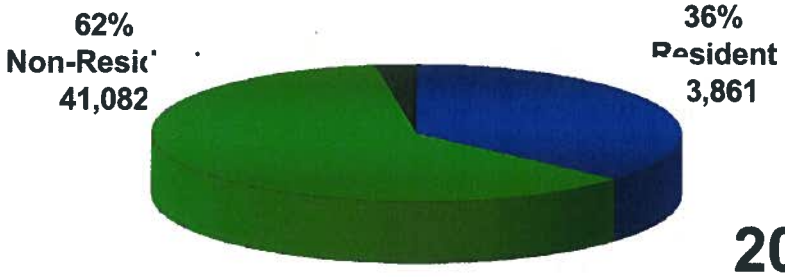
2010 Average Green Fee	
Non-Resident	$26
Resident	$22
Overall Average	$24

Annual Rounds 2000-2010



27-holes were open for play every year except 2003 (9-holes only) and 2004 (9-holes only before June 23).

2010 - Rounds (66,607)



2010 - Green Fees

Weekend 18-Holes

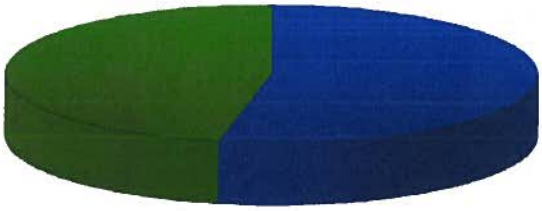
Residents continue to dominate this category, but are less interested in playing after 9:00 AM. Non-Residents must play later in the day or in Spring and Fall. Revenue is down 8% from 2009 and is flat since 2000.

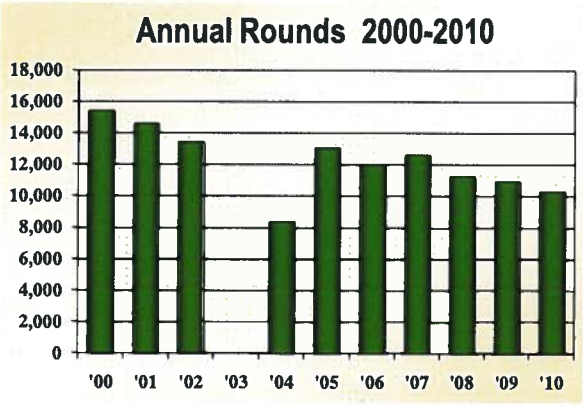
2000 - Rounds (15,733)

2000 - Green Fees

2000 Average Weekend Green Fee	
Non-Resident	$45
Resident	$27
Overall Average	$34

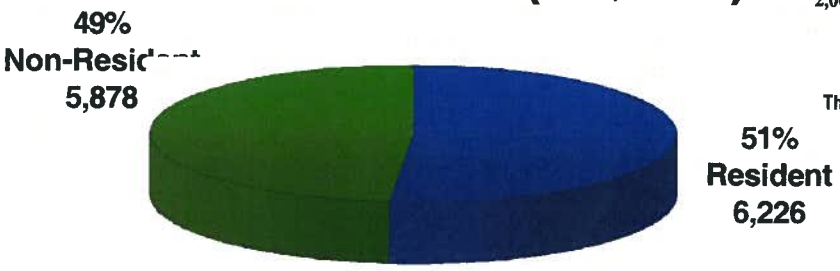
2010 Average Weekend Green Fee	
Non-Resident	$50
Resident	$38
Overall Average	$44





The 18-hole course was closed in 2003 and until June 23, 2004 .

2010 - Rounds (12,103)

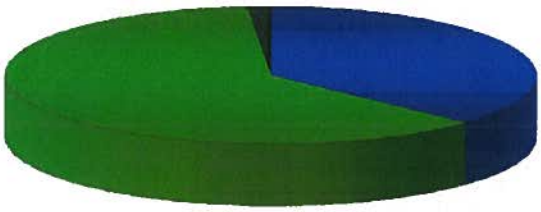


2010 - Green Fees

Weekday 18-Holes

This category is the key to our financial success. Declines here have had a significant negative impact. We have room to grow here, but price competition is high and demand is weak outside of prime time. Revenue was up 7% from 2009 and is down 20% since 2000.

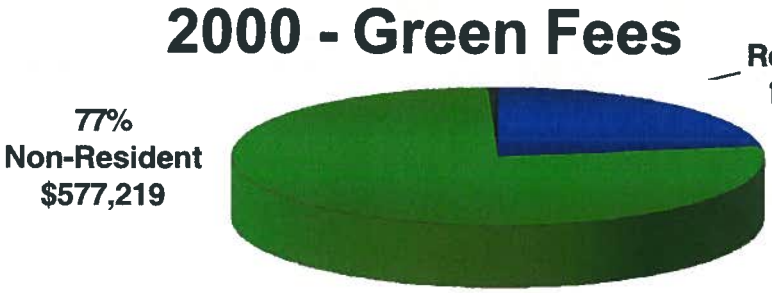
2000 - Rounds (24,621)

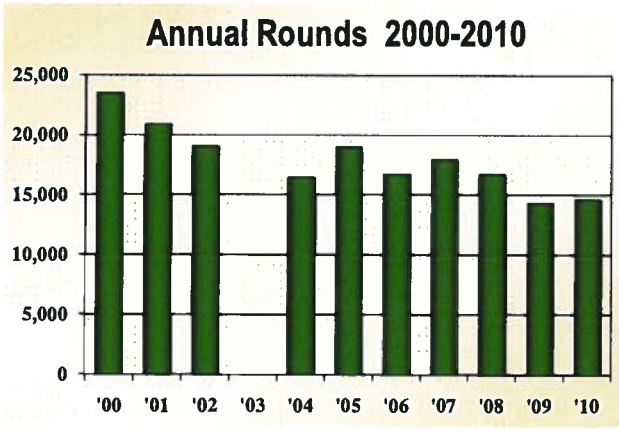


2000 Average Weekday Green Fee	
Non-Resident	$40
Resident	$18
Overall Average	$31

2010 Average Weekday Green Fee	
Non-Resident	$43
Resident	$27
Overall Average	$38

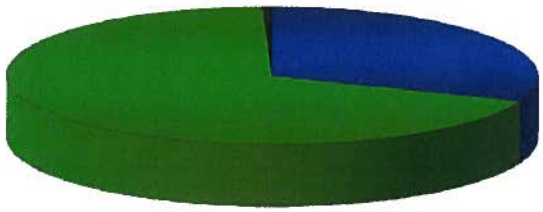
2000 - Green Fees





The 18-hole course was closed in 2003 and until June 23, 2004 .

2010 - Rounds (18,212)

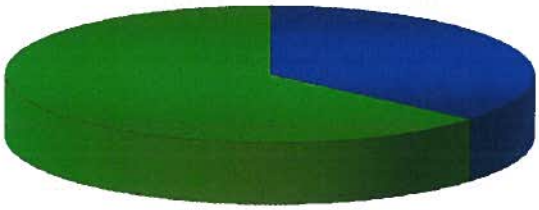


2010 - Green Fees

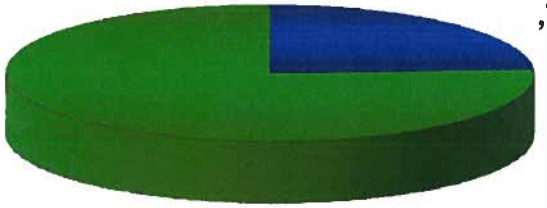
Weekend 9-Holes

Play had been steady since a drop off following September 11, 2001, but fell again in the second half of 2010. There is room to grow in this category. Revenue is down 13% from 2009 and is down 34% from 2000.

2000 - Rounds (17,612)

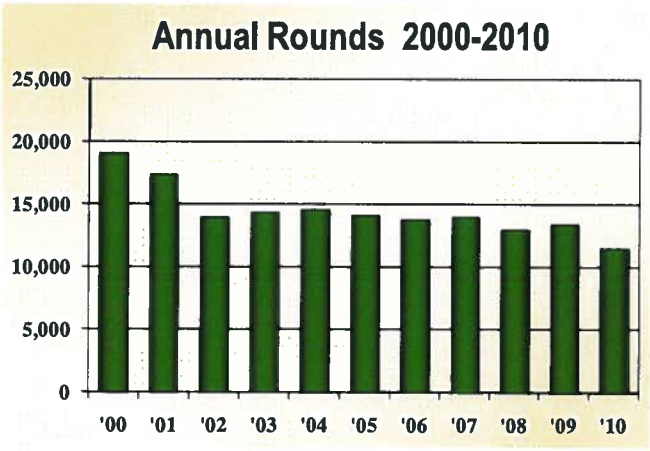


2000 - Green Fees

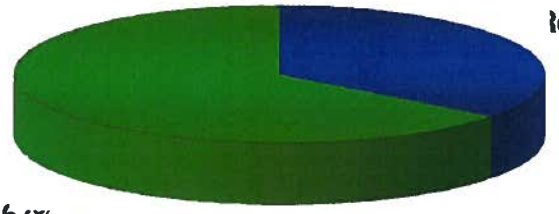


2000 Average Weekend Green Fee	
Non-Resident	$19
Resident	$12
Overall Average	$17

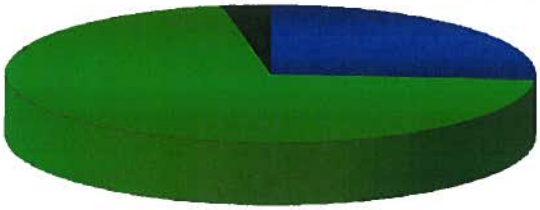
2010 Average Weekend Green Fee	
Non-Resident	$21
Resident	$16
Overall Average	$19



2010 - Rounds (10,791)



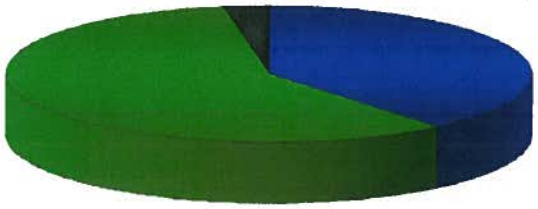
2010 - Green Fees



Weekday 9-Holes

This has been the category of weakest market demand and the poorest income generator - until weekday 18-hole play declined in 2009. The average green fee price is held down by discounted fees used to attract customers in non-prime times. Revenue is up 3% from 2009 and is down 6% since 2000.

2000 - Rounds (32,227)



58%
Non-Resident
18,753

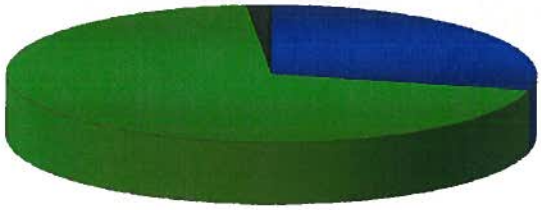
39%
Resident
12,560

2000 Average Weekday Green Fee	
Non-Resident	$15
Resident	$6
Overall Average	$12

2010 Average Weekday Green Fee	
Non-Resident	$16
Resident	$12
Overall Average	$14

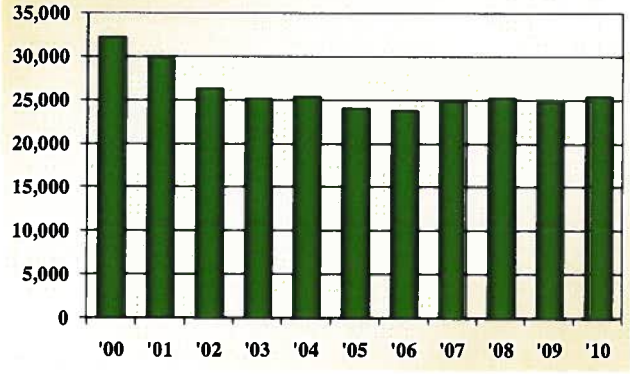
2000 - Green Fees

70%
Non-Resident
$265,937

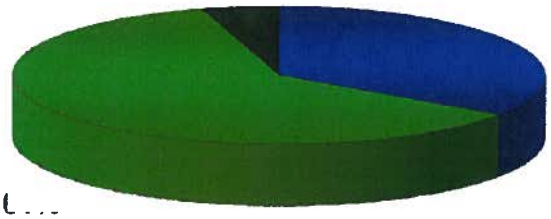


29%
Resident
$108,949

Annual Rounds 2000-2010



2010 - Rounds (25,501)



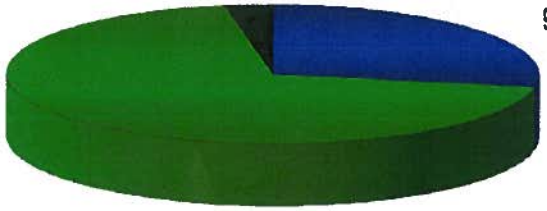
35%
Resident
8,818

Non-Resident
15,492

2010 - Green Fees

28%
Resident
98,949

69%
Non-Resident
$247,190



sales totals become muddied and do not compare directly with other years. This does not impact evaluation of sales in total, just sales by individual fee and individual fee categories.

Residents dominate play on weekends, especially in prime time. It is somewhat difficult for non-residents to obtain tee times on weekends in the summer months before late morning. This constrains revenue.

Weekends are important because we generate a disproportionate amount of revenue in the Fall, when resident interest wanes. We have increased play by scheduling small outings more frequently.

Weekdays / 18-Hole Course	
Overall Play	Up 13% in 2010 Down 26% since 2000
Overall Revenue	Up 7% in 2010 Down 20% since 2000
Resident Play -	Up 2% in 2010 Down 38% since 2000
Non-Resident Play	Up 20% in 2010 Down 18% since 2000

Weekday 18-hole revenue was only up 7% despite a 13% increase in play. This was due to several promotions and discounts aimed to boost play during the week.

Non-residents provided us with 74% of our green fee income in this, our largest green fee revenue category. Still, non-resident play is down considerably since 2008. This is our biggest sales challenge. We do not know if this decrease is due to the economy or if it is due to a broader shift in golf's popularity, or if we have lost business to discounting at other courses.

Weekends / 9-Hole Course	
Overall Play	Down 15% in 2010 Down 39% since 2000
Overall Revenue	Down 13% in 2010 Down 34% since 2000
Resident Play -	Down 15% in 2010 Down 42% since 2000
Non-Resident Play	Down 10% in 2010 Down 40% since 2000

This used to be a very productive category, but a sharp decline in rounds played since 2000 has hurt revenues. We noted a significant shift in demand after Father's Day 2010, as full-fee non-resident play dropped by 20%. Despite the decline in demand, this remains our second most productive green fee category because we limit the amount of discounted green fees.

Weekdays / 9-Hole Course	
Overall Play	Up 3% in 2010 Down 21% since 2000
Overall Revenue	Up 6% in 2010 Down 6% since 2000
Resident Play -	Down 2% in 2010 Down 30% since 2000
Non-Resident Play	Up 7% in 2010 Down 17% since 2000

Demand is lower for 9-holes during the week than it is for any other time slot. Because of this lower demand, we make several low cost resident rates available in this time slot. Fee increases in 2007 and 2009 helped minimize revenue losses.

2010 Promotion and Discount Programs

In 2010, we continued added several new discount promotion programs to our existing efforts. The following is a summary of the results of some notable aspects of our marketing program.

Discount Coupons

In 2003 we began experimenting with discount coupons for the 9-hole course. These coupons were part of a mass mailing coupon program that was distributed by four different coupon companies. In 2010 the coupons offer a discount rate for a foursome at $59 weekdays ($14.75 per golfer) and $69 weekends ($17.25 per golfer).

In 2010, these coupons generated 2% of 9-hole green fees. Since 2007, we have reduced the number of mass mailing coupons circulated by about 75%, lowering distribution costs by about $15,000 annually. One of two coupon distribution companies used in 2009 went out of business in 2010.

9-Hole Course Mass Mailing Coupons		
Year	Rounds	Revenue
2003	447	$ 6,300
2004	2,510	$ 33,424
2005	3,158	$ 42,628
2006	2,500	$ 32,207
2007	2,213	$ 32,686
2008	2,074	$ 30,716
2009	1,947	$ 28,869
2010	815	$ 12,410

Spring Special

96 golfers purchased the Spring Special, paying $175 for unlimited free weekday golf in April and unlimited half price weekday golf in May. We extended the Spring Special benefit to include March. 1395 rounds were played at a net effective discount of 55% of posted fees. 1026 rounds at 100% discount were played in March and April. 369 rounds were played at 50% discount in May. Total green fee revenue, including the initial $175 payments totaled $22,500, which was 5% of all green fee income in that period.

Special Weekday 18 - Monday through Thursday before 10:00 AM.

Non-resident golfers under age 21 and over age 60 were eligible for this discounted fee. 900 rounds were played, generating $30,000 in green fees. The restrictions on age, day of week and time of day kept this from cutting into existing revenues too much.

Under 21 18-Hole Green Fee after 3:00 PM on Weekends

Only 125 rounds were played by non-resident golfers under age 21 at this severely discounted fee of $15, generating $1,800 in revenue. The goal of this discount was to promote junior golf more than to increase revenue.

Email Offers

Periodic email offers were distributed to the 3,000 customers on our e-News list. An effective offer was for a free round of golf, limited to a particularly slow days, one free round per group. This offer would prompt golfers to play more golf, often bringing others along with them. This offer was also a reward for regular customers who could take advantage of the free round. It also added value to the e-News emails and likely increased the open-rates and click-through-rates of those emails. About 200 free rounds were redeemed.

Free Motorized Cart Coupons

At certain times of the year we distributed a coupon good for a free motorized golf cart rental to customers. This had the potential to be an effective promotion. While the coupon had a value of $18, it required the purchase of a green fee before it could be redeemed.

We targeted customers who would most likely buy an additional green fee when redeeming the coupon - as opposed to customers likely to play the same number of rounds and save money on a future cart rental. The coupon was a reward for patronizing the Village Links and an incentive to play another round of golf. We redeemed about 300 free cart coupons.

Outing Efforts

933 outing and group play rounds were booked, totaling $52,000 in total revenue. This is a newer effort that will take some time to develop, after years of turning outing business away. Outing groups are difficult to work with, usually end up with 40% fewer golfers than they first expect, seek significant discounts, and disrupt the course for other customers.

18-hole Twilight Leagues

We continue to expand the number of twilight leagues on the 18-hole course. 18-hole twilight play generated 1800 rounds and $36,000 in green fees in 2010.

Lowered 18-hole Twilight Fees

After 4 PM 18-hole green fees generated 2500 rounds and $60,000 in green fees in 2010. Green fees were lowered about 35% in the second half of the season. The discount did not seem to be effective, as it did not increase play.

Golfer Happy Hours

One hour per day was designated as a "Happy Hour" on each golf course in the second half of the season. In that hour the 18-hole course could be played by a foursome for a $100 green fee; $60 on the 9-hole course. After Labor Day the 9-hole fee was reduced to $48.

This represented a green fee savings of up to 57% on the 18-hole course and 50% on the 9-hole course. The benefit to us is that golfers were encouraged to generate a foursome to get the maximum discount.

On the 18-hole course we estimate that 2000 golfers took advantage of the Happy Hour, generating $50,000 in green fee revenue. They replaced 500 golfers who were paying $22,500 at regular price. The net gain was 1500 new rounds at $27,500 of new green fee revenue ($18.30 per round).

There was virtually no sales generated on the 9-hole course. We concluded that the decline in 9-hole golf is not closely tied to price and is likely due to other factors.

VIP Program

The VIP program is one of our most effective marketing efforts. For a $50 ($30 for the 9-hole course only) annual fee, a customer receives a 20% green fee discount off the applicable non-resident green fee. 1019 golfers participated in 2010, playing 16,600 rounds, generating $347,000 in green fees, plus an additional $40,000 in VIP registration fees. The program encourages offers a good balance of increasingly larger discounts and a maximum discount limit per round. We are steadily increasing play in this category. Revenue has almost doubled in the last ten years. We add value to this program by including VIP golfers in the Free Tuesdays in October promotion on the 9-hole course, by offering them a 10% discount on pro Shop merchandise, and by offering periodic guest program when they can extend their VIP 20% discount to others playing with them. With over 1,000 VIP participants, we must be careful when crafting offers that can be further discounted by this 20%.

Summary - 2010 Discount Promotions	Rounds	Green Fees
9-hole Mass Market Coupons	815	12,410
Spring Special	1,395	22,500
Special Weekday 18 before 10 AM	900	30,000
Special Jr Weekend 18 after 3 PM	125	1,800
Outings	933	40,000
18-Hole Twilight Leagues	1,800	36,000
Golfer Happy Hours	2,000	50,000
VIP Program	16,600	387,000
Total	**24,568**	**$ 579,710**

The Downturn in Public Golf

Golf enjoyed unprecedented popularity in the late 1990's. Many new courses were built. The majority were upscale facilities that charge a premium green fee and specialize in golf outings. The economic downturn that followed the terrorist attacks of September 2001 prompted many companies to cut back on or eliminate golf outings and client entertainment. Outings remain far below 2001 levels.

At the same time, there seems to have been a shift in family schedules and priorities. The demand for golf on Saturdays and Sundays used to be so great that every golf course sold out for the entire day during the heart of the season. In the last several years, priorities have shifted the focus away from individual leisure activities like golf, to family events. Some observers link this behavior to a reaction to September 11, 2001. Weekend demand for golf has diminished to the point where most golf courses have an open first tee on weekends by mid to late morning. Business people often find it easier to take time off of work for golf, rather than take time from the family. In addition, the family impact has widened. Not only are parents foregoing golf to attend their children's youth activities, but grandparents are doing so as well. As a result, more people are switching their golf from weekends to weekdays.

With a declining number of golf outings to support a larger number of public golf courses, more courses are discounting to attract individual foursomes. The result is that golfers can find nice courses at 40% to 70% less than what is charged at the Village Links. Discount pricing and coupon specials have changed the public's opinion of green fee value and has weakened most golf course businesses during non-peak periods.

Upscale golf courses have proliferated to the point that they are the norm, reducing the uniqueness of the Village Links in the market.

The 2010 Golf Market

Every public golf course is scrambling to improve its bottom line. Newer courses are cutting prices to compete with the older established courses that can typically offer lower green fees because they have less debt. Older courses are improving their outdated facilities, which requires that they increase their debt.... and their fees. No one seems to have the proper mix of price and facility quality figured out.

Unprofitable golf courses continue to operate. Golf is different from most industries, where businesses that lose money close. Municipalities value golf properties for open space as much as for the golf itself. Private sector courses that go out of business are often purchased by municipalities seeking to maintain open space. Additionally, a large percentage of the newer privately owned courses are part of a planned unit development occupying wetlands or other storm water storage. It is not feasible to convert these golf courses to other uses.

Some golf course owners will close the business and walk away rather than continue to lose money. Municipalities and homeowners near these courses will be pressured to assume operating responsibility for the course, rather than have the property fall into disrepair.

A few golf courses will be sold and converted to housing or other uses. The most likely candidates for conversion to housing are courses with a core layouts (as opposed to a residential layout where the holes wind through residential back yards.) This will only occur in areas where the land is so valuable that the local government cannot afford to purchase it. In the near term, the soft housing market and scarcity of development capital will keep many unprofitable courses in operation.

There is nothing special about an upscale golf course. Twenty years ago there were only a few upscale courses in the metro area and most avid golfers would play a round or two at each of them every season. Today, there are so many upscale courses that a serious golfer cannot play them all every year.

Private country clubs are reaching out to public golfers, opening their doors for outings and affordable memberships and guest programs. Some private clubs will morph into semi-private clubs essentially open to the public on a green fee basis. This development significantly impacts upscale public courses specializing in golf outings. to offset the loss of business to private clubs, these upscale public courses will have to find ways to attract new customers, and will likely go after Village Links golfers.

Most of the courses that opened in the last twenty years continue to be disappointed with their sales volume. Competition will increase as these courses try to increase their customer counts. Rounds played are down from a peak in 1997 and 1998. Most courses have found it difficult to remain profitable. It continues to be a consumer's market. Expect continued discounting, even in prime time.

Many new courses can now offer more reasonable green fees. Many of the original developers of new courses have sold out at a loss. A lower debt load allows the new owners to moderate their prices.

Golfers continue to prefer the new, higher priced - higher quality courses. This pressures mature courses to upgrade their facilities and service levels.

Golf is in a discount era. While discounting attracts play, so many courses are discounting, that the market price of golf is being effectively lowered. For many people, discounted green fees have become as integral to their golf decisions as 0% financing has become to their decision to purchase an automobile.

The arena of competition in public golf has shifted from green fee rates to discount specials. Published rates set a tone, but often these fees only apply to prime time play and outings. Increasingly, the real competition takes place between discounts and other promotions.

Golf courses are cutting back service levels. Lower green fees have forced expense reductions. Short term, this results in reduced service levels. The bigger impact will be seen in about ten years when the newer courses need capital reinvestment. With capital investment dollars scarce, almost all courses are starting to look a bit shabby in some ways. Many courses reduced maintenance budgets in 2010 and suffered considerably from the harsh summer weather.

Every course is cutting costs. The best operators are cutting costs in ways that the golfer does not readily notice.

The poor economy has slowed the course remodeling trend. This will help the Village Links maintain its position as being "modern and up to date" even though we began our renovation eight years ago.

The capacity of a public golf course is shrinking. Modern clubs and golf balls go farther than ever, increasing the amount of "space" that each foursome occupies on a course. Since 2000, this factor alone has reduced each course's capacity by as much as 20%.

The popularity of 10-minute tee time intervals and the increased use of carts and continuous cart paths are conditioning golfers to slow their pace of play. Today, 10-minute tee time intervals, which used to be an extravagance, is almost the minimum standard. Some courses cannot tee off six groups per hour.

With high-priced green fees, golfers feel that they should be able to take as much time as they want without being hurried. Increasingly sensitive to customer service, many golf courses accommodate them.

Newer distractions like beverage carts, yardage devices, and cell phones continue to slow play. All of these factors decrease the capacity of a golf course and impact pricing.

The prevalence of publicly owned golf courses impacts management practices. Governments are taking an increasingly active role in buying and developing public golf courses. 55% of all golf courses in our market are owned by local or county government. The next generation of golfers will see most of the remaining privately owned courses go out of business. Many of these will be purchased and operated by governments.

In the last twenty years, governments have invested in community golf courses on an unprecedented scale. Many high profile capital investments, like course additions, course renovations and new clubhouses, are made primarily for their value as community amenities, with little expectation that they will ever pay for themselves.

The government capital flowing into golf has raised the expectation that golfers have for a public course. Half of the twelve Chicago area courses rated 4½ stars in the *2008 Golf Digest Places to Play* are owned by government agencies.

2011 FEE PROPOSAL

We typically adjust 18-hole green fees every year, and 9-hole green fees and Junior and Senior green fees every other year - an approach that allows us to increase fees in whole dollar amounts at roughly the rate of inflation. Regular moderate fee increases allows us to avoid the negative reaction often resulting from larger, less frequent price increases.

We do not propose any green fee increases in 2011. This is the second year that we have recommended that fees remain unchanged. This is a reaction to what appears to be a leveling off or a slight drop in market prices.

Usually, we increased revenue by increasing fees. Those posted green fees are less relevant than ever, as most courses try to maintain a revenue base with their posted fees and add additional revenue with promotions and discounts.

We will continue to try to build sales through promotions and discounts. We will continue to do so in a manner that supports the perceived value of our posted green fees, by making it seem that Village Links green fees are not widely discounted. In fact, including various time of day discounts and seasonal discounts, over half of all green fees sold contain some level of discount.

The proposed fee structure is unchanged from 2010 and offers residents an average green fee discount of 40% off of the non-resident market green fees.

We propose to continue to offer the VIP Card, that affords non-residents the opportunity to save 20% on all green fees for a nominal annual fee of $50 for all 27 holes, $30 for the 9-hole course only.

Green Fee Models

Estimated Actual 2010 - This shows estimated sales for the 2010 calendar year, predicated on actual sales through September 30, 2010. Green Fee revenues are projected to be $1,706,782.

We would expect, all other factors and weather being equal, that 2011 sales would be the same as in 2010. Basic 18-hole fees are $59 weekends/$54 weekdays. 9-hole fees are $24 weekends/$19 weekdays.

We have not prepared any other green fee models projecting other fee structure scenarios for 2011 as we do not have significant variables to isolate.

Miscellaneous Golf Fees

Motorized Cart, Driving Range, Locker and Resident Card fees are proposed to remain unchanged.

The Rate of Inflation Vs. Golf Cost Increases

While the Consumer Price Index has increased in small amounts in recent years, the golf business has experienced significant jumps in key expense categories.

The minimum wage has gone up more than 50% in the last few years and will continue to increase with annual raises mandated into the foreseeable future by state law.

The popularity of bank card rewards programs has increased the use of credit cards and increased the average processing fee which we are charged by about 40% over the last several years.

The increased cost of petroleum products has been far reaching. Besides the obvious increase in fuel, the cost of bulk materials including sand used to maintain greens and bunkers has increased notably. The costs of fertilizer and plant pest control materials have nearly doubled since 2007.

In spite of ongoing efforts to constrain operating expenses, these increases in key areas will increase our cost of doing business faster than the CPI.

While operating costs alone do not drive golf prices, the extraordinary cost increases of the last few years underscore the importance of implementing fee increases to cover basic inflation where market demand allows.

As costs continue to increase while the market does not allow prices to increase proportionately, pricing tension increases. Look for a significant series of price increases at a future point in time when the market so allows. The private sector will lead this increase in price. It will be politically difficult for government owned courses to increase prices along with the market. All golf courses should be prepared for a series of "catch up" price increases at some time in the next 2-10 years.

2011 VILLAGE LINKS USER FEES
FEE SCHEDULE WORKSHEET - Proposed

	PROPOSED 2011 FEES	ACTUAL 2010 FEES	% +/-
NON-RESIDENT GREEN FEES			
WEEKENDS			
18 Holes	59.00	59.00	
After 2 PM	49.00	49.00	
Under 21 Special 18 (3PM)	15.00	15.00	
After 4 PM	34.00	34.00	
9 Holes	24.00	24.00	
WEEKDAYS			
18 Holes	54.00	54.00	
18 Hole Guest	34.00	34.00	
Over 60/Under 21 Spec 18 (M-TH 10AM)	35.00	35.00	
After 4 PM	34.00	34.00	
9 Holes	19.00	19.00	
MISCELLANEOUS			
6:30 PM Special 9	8.00	8.00	
Winter 9	5.00	5.00	
RESIDENT GREEN FEES			
WEEKENDS			
18 Holes	43.00	43.00	
18 Hole Multi Play	39.00	39.00	
After 2 PM	32.00	32.00	
After 4 PM	19.00	19.00	
9 Holes	17.00	17.00	
WEEKDAYS			
18 Holes	36.00	36.00	
18 Hole Multi Play	32.00	32.00	
After 4 PM	19.00	19.00	
9 Holes	15.00	15.00	
MISCELLANEOUS			
Junior 18 Hole	20.00	20.00	
Junior 9 Hole	9.00	9.00	
Junior Early Bird 9	2.50	2.50	
Junior Multi Play 18	19.00	19.00	
Senior 18 Hole	23.00	23.00	
Senior 9 Hole	10.00	10.00	
Senior Early Bird 9	4.50	4.50	
Senior Multi Play 18	22.00	22.00	
6:30 PM Special 9	5.00	5.00	
Winter 9	4.00	4.00	
School Team 18	20.00	20.00	
School Team 9	9.00	9.00	

	PROPOSED 2011 FEES	ACTUAL 2010 FEES	% +/-
MISCELLANEOUS FEES			
Motorized Carts (per rider)			
18 Holes	18.00	18.00	
9 Holes	10.00	10.00	
Back 9	10.00	10.00	
Driving Range			
Small	5.00	5.00	
Medium	7.50	7.50	
Large	10.00	10.00	
Jumbo	20.00	20.00	
15 Buckets	96.00	96.00	
Locker	80.00	80.00	
Resident Card			
Adult	5.00	5.00	
(after March 15)	15.00	15.00	
Junior	4.00	4.00	
(after March 15)	8.00	8.00	
Replacement	5.00	5.00	
Permanent Time Reservation Fee (i	25.00	25.00	

OK	20-Oct-10 03:23 PM	Village Links of Glen Ellyn
		2010 Estimated Actual - MARKET FEES $59/54 $24/$19

	FEE	Policy Disc.%	Disc.%	GREEN FEE	TOTAL ROUNDS	18 HOLE ROUNDS	9 HOLE ROUNDS	TOTAL FEES	18 HOLE FEES	9 HOLE FEES	Total Discount
WkEnd	NON-RES 18 HOLES	MARKET	MARKET	59.00	3,600	3,600		193,284	193,284		12,744
WkEnd	VIP 18	20%	20%	47.20	1,150	1,150		49,395	49,395		16,420
WkEnd	NON-RES. 2 PM			49.00	450	450		20,066	20,066		1,323
WkEnd	NON-RES. 2 PM VIP	20%	20%	39.20	150	150		5,351	5,351		1,779
WkEnd	NON-RES. 4 PM			34.00	350	350		10,829	10,829		714
WkEnd	NON-RES. 4 PM VIP	20%	20%	27.20	90	90		2,228	2,228		741
WkEnd	RES 18 HOLES	30%	27%	43.00	4,200	4,200		164,346	164,346		76,020
WkEnd	RES MULTI PLAY	40%	34%	39.00	1,200	1,200		42,588	42,588		26,088
WkEnd	RES AFTER 2 PM	40%	35%	32.00	280	280		8,154	8,154		5,155
WkEnd	RES AFTER 4 PM	50%	44%	19.00	300	300		5,187	5,187		4,707
WkEnd	NON-RES 9 HOLES	MARKET	MARKET	24.00	3,800		3,800	82,992		82,992	5,472
WkEnd	VIP 9	20%	20%	19.20	3,000		3,000	52,416		52,416	17,424
WkEnd	RES 9 HOLES	20%	29%	17.00	2,700		2,700	41,769		41,769	21,087
WkDay	NON-RES 18 HOLES	MARKET	MARKET	54.00	6,900	6,900		339,066	339,066		22,356
WkDay	VIP 18	20%	20%	43.20	1,950	1,950		76,658	76,658		25,483
WkDay	NON-RES GUEST	45%	37%	34.00	200	200		6,188	6,188		4,288
WkDay	NON-RES. 4 PM			34.00	400	400		12,376	12,376		816
WkDay	NON-RES. 4 PM VIP			27.20	300	300		7,426	7,426		2,468
WkDay	RES 18 HOLES	30%	33%	36.00	2,200	2,200		72,072	72,072		43,164
WkDay	RES MULTI PLAY	40%	41%	32.00	450	450		13,104	13,104		10,467
WkDay	RES AFTER 4 PM	50%	44%	19.00	1,100	1,100		19,019	19,019		17,259
WkDay	NON-RES 9 HOLES	MARKET	MARKET	19.00	7,300		7,300	126,217		126,217	8,322
WkDay	VIP 9	20%	20%	15.20	7,100		7,100	98,207		98,207	32,646
WkDay	RES 9 HOLES	30%	21%	15.00	3,600		3,600	49,140		49,140	17,208
WkDay	RES SENIOR 18	50%	57%	23.00	1,700	1,700		35,581	35,581		53,465
WkDay	RES SENIOR 9	50%	47%	10.00	3,600		3,600	32,760		32,760	33,588
WkDay	RES SR Earlybird	75%	76%	4.50	850		850	3,825		3,825	11,841
	RES JUNIOR 18	50%	63%	20.00	150	150		2,730	2,730		5,127
	RES JUNIOR 9	50%	53%	9.00	1,200		1,200	9,828		9,828	12,288
WDAY	RES JR Earlybird	75%	87%	2.50	90		90	225		225	1,434
WDAY	SCHOOL 18	50%	63%	20.00	125	125		2,500	2,500		4,048
WDAY	SCHOOL 9	50%	53%	9.00	1,150		1,150	10,350		10,350	10,845
	9-HOLE COUPON			15.50	1,500		1,500	23,250		23,250	8,033
WkEnd	Res Combo 18			38.50	225	225		8,663	8,663		3,014
WkEnd	Non-Res Combo 18			53.50	40	40		2,140	2,140		(64)
WkEnd	Non-Res Combo 18 VIP			42.80	85	85		3,638	3,638		773
WkEnd	Res Jr 3PM 18 Holes			15.00	200	200		2,730	2,730		6,776
WkEnd	Non-Res Jr 3PM 18 Holes			15.00	115	115		1,570	1,570		3,896
WkEnd	Non-Res Jr 3PM VIP 18 Holes			12.00	15	15		164	164		549
WkDay	10am M-Th 18-Over 60			35.00	550	550		17,518	17,518		11,292
WkDay	10am M-Th 18-VIP Over 60			28.00	425	425		10,829	10,829		11,433
WkDay	10am M-Th 18-under 21			35.00	40	40		1,274	1,274		821
WkDay	10am M-Th 18-VIP under 21			28.00	15	15		382	382		404
WkDay	Twi-League 18 Non-Res			25.00	140	140		3,185	3,185		1,432
WkDay	Twi-League 18 VIP			20.00	1,650	1,650		30,030	30,030		24,387
	NON-RES 6:30 9	50%	58%	8.00	1,125		1,125	9,000		9,000	11,734
	VIP 6:30 PM 9			6.40	275		275	1,760		1,760	3,308
	RES 6:30 9	67%	74%	5.00	625		625	3,125		3,125	8,394
	WINTER 9			5.00	500		500	2,500		2,500	
	EMPLOYEE				1,200	960	240	0	0	0	56,400
	PROMOTIONAL				2,000	1,200	800	0	0	0	80,000
	TOTAL ROUNDS				72,360	32,905	39,455	$1,717,632	$1,170,268	$547,364	$739,364
RESIDENT GREEN FEES			0.41346		25,945	12,130	13,815	527,695	376,673	151,022	371,973
NON-RES. GREEN FEES					42,715	18,615	24,100	1,187,437	793,595	393,842	230,991
OTHER					3,700	2,160	1,540	2,500	0	2,500	136,400
TOTAL					**72,360**	**32,905**	**39,455**	**$1,717,632**	**$1,170,268**	**$547,364**	**$739,364**
RESIDENT GREEN FEES					36%	37%	35%	31%	32%	28%	
NON-RES. GREEN FEES					59%	57%	61%	69%	68%	72%	
OTHER					5%	7%	4%	0%	0%	0%	
TOTAL					**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	
RESIDENT GREEN FEES								$20.34	$31.05	$10.93	$14.34
NON-RES. GREEN FEES								27.80	42.63	16.34	5.41
OTHER								0.68	0.00	1.62	36.86
TOTAL								**$23.74**	**$35.57**	**$13.87**	**$10.22**

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2009 WKEND 18	2009 WKEND 9	2009 WKDAY 18	2009 WKDAY 9	2009 CART 18
1	ADDISON		630	9		9	27	1,705		13.00		12.00	
2	ADDISON LINKS & TEES		630	9		9	27	1,161		15.00		15.00	
3	ANETSBURGER		847	9		9	28	1,200		14.00		13.00	
4	ANTIOCH	★★★½	847	18		18	72	6,300	25.00		21.00		MAND
5	APPLE ORCHARD		630	9		9	27	1,360		12.75		11.75	
6	ARBORETUM	★★★½	847	18		18	72	6,477	62.00		49.00		36.00
7	ARLINGTON LAKES		847	18		18	68	5,360	36.00		33.00		34.00
8	ARROWHEAD	★★★½	630	27	WEST	18	35	3,279	60.00		50.00		34.00
9	ARROWHEAD		630	27	SOUTH	9	35	3,401		30.00		25.00	
10	ARROWHEAD		630	27	EAST	9	35	3,337		30.00		25.00	
11	ASPEN RIDGE		815	18		18	70	5,968	22.00		15.00		24.00
12	BALMORAL WOODS	★★★½	708	18		18	72	6,683	49.00		30.00		MAND
13	BARRINGTON PARK DIST.		847	5		5	15	650		10.00		10.00	
14	BARTLETT HILLS	★★★	630	18		18	71	6,463	47.00		34.00		32.00
15	BIG RUN	★★★	815	18		18	72	6,707	50.00		40.00		36.00
16	BILLY CALDWELL		312	9		9	35	3,029		19.00		17.00	
17	BITTERSWEET	★★★	847	18		18	72	6,833	46.00		36.00		36.00
18	BLACKBERRY OAKS	★★★★	815	18		18	72	6,258	49.00		41.00		32.00
19	BLACKSTONE		815	18		18	72	6,734	56.00		36.00		26.00
20	BLISS CREEK G. C.	★½	630	18		18	69	5,362	28.00		18.00		28.00
21	BLOOMINGDALE	★★½	630	18		18	72	6,335	40.00		35.00		34.00
22	BOLINGBROOK	★★★★½	630	18		18	72	7,140	72.00		60.00		MAND
23	BONNIE BROOK	★★★½	847	18		18	72	6,626	41.00		35.00		34.00
24	BONNIE DUNDEE	★★★	847	18		18	70	6,195	32.00		29.00		34.00
25	BOONE CREEK		815	27		18	71	6,524	31.00		25.00		30.00
26	BOUGHTON RIDGE		630	9		9	32	2,035		17.00		16.00	
27	BOURNE	★★★★	815	9		9	26	3,156		17.00		12.00	
28	BOWES CREEK		847	18		18	71	6,917	77.00		57.00		MAND
29	BRAE LOCH	★★	847	18		18	70	5,900	30.00		31.00		34.00
30	BRAIDWOOD FAIRWAYS		815	9		9	36	2,914		9.00		7.00	
31	BROKEN ARROW	★★★½	815	27	OUTHEAS	18	72	6,736	50.00		40.00		34.00
32	BROKEN ARROW		815	27	NORTH	9	36	3,331		30.00		25.00	
33	BROKEN ARROW		815	27	HORT LIN	9	27	900		12.00		12.00	
34	BUFFALO GROVE	★★★	847	18		18	72	6,883	41.00		28.00		34.00
35	BURNHAM WOODS		708	18		18	72	6,480	29.00		24.00		30.00
36	CANTIGNY	★★★★½	630	27	PREMIER	18	72	6,709	90.00		85.00		40.00
37	CANTIGNY		630	27	9 HOLE	9	36	3,253		35.00		35.00	
38	CARDINAL CREEK	★★★	815	27		18	72	6,170	33.00		18.00		20.00
39	CARDINAL CREEK		815	27		9	36	3,177		27.00		16.00	
40	CARILLON	★★★½	815	18		18	71	6,607	35.00		35.00		30.00
41	CARILLON NORTH	★★★½	847	9		9	27	1,187		14.00		12.00	
42	CARRIAGE GREENS	★★★	630	18		18	70	6,400	36.00		31.00		MAND
43	CARY	★★★	847	18		18	72	6,140	45.00		30.00		32.00
44	CHALET HILLS	★★★★½	847	18		18	70	6,907	57.00		37.00		MAND
45	CHAPEL HILL	★★	815	18		18	70	6,113	25.00		22.00		MAND
46	CHICAGO HEIGHTS - WEST		708	9		9	36	3,074		16.00		14.00	
47	CHICAGO HEIGHTS EAST		708	9		9	35	2,965		16.00		14.00	
48	CHICK EVANS	★½	847	18		18	71	5,626	31.00		29.00		30.00
49	CINDER RIDGE	★★★	815	18		18	72	6,803	35.00		25.00		20.00
50	COG HILL	★★★★	630	72	#4	18	72	6,894	137.00		137.00		MAND
51	COG HILL	★★★★	630	72	#3	18	72	6,298	45.00		37.00		32.00
52	COG HILL	★★★★	630	72	#2	18	72	6,240	57.00		57.00		32.00

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	COURSE	Golf Digest Places to Play Ratin	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2009 WKEND 18	2009 WKEND 9	2009 WKDAY 18	2009 WKDAY 9	2009 CART 18
53	COG HILL	***	630	72	#1	18	71	6,224	45.00		37.00		32.00
54	COLUMBUS PARK		312	9		9	34	2,753		18.00		16.00	
55	COUNTRY LAKES	***½	630	18		18	73	6,656	33.00		30.00		30.00
56	COUNTRYSIDE	***	847	18		18	72	6,198	39.00		32.00		30.00
57	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPIO	18	70	6,508	29.00		29.00		28.00
58	CRAIG WOODS		815	9		9	30	3,366		16.00		14.00	
59	CRANE'S LANDING (MARRIOT	***	847	18		18	70	6,300	57.00		47.00		MAND
60	CRYSTAL WOODS	**½	815	18		18	72	6,403	39.00		27.00		34.00
61	DEER CREEK	***½	708	18		18	72	6,755	41.00		26.00		16.00
62	DEERFIELD PARK	**½	847	18		18	72	6,816	51.00		43.00		38.00
63	DEERPATH PARK	***	847	18		18	70	6,235	51.00		46.00		36.00
64	DORAL EAGLEWOOD	***	630	18		18	71	6,017	47.00		36.00		MAND
65	DOWNERS GROVE	***	630	9		9	36	3,233		19.00		18.25	
66	EDGEBROOK	*½	312	18		18	66	5,626	29.00		25.00		30.00
67	ELKS CLUB		815	18		18	71	6,342	35.00		21.00		28.00
68	EVERGREEN	***½	773	18		18	71	6,355	35.00		30.00		30.00
69	FLAG CREEK		708	9		9	33	2,492		20.00		18.00	
70	FOSS PARK	**½	847	18		18	72	6,683	37.00		32.00		28.00
71	FOUNTAIN HILLS		708	9		9	36	3,233		18.00		16.00	
72	FOX BEND	***½	630	18		18	71	6,660	47.00		41.00		32.00
73	FOX LAKE	***	847	18		18	72	6,347	45.00		36.00		MAND
74	FOX RUN GOLF LINKS	***	847	18		18	70	6,350	40.00		34.00		MAND
75	FOX VALLEY	***½	630	18		18	72	6,369	32.00		27.00		28.00
76	FOXFORD HILLS	****	847	18		18	72	6,988	61.00		57.00		MAND
77	FRESH MEADOWS	***	708	18		18	70	6,276	44.00		37.00		22.00
78	GEORGE DUNNE NATIONAL	***½	708	18		18	72	6,690	52.00		47.00		30.00
79	GLEN CLUB	****½	847	18		18	72	7,149	177.00		162.00		44.00
80	GLENCOE	**½	847	18		18	72	6,517	49.00		41.00		32.00
81	GLENDALE LAKES	***½	630	18		18	72	6,335	35.00		30.00		MAND
82	GLENEAGLES	**½	630	36	NO. 1	18	70	6,090	40.00		34.00		32.00
83	GLENEAGLES	***½	630	36	NO. 2	18	70	6,080	40.00		34.00		32.00
84	GLENVIEW NATIONAL 9		847	9		9	31			18.00		16.00	
85	GLENVIEW PARK	***	847	18		18	70	6,050	48.00		39.00		32.00
86	GLENWOODIE	***½	708	18		18	72	6,423	41.00		25.00		28.00
87	GOLF CENTER OF DESPLAINE	***	847	9		9	27	1,050		14.00		12.00	
88	GOLF CLUB ILLINOIS	****	847	18		18	71	6,558	45.00		32.00		28.00
89	GOLF VISTA		708	9		9	29	1,530		10.00		10.00	
90	GRAYSTONE		708	9		9	35	2,950		20.00		19.00	
91	GREEN GARDEN	****	815	36	NO. 2	18	72	6,553	39.00		30.00		MAND
92	GREEN GARDEN	****	815	36	NO. 1	18	72	6,545	39.00		30.00		MAND
93	GREEN MEADOWS		630	9		9	30	1,942		16.00		14.00	
94	GREENSHIRE		847	9		9	27	1,265		10.00		9.00	
95	HARBORSIDE LINKS	***½	312	18	PORT	18	72	7,171	77.00		64.00		MAND
96	HARBORSIDE LINKS	****	312	18	TARBOAR	18	72	7,152	77.00		64.00		MAND
97	HEATHER RIDGE		847	9		9	35	3,007		19.00		16.00	
98	HERITAGE BLUFFS	****	815	18		18	72	7,106	47.00		34.00		32.00
99	HICKORY HILLS	**½	708	27	NO. 1	18	71	6,018	32.00		22.00		MAND
100	HICKORY HILLS		708	27	NO. 2	9	36	1,630		17.00		17.00	
101	HICKORY KNOLLS		847	9		9	30	1,800		12.00		10.00	
102	HIGH POINT		815	9		9	36	3,263		14.00		11.00	
103	HIGHLAND PARK C.C.	***	847	18		18	70	6,506	52.00		44.00		MAND
104	HIGHLAND WOODS	***	847	18		18	72	6,600	41.00		36.00		30.00

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2009 WKEND 18	2009 WKEND 9	2009 WKDAY 18	2009 WKDAY 9	2009 CART 18
105	HIGHLANDS OF ELGIN	****	847	18		18	71	6,707	43.00		36.00		38.00
106	HILLDALE	****	847	18		18	71	6,497	46.00		27.00		MAND
107	HUGHES CREEK	***½	815	18		18	72	6,506	42.00		21.00		MAND
108	HUNTER	*½	815	18		18	72	6,440	24.00		20.00		20.00
109	INDIAN BOUNDARY	**½	312	18		18	70	6,003	31.00		29.00		30.00
110	INDIAN LAKES	**	630	27	Blackhawk	18	72	6,919	72.00		62.00		34.00
111	INDIAN LAKES	***½	630	27	East Trail	9	36	3,443		42.00		35.00	
112	INWOOD	**	815	18		18	72	6,296	37.00		32.00		34.00
113	JACKSON PARK	*½	312	18		18	69	5,463	27.00		24.00		32.00
114	JOE LOUIS		708	18		18	71	6,500	29.00		25.00		30.00
115	KEN LOCH		630	9		9	30	1,840		13.00		12.00	
116	KLEIN CREEK	***½	630	18		18	72	6,701	67.00		48.00		MAND
117	LAKE BLUFF	***	847	18		18	72	6,595	46.00		40.00		32.00
118	LAKE PARK		847	12		12	54	1,515	13.50		12.50		
119	LAKEMOOR		815	18		18	72	6,750	24.00		18.00		28.00
120	LINCOLN OAKS	**½	708	18		18	72	6,298	35.00		23.00		28.00
121	LONGWOOD	**	708	18		18	70	6,061	35.00		23.00		28.00
122	MAKRAY MEMORIAL	**	847	18		18	71	7,015	74.00		49.00		36.00
123	MAPLE MEADOWS	**½	630	18		18	70	6,459	34.00		27.00		MAND
124	MARENGO RIDGE	****	815	18		18	72	6,845	42.00		25.00		28.00
125	MARQUETTE PARK		312	9		9	33	3,187		18.00		16.00	
126	MATENO G.C.		815	18		18		6,435	24.00		18.00		16.00
127	MEADOWLARK		708	9		9	36	3,333		19.00		17.00	
128	MEADOWS, THE	*½	708	18		18	71	6,511	30.00		22.00		26.00
129	MID IRON CLUB		630	9		9	31	1,742		22.00		*15.00*	
130	MIDLANE	****	847	18		18	72	6,964	50.00		26.00		36.00
131	MILL CREEK	****	630	18		18	72	6,920	39.00		20.00		MAND
132	MINNIE MONESSE	***	815	18		18	71	6,506	35.00		26.00		18.00
133	MISTWOOD	****½	815	18		18	72	6,727	61.00		41.00		36.00
134	MT. PROSPECT	***	847	18		18	71	6,204	50.00		40.00		34.00
135	NAPERBROOK	***½		18		18	72	6,755	48.00		38.00		32.00
136	NETTLE CREEK	***	815	18		18	71	6,500	36.00		26.00		32.00
137	NICHOL KNOLL		847	9		9	27	1,163		13.00		11.00	
138	OAK BROOK	***½	630	18		18	72	6,495	53.00		49.00		32.00
139	OAK CLUB OF GENOA	***	815	18		18	72	6,850	26.00		25.00		MAND
140	OAK GROVE	****½	815	18		18	72	7,021	51.00		41.00		MAND
141	OAK HILLS		708	9		9	35	2,835		20.00		17.00	
142	OAK MEADOWS	***½	630	18		18	71	6,818	40.00		32.00		34.00
143	OAK RIDGE	***	815	18		18	72	6,900	37.00		33.00		MAND
144	OAK SPRINGS	**½	815	18		18	72	6,354	27.00		21.00		28.00
145	ODYSSEY CLUB	***½	708	18		18	72	7,095	46.00		40.00		MAND
146	O'HARE INN		847	9		9	27	646		8.00		8.00	
147	OLD OAK	****	708	18		18	71	6,357	50.00		35.00		34.00
148	OLD ORCHARD	***	847	18		18	71	6,458	59.50		27.50		MAND
149	ORCHARD VALLEY	****½	630	18		18	72	6,802	59.00		49.00		32.00
150	PALATINE HILLS	****	847	18		18	72	6,520	44.00		38.00		36.00
151	PALOS COUNTRY CLUB	***	708	9		9	36	3,261		18.00		16.00	
152	PALOS HILLS		708	9		9	35	2,838		15.00		15.00	
153	PETER JANS (Frank Govern)		847	18		18	60	3,608	25.00		20.00		25.00
154	PHEASANT RUN	***½	630	18		18	71	6,315	57.00		38.00		MAND
155	PHILLIPS PARK	*½	630	18		18	71	5,931	36.00		30.00		28.00
156	PINE MEADOW	****½	847	18		18	72	7,141	84.00		69.00		32.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2009 WKEND 18	2009 WKEND 9	2009 WKDAY 18	2009 WKDAY 9	2009 CART 18
157	PINECREST	****	847	18		18	72	6,309	35.00		29.00		MAND
158	PISTAKEE		815	9		9	36	3,025		14.50		13.50	
159	PLUM TREE NATIONAL	***½	815	18		18	72	6,900	47.00		31.00		MAND
160	POPLAR CREEK	***	847	18		18	70	6,122	44.00		30.00		MAND
161	POTTAWATOMIE	***	630	9		9	35	3,005		20.00		18.00	
162	PRAIRIE BLUFF		815	18		18		6,850	43.00		35.00		32.00
163	PRAIRIE LANDING	****½	630	18		18	72	6,919	84.00		67.00		24.00
164	PRAIRIE VIEW	****	815	18		18	72	6,893	33.00		27.00		30.00
165	PRARIE ISLE	****	815	18		18	72	6,469	49.00		24.00		MAND
166	RANDALL OAKS	****½	847	18		18	71	6,956	51.00		32.00		36.00
167	RAVISLOE		708	18		18	70	6,321	73.00		53.00		32.00
168	RED TAIL	***½	815	18		18	72	6,803	47.00		31.00		MAND
169	RENWOOD	***	847	18		18	72	6,062	33.00		23.00		32.00
170	RIVER BEND G.C.		630	9		9	36	3,308		22.00		20.00	
171	RIVER OAKS	**½	708	18		18	72	6,416	29.00		25.00		30.00
172	ROB ROY		847	9		9	36	3,100		19.00		16.00	
173	ROBERT A. BLACK		312	9	916-0040	9	33	2,339		20.00		18.00	
174	ROLLING KNOLLS		847	18		18	66	4,127	27.00		22.00		23.00
175	RUFFLED FEATHERS	****	630	18		18	72	6,878	72.00		57.00		MAND
176	SALT CREEK		630	18	WHITE	9	31	2,104		13.50		12.50	
177	SALT CREEK		630	18	RED	9	28	1,703		13.50		12.50	
178	SANCTUARY	***½	815	18		18	72	6,701	45.00		35.00		30.00
179	SCHAUMBURG GOLF CLUB	***½	847	27	YELLOW	18	72	6,640	49.00		39.00		34.00
180	SCHAUMBURG GOLF CLUB		847	27	WHITE	9	36	3,100		21.00		19.00	
181	SETTLER'S HILL	***½	630	18		18	72	6,055	47.00		38.00		MAND
182	SEVEN BRIDGES	****	630	18		18	72	7,118	89.00		72.00		MAND
183	SHAMROCK		815	9		9	30	3,357		16.00		13.00	
184	SHEPHERD'S CROOK	****½	847	18		18	71	6,827	42.00		42.00		26.00
185	SHILO PARK		847	9		9	35	2,900		11.00		10.00	
186	SIDNEY R. MAROVITZ		312	9		9	36	3,240		25.00		22.00	
187	SILVER LAKE	***½	708	45	NORTH	18	72	6,642	45.00		37.00		32.00
188	SILVER LAKE	****	708	45	SOUTH	18	70	6,009	45.00		37.00		32.00
189	SILVER LAKE		708	45	OLL HILL	9	29	1,587		15.00		14.00	
190	SOUTH SHORE	**	815	18		18	72	6,345	30.00		20.00		30.00
191	SOUTH SHORE CC		312	9		9	36	2,720		18.00		16.00	
192	SPORTSMAN'S	***	847	27	CHAMPIO	18	70	6,347	49.00		42.00		34.00
193	SPORTSMAN'S		847	27	EAST	9	35	2,905		24.00		20.00	
194	SPRINGBROOK	***½	630	18		18	72	6,896	50.00		40.00		32.00
195	ST ANDREWS	***	630	36	NO. 2	18	72	6,425	48.00		43.00		32.00
196	ST ANDREWS	***½	630	36	NO. 1	18	71	6,403	48.00		43.00		32.00
197	STEEPLECHASE	****	847	18		18	72	6,818	56.00		49.00		MAND
198	STONEWALL ORCHARD	****	847	18		18	72	7,074	77.00		70.00		36.00
199	STONY CREEK		708	18		18	65	5,004	26.00		25.00		27.00
200	STREAMWOOD OAKS		630	9		9	36	3,435		17.00		15.00	
201	SUGAR CREEK		630	9		9	31	2,243		19.00		18.00	
202	SUNSET VALLEY	***½	847	18		18	72	6,500	40.00		35.00		32.00
203	TAMARACK	***½	630	18		18	70	6,955	47.00		37.00		MAND
204	TAMOSHANTER		847	9		9	33	2,366		19.00		18.00	
205	TANNA FARMS		630	18		18	71	6,510	48.00		32.00		34.00
206	THUNDERHAWK	****½	847	18		18	72	7,031	82.00		63.00		MAND
207	TRADITION AT CHEVY CHASE	****	847	18		18	72	6,543	56.00		47.00		MAND
208	TUCKAWAY	**½	708	18		18	71	6,185	37.00		28.00		34.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2009 WKEND 18	2009 WKEND 9	2009 WKDAY 18	2009 WKDAY 9	2009 CART 18
209	TWIN LAKES		630	9		9	29	1,651		15.50		14.00	
210	TWIN LAKES		847	9		9	29	1,507		16.00		14.00	
211	UNIVERSITY GOLF CLUB	** ½	708	18		18	72	6,881	45.00		35.00		28.00
212	VALLEY GREEN		630	18		18	60	3,831	24.00		23.00		24.00
213	VERNON HILLS		847	9		9	34	3,063		19.00		17.00	
214	VILLA OLIVIA	***	630	18		18	70	6,141	40.00		37.00		32.00
215	VILLAGE GREEN	**	847	18		18	70	6,235	42.00		32.00		12.00
216	VILLAGE GREENS	***	630	18		18	72	6,290	45.00		37.00		32.00
217	VILLAGE LINKS	****	630	27	18-HOLE	18	72	7,208	59.00		54.00		36.00
218	VILLAGE LINKS		630	27	9 HOLE	9	36	3,353		24.00		19.00	
219	WALNUT GREENS		847	9		9	27	1,180		12.00		10.00	
220	WATERS EDGE	*** ½	708	18		18	72	6,984	51.00		36.00		30.00
221	WEBER PARK		847	9		9	27	1,095		10.50		10.00	
222	WEDGEWOOD	*** ½	815	18		18	72	6,900	37.00		32.00		34.00
223	WESTERN ACRES		630	9		9	35	3,100		20.00		18.00	
224	WHISPER CREEK G.C.		847	18		18	72	7,103	50.00		36.00		MAND
225	WHITE DEER RUN	****	847	18		18	72	7,100	71.00		54.00		MAND
226	WHITE MOUNTAIN EXECUTIVE		708	9		9	29	1,741		14.00		12.00	
227	WHITE PINES	***	630	36	WEST	18	72	6,601	40.00		35.00		34.00
228	WHITE PINES	***	630	36	EAST	18	71	6,133	40.00		35.00		34.00
229	WILLOW CREST	** ½	630	18		18	70	6,372	67.00		62.00		MAND
230	WILLOW HILL		847	9		9	34	2,800		22.00		18.00	
231	WILLOW RUN		815	9		9	35	2,950		19.50		18.00	
232	WILMETTE PARK	*** ½	847	18		18	70	6,068	49.00		45.00		32.00
233	WING PARK		847	9		9	36	3,195		17.50		15.50	
234	WINNETKA	*** ½	847	27	REGULAR	18	71	6,472	49.00		42.00		32.00
235	WINNETKA		847	27	PAR 3	9	27	1,194		12.00		12.00	
236	WOODBINE G.C.	***	815	18		18	70	6,020	43.00		34.00		32.00
237	WOODRUFF	**	815	18		18	68	5,563	37.00		32.00		32.00
238	ZIGFIELD TROY		630	9		9	27	1,064		12.00		10.00	

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
1	GLEN CLUB	**** ½	847	18		18	72	7149	177.00		162.00		44.00
2	COG HILL	****	630	72	#4	18	72	6894	137.00		137.00		MAND
3	CANTIGNY	**** ½	630	27	PREMIER	18	72	6709	90.00		85.00		40.00
4	SEVEN BRIDGES	****	630	18		18	72	7118	89.00		72.00		MAND
5	PINE MEADOW	**** ½	847	18		18	72	7141	84.00		69.00		32.00
5	PRAIRIE LANDING	**** ½	630	18		18	72	6919	84.00		67.00		24.00
7	THUNDERHAWK	**** ½	847	18		18	72	7031	82.00		63.00		MAND
8	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
8	HARBORSIDE LINKS	*** ½	312	18	PORT	18	72	7171	77.00		64.00		MAND
8	HARBORSIDE LINKS	****	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
8	STONEWALL ORCHARD	****	847	18		18	72	7074	77.00		70.00		36.00
12	MAKRAY MEMORIAL	**	847	18		18	71	7015	74.00		49.00		36.00
13	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
14	BOLINGBROOK	**** ½	630	18		18	72	7140	72.00		60.00		MAND
14	INDIAN LAKES	**	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
14	RUFFLED FEATHERS	****	630	18		18	72	6878	72.00		57.00		MAND
17	WHITE DEER RUN	****	847	18		18	72	7100	71.00		54.00		MAND
18	KLEIN CREEK	*** ½	630	18		18	72	6701	67.00		48.00		MAND
18	WILLOW CREST	** ½	630	18		18	70	6372	67.00		62.00		MAND
20	ARBORETUM	*** ½	847	18		18	72	6477	62.00		49.00		36.00
21	FOXFORD HILLS	****	847	18		18	72	6988	61.00		57.00		MAND
21	MISTWOOD	**** ½	815	18		18	72	6727	61.00		41.00		36.00
23	ARROWHEAD	*** ½	630	27	WEST	18	35	3279	60.00		50.00		34.00
24	OLD ORCHARD	***	847	18		18	71	6458	59.50		27.50		MAND
25	ORCHARD VALLEY	**** ½	630	18		18	72	6802	59.00		49.00		32.00
25	VILLAGE LINKS	****	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
27	CHALET HILLS	**** ½	847	18		18	70	6907	57.00		37.00		MAND
27	COG HILL	****	630	72	#2	18	72	6240	57.00		57.00		32.00
27	CRANE'S LANDING (MARRIOTT	***	847	18		18	70	6300	57.00		47.00		MAND
27	PHEASANT RUN	*** ½	630	18		18	71	6315	57.00		38.00		MAND
31	BLACKSTONE		815	18		18	72	6734	56.00		36.00		26.00
31	STEEPLECHASE	****	847	18		18	72	6818	56.00		49.00		MAND
31	TRADITION AT CHEVY CHASE	****	847	18		18	72	6543	56.00		47.00		MAND
34	OAK BROOK	*** ½	630	18		18	72	6495	53.00		49.00		32.00
35	GEORGE DUNNE NATIONAL	*** ½	708	18		18	72	6690	52.00		47.00		30.00
35	HIGHLAND PARK C.C.	***	847	18		18	70	6506	52.00		44.00		MAND
37	DEERFIELD PARK	** ½	847	18		18	72	6816	51.00		43.00		38.00
37	DEERPATH PARK	***	847	18		18	70	6235	51.00		46.00		36.00
37	OAK GROVE	**** ½	815	18		18	72	7021	51.00		41.00		MAND
37	RANDALL OAKS	**** ½	847	18		18	71	6956	51.00		32.00		36.00
37	WATERS EDGE	*** ½	708	18		18	72	6984	51.00		36.00		30.00
42	BIG RUN	***	815	18		18	72	6707	50.00		40.00		36.00
42	BROKEN ARROW	*** ½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
42	MIDLANE	****	847	18		18	72	6964	50.00		26.00		36.00
42	MT. PROSPECT	***	847	18		18	71	6204	50.00		40.00		34.00
42	OLD OAK	****	708	18		18	71	6357	50.00		35.00		34.00
42	SPRINGBROOK	*** ½	630	18		18	72	6896	50.00		40.00		32.00
42	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
49	BALMORAL WOODS	*** ½	708	18		18	72	6683	49.00		30.00		MAND
49	BLACKBERRY OAKS	****	815	18		18	72	6258	49.00		41.00		32.00
49	GLENCOE	** ½	847	18		18	72	6517	49.00		41.00		32.00
49	PRARIE ISLE	****	815	18		18	72	6469	49.00		24.00		MAND

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
49	SCHAUMBURG GOLF CLUB	★★★½	847	27	YELLOW	18	72	6640	49.00		39.00		34.00
49	SPORTSMAN'S	★★★	847	27	CHAMPION	18	70	6347	49.00		42.00		34.00
49	WILMETTE PARK	★★★½	847	18		18	70	6068	49.00		45.00		32.00
49	WINNETKA	★★★½	847	27	REGULAR	18	71	6472	49.00		42.00		32.00
57	GLENVIEW PARK	★★★	847	18		18	70	6050	48.00		39.00		32.00
57	NAPERBROOK	★★★½		18		18	72	6755	48.00		38.00		32.00
57	ST ANDREWS	★★★½	630	36	NO. 1	18	71	6403	48.00		43.00		32.00
57	ST ANDREWS	★★★	630	36	NO. 2	18	72	6425	48.00		43.00		32.00
57	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
62	BARTLETT HILLS	★★★	630	18		18	71	6463	47.00		34.00		32.00
62	DORAL EAGLEWOOD	★★★	630	18		18	71	6017	47.00		36.00		MAND
62	FOX BEND	★★★½	630	18		18	71	6660	47.00		41.00		32.00
62	HERITAGE BLUFFS	★★★★	815	18		18	72	7106	47.00		34.00		32.00
62	PLUM TREE NATIONAL	★★★½	815	18		18	72	6900	47.00		31.00		MAND
62	RED TAIL	★★★½	815	18		18	72	6803	47.00		31.00		MAND
62	SETTLER'S HILL	★★★½	630	18		18	72	6055	47.00		38.00		MAND
62	TAMARACK	★★★½	630	18		18	70	6955	47.00		37.00		MAND
70	BITTERSWEET	★★★	847	18		18	72	6833	46.00		36.00		36.00
70	HILLDALE	★★★★	847	18		18	71	6497	46.00		27.00		MAND
70	LAKE BLUFF	★★★	847	18		18	72	6595	46.00		40.00		32.00
70	ODYSSEY CLUB	★★★½	708	18		18	72	7095	46.00		40.00		MAND
74	CARY	★★★	847	18		18	72	6140	45.00		30.00		32.00
74	COG HILL	★★★★	630	72	#3	18	72	6298	45.00		37.00		32.00
74	COG HILL	★★★	630	72	#1	18	71	6224	45.00		37.00		32.00
74	FOX LAKE	★★★	847	18		18	72	6347	45.00		36.00		MAND
74	GOLF CLUB ILLINOIS	★★★★	847	18		18	71	6558	45.00		32.00		28.00
74	SANCTUARY	★★★½	815	18		18	72	6701	45.00		35.00		30.00
74	SILVER LAKE	★★★½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
74	SILVER LAKE	★★★★	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
74	UNIVERSITY GOLF CLUB	★★½	708	18		18	72	6881	45.00		35.00		28.00
74	VILLAGE GREENS	★★★	630	18		18	72	6290	45.00		37.00		32.00
84	FRESH MEADOWS	★★★	708	18		18	70	6276	44.00		37.00		22.00
84	PALATINE HILLS	★★★★	847	18		18	72	6520	44.00		38.00		36.00
84	POPLAR CREEK	★★★	847	18		18	70	6122	44.00		30.00		MAND
87	HIGHLANDS OF ELGIN	★★★★	847	18		18	71	6707	43.00		36.00		38.00
87	PRAIRIE BLUFF		815	18		18		6850	43.00		35.00		32.00
87	WOODBINE G.C.	★★★	815	18		18	70	6020	43.00		34.00		32.00
90	HUGHES CREEK	★★★½	815	18		18	72	6506	42.00		21.00		MAND
90	MARENGO RIDGE	★★★★	815	18		18	72	6845	42.00		25.00		28.00
90	SHEPHERD'S CROOK	★★★★½	847	18		18	71	6827	42.00		42.00		26.00
90	VILLAGE GREEN	★★	847	18		18	70	6235	42.00		32.00		12.00
94	BONNIE BROOK	★★★½	847	18		18	72	6626	41.00		35.00		34.00
94	BUFFALO GROVE	★★★	847	18		18	72	6883	41.00		28.00		34.00
94	DEER CREEK	★★★½	708	18		18	72	6755	41.00		26.00		16.00
94	GLENWOODIE	★★★½	708	18		18	72	6423	41.00		25.00		28.00
94	HIGHLAND WOODS	★★★	847	18		18	72	6600	41.00		36.00		30.00
99	BLOOMINGDALE	★★½	630	18		18	72	6335	40.00		35.00		34.00
99	FOX RUN GOLF LINKS	★★★	847	18		18	70	6350	40.00		34.00		MAND
99	GLENEAGLES	★★½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
99	GLENEAGLES	★★★½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
99	OAK MEADOWS	★★★½	630	18		18	71	6818	40.00		32.00		34.00
99	SUNSET VALLEY	★★★½	847	18		18	72	6500	40.00		35.00		32.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

40469.59

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
99	VILLA OLIVIA	***	630	18		18	70	6141	40.00		37.00		32.00
99	WHITE PINES	***	630	36	WEST	18	72	6601	40.00		35.00		34.00
99	WHITE PINES	***	630	36	EAST	18	71	6133	40.00		35.00		34.00
108	COUNTRYSIDE	***	847	18		18	72	6198	39.00		32.00		30.00
108	CRYSTAL WOODS	**½	815	18		18	72	6403	39.00		27.00		34.00
108	GREEN GARDEN	****	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
108	GREEN GARDEN	****	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
108	MILL CREEK	****	630	18		18	72	6920	39.00		20.00		MAND
113	FOSS PARK	**½	847	18		18	72	6683	37.00		32.00		28.00
113	INWOOD	**	815	18		18	72	6296	37.00		32.00		34.00
113	OAK RIDGE	***	815	18		18	72	6900	37.00		33.00		MAND
113	TUCKAWAY	**½	708	18		18	71	6185	37.00		28.00		34.00
113	WEDGEWOOD	***½	815	18		18	72	6900	37.00		32.00		34.00
113	WOODRUFF	**	815	18		18	68	5563	37.00		32.00		32.00
119	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
119	CARRIAGE GREENS	***	630	18		18	70	6400	36.00		31.00		MAND
119	NETTLE CREEK	***	815	18		18	71	6500	36.00		26.00		32.00
119	PHILLIPS PARK	*½	630	18		18	71	5931	36.00		30.00		28.00
123	CARILLON	***½	815	18		18	71	6607	35.00		35.00		30.00
123	CINDER RIDGE	***	815	18		18	72	6803	35.00		25.00		20.00
123	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
123	EVERGREEN	***½	773	18		18	71	6355	35.00		30.00		30.00
123	GLENDALE LAKES	***½	630	18		18	72	6335	35.00		30.00		MAND
123	LINCOLN OAKS	**½	708	18		18	72	6298	35.00		23.00		28.00
123	LONGWOOD	**	708	18		18	70	6061	35.00		23.00		28.00
123	MINNIE MONESSE	***	815	18		18	71	6506	35.00		26.00		18.00
123	PINECREST	****	847	18		18	72	6309	35.00		29.00		MAND
132	MAPLE MEADOWS	**½	630	18		18	70	6459	34.00		27.00		MAND
133	CARDINAL CREEK	***	815	27		18	72	6170	33.00		18.00		20.00
133	COUNTRY LAKES	***½	630	18		18	73	6656	33.00		30.00		30.00
133	PRAIRIE VIEW	****	815	18		18	72	6893	33.00		27.00		30.00
133	RENWOOD	***	847	18		18	72	6062	33.00		23.00		32.00
137	BONNIE DUNDEE	***	847	18		18	70	6195	32.00		29.00		34.00
137	FOX VALLEY	***½	630	18		18	72	6369	32.00		27.00		28.00
137	HICKORY HILLS	**½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
140	BOONE CREEK		815	27		18	71	6524	31.00		25.00		30.00
140	CHICK EVANS	*½	847	18		18	71	5626	31.00		29.00		30.00
140	INDIAN BOUNDARY	**½	312	18		18	70	6003	31.00		29.00		30.00
143	BRAE LOCH	**	847	18		18	70	5900	30.00		31.00		34.00
143	MEADOWS, THE	*½	708	18		18	71	6511	30.00		22.00		26.00
143	SOUTH SHORE	**	815	18		18	72	6345	30.00		20.00		30.00
146	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
146	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	29.00		29.00		28.00
146	EDGEBROOK	*½	312	18		18	66	5626	29.00		25.00		30.00
146	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
146	RIVER OAKS	**½	708	18		18	72	6416	29.00		25.00		30.00
151	BLISS CREEK G. C.	*½	630	18		18	69	5362	28.00		18.00		28.00
152	JACKSON PARK	*½	312	18		18	69	5463	27.00		24.00		32.00
152	OAK SPRINGS	**½	815	18		18	72	6354	27.00		21.00		28.00
152	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00
155	OAK CLUB OF GENOA	***	815	18		18	72	6850	26.00		25.00		MAND
155	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

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	COURSE	Golf Digest Places to Play Rating	TOTAL AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
157	ANTIOCH	*** ½	847	18		18	72	6300	25.00		21.00		MAND
157	CHAPEL HILL	**	815	18		18	70	6113	25.00		22.00		MAND
157	PETER JANS (Frank Govern)		847	18		18	60	3608	25.00		20.00		25.00
160	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
160	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
160	MATENO G.C.		815	18		18		6435	24.00		18.00		16.00
160	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
163	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
1	GLEN CLUB	****½	847	18		18	72	7149	177.00		162.00		44.00
2	COG HILL	****	630	72	#4	18	72	6894	137.00		137.00		MAND
3	CANTIGNY	****½	630	27	PREMIER	18	72	6709	90.00		85.00		40.00
4	SEVEN BRIDGES	****	630	18		18	72	7118	89.00		72.00		MAND
5	STONEWALL ORCHARD	****	847	18		18	72	7074	77.00		70.00		36.00
6	PINE MEADOW	****½	847	18		18	72	7141	84.00		69.00		32.00
7	PRAIRIE LANDING	****½	630	18		18	72	6919	84.00		67.00		24.00
8	HARBORSIDE LINKS	***½	312	18	PORT	18	72	7171	77.00		64.00		MAND
8	HARBORSIDE LINKS	****	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
10	THUNDERHAWK	****½	847	18		18	72	7031	82.00		63.00		MAND
11	INDIAN LAKES	**	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
11	WILLOW CREST	**½	630	18		18	70	6372	67.00		62.00		MAND
13	BOLINGBROOK	****½	630	18		18	72	7140	72.00		60.00		MAND
14	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
14	RUFFLED FEATHERS	****	630	18		18	72	6878	72.00		57.00		MAND
14	FOXFORD HILLS	****	847	18		18	72	6988	61.00		57.00		MAND
14	COG HILL	****	630	72	#2	18	72	6240	57.00		57.00		32.00
18	WHITE DEER RUN	****	847	18		18	72	7100	71.00		54.00		MAND
18	VILLAGE LINKS	****	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
20	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
21	ARROWHEAD	***½	630	27	WEST	18	35	3279	60.00		50.00		34.00
22	MAKRAY MEMORIAL	**	847	18		18	71	7015	74.00		49.00		36.00
22	ARBORETUM	***½	847	18		18	72	6477	62.00		49.00		36.00
22	ORCHARD VALLEY	****½	630	18		18	72	6802	59.00		49.00		32.00
22	STEEPLECHASE	****	847	18		18	72	6818	56.00		49.00		MAND
22	OAK BROOK	***½	630	18		18	72	6495	53.00		49.00		32.00
27	KLEIN CREEK	***½	630	18		18	72	6701	67.00		48.00		MAND
28	CRANE'S LANDING (MARRIOTT	***	847	18		18	70	6300	57.00		47.00		MAND
28	TRADITION AT CHEVY CHASE	****	847	18		18	72	6543	56.00		47.00		MAND
28	GEORGE DUNNE NATIONAL	***½	708	18		18	72	6690	52.00		47.00		30.00
31	DEERPATH PARK	***	847	18		18	70	6235	51.00		46.00		36.00
32	WILMETTE PARK	***½	847	18		18	70	6068	49.00		45.00		32.00
33	HIGHLAND PARK C.C.	***	847	18		18	70	6506	52.00		44.00		MAND
34	DEERFIELD PARK	**½	847	18		18	72	6816	51.00		43.00		38.00
34	ST ANDREWS	***½	630	36	NO. 1	18	71	6403	48.00		43.00		32.00
34	ST ANDREWS	***	630	36	NO. 2	18	72	6425	48.00		43.00		32.00
37	SPORTSMAN'S	***	847	27	CHAMPION	18	70	6347	49.00		42.00		34.00
37	WINNETKA	***½	847	27	REGULAR	18	71	6472	49.00		42.00		32.00
37	SHEPHERD'S CROOK	****½	847	18		18	71	6827	42.00		42.00		26.00
40	MISTWOOD	****½	815	18		18	72	6727	61.00		41.00		36.00
40	OAK GROVE	****½	815	18		18	72	7021	51.00		41.00		MAND
40	BLACKBERRY OAKS	****	815	18		18	72	6258	49.00		41.00		32.00
40	GLENCOE	**½	847	18		18	72	6517	49.00		41.00		32.00
40	FOX BEND	***½	630	18		18	71	6660	47.00		41.00		32.00
45	BIG RUN	***	815	18		18	72	6707	50.00		40.00		36.00
45	BROKEN ARROW	***½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
45	MT. PROSPECT	***	847	18		18	71	6204	50.00		40.00		34.00
45	SPRINGBROOK	***½	630	18		18	72	6896	50.00		40.00		32.00
45	LAKE BLUFF	***	847	18		18	72	6595	46.00		40.00		32.00
45	ODYSSEY CLUB	***½	708	18		18	72	7095	46.00		40.00		MAND
51	SCHAUMBURG GOLF CLUB	***½	847	27	YELLOW	18	72	6640	49.00		39.00		34.00
51	GLENVIEW PARK	***	847	18		18	70	6050	48.00		39.00		32.00

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18 HOLE WEEKDAY GREEN FEES

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
53	PHEASANT RUN	*** ½	630	18		18	71	6315	57.00		38.00		MAND
53	NAPERBROOK	*** ½		18		18	72	6755	48.00		38.00		32.00
53	SETTLER'S HILL	*** ½	630	18		18	72	6055	47.00		38.00		MAND
53	PALATINE HILLS	****	847	18		18	72	6520	44.00		38.00		36.00
57	CHALET HILLS	**** ½	847	18		18	70	6907	57.00		37.00		MAND
57	TAMARACK	*** ½	630	18		18	70	6955	47.00		37.00		MAND
57	COG HILL	****	630	72	#3	18	72	6298	45.00		37.00		32.00
57	COG HILL	***	630	72	#1	18	71	6224	45.00		37.00		32.00
57	SILVER LAKE	*** ½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
57	SILVER LAKE	****	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
57	VILLAGE GREENS	***	630	18		18	72	6290	45.00		37.00		32.00
57	FRESH MEADOWS	***	708	18		18	70	6276	44.00		37.00		22.00
57	VILLA OLIVIA	***	630	18		18	70	6141	40.00		37.00		32.00
66	BLACKSTONE		815	18		18	72	6734	56.00		36.00		26.00
66	WATERS EDGE	*** ½	708	18		18	72	6984	51.00		36.00		30.00
66	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
66	DORAL EAGLEWOOD	***	630	18		18	71	6017	47.00		36.00		MAND
66	BITTERSWEET	***	847	18		18	72	6833	46.00		36.00		36.00
66	FOX LAKE	***	847	18		18	72	6347	45.00		36.00		MAND
66	HIGHLANDS OF ELGIN	****	847	18		18	71	6707	43.00		36.00		38.00
66	HIGHLAND WOODS	***	847	18		18	72	6600	41.00		36.00		30.00
74	OLD OAK	****	708	18		18	71	6357	50.00		35.00		34.00
74	SANCTUARY	*** ½	815	18		18	72	6701	45.00		35.00		30.00
74	UNIVERSITY GOLF CLUB	** ½	708	18		18	72	6881	45.00		35.00		28.00
74	PRAIRIE BLUFF		815	18		18		6850	43.00		35.00		32.00
74	BONNIE BROOK	*** ½	847	18		18	72	6626	41.00		35.00		34.00
74	BLOOMINGDALE	** ½	630	18		18	72	6335	40.00		35.00		34.00
74	SUNSET VALLEY	*** ½	847	18		18	72	6500	40.00		35.00		32.00
74	WHITE PINES	***	630	36	WEST	18	72	6601	40.00		35.00		34.00
74	WHITE PINES	***	630	36	EAST	18	71	6133	40.00		35.00		34.00
74	CARILLON	*** ½	815	18		18	71	6607	35.00		35.00		30.00
84	BARTLETT HILLS	***	630	18		18	71	6463	47.00		34.00		32.00
84	HERITAGE BLUFFS	****	815	18		18	72	7106	47.00		34.00		32.00
84	WOODBINE G.C.	***	815	18		18	70	6020	43.00		34.00		32.00
84	FOX RUN GOLF LINKS	***	847	18		18	70	6350	40.00		34.00		MAND
84	GLENEAGLES	** ½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
84	GLENEAGLES	*** ½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
90	OAK RIDGE	***	815	18		18	72	6900	37.00		33.00		MAND
90	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
92	RANDALL OAKS	**** ½	847	18		18	71	6956	51.00		32.00		36.00
92	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
92	GOLF CLUB ILLINOIS	****	847	18		18	71	6558	45.00		32.00		28.00
92	VILLAGE GREEN	**	847	18		18	70	6235	42.00		32.00		12.00
92	OAK MEADOWS	*** ½	630	18		18	71	6818	40.00		32.00		34.00
92	COUNTRYSIDE	***	847	18		18	72	6198	39.00		32.00		30.00
92	FOSS PARK	** ½	847	18		18	72	6683	37.00		32.00		28.00
92	INWOOD	**	815	18		18	72	6296	37.00		32.00		34.00
92	WEDGEWOOD	*** ½	815	18		18	72	6900	37.00		32.00		34.00
92	WOODRUFF	**	815	18		18	68	5563	37.00		32.00		32.00
102	PLUM TREE NATIONAL	*** ½	815	18		18	72	6900	47.00		31.00		MAND
102	RED TAIL	*** ½	815	18		18	72	6803	47.00		31.00		MAND
102	CARRIAGE GREENS	***	630	18		18	70	6400	36.00		31.00		MAND

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	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
102	BRAE LOCH	**	847	18		18	70	5900	30.00		31.00		34.00
106	BALMORAL WOODS	*** ½	708	18		18	72	6683	49.00		30.00		MAND
106	CARY	***	847	18		18	72	6140	45.00		30.00		32.00
106	POPLAR CREEK	***	847	18		18	70	6122	44.00		30.00		MAND
106	GREEN GARDEN	****	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
106	GREEN GARDEN	****	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
106	PHILLIPS PARK	* ½	630	18		18	71	5931	36.00		30.00		28.00
106	EVERGREEN	*** ½	773	18		18	71	6355	35.00		30.00		30.00
106	GLENDALE LAKES	*** ½	630	18		18	72	6335	35.00		30.00		MAND
106	COUNTRY LAKES	*** ½	630	18		18	73	6656	33.00		30.00		30.00
115	PINECREST	****	847	18		18	72	6309	35.00		29.00		MAND
115	BONNIE DUNDEE	***	847	18		18	70	6195	32.00		29.00		34.00
115	CHICK EVANS	* ½	847	18		18	71	5626	31.00		29.00		30.00
115	INDIAN BOUNDARY	** ½	312	18		18	70	6003	31.00		29.00		30.00
115	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	29.00		29.00		28.00
120	BUFFALO GROVE	***	847	18		18	72	6883	41.00		28.00		34.00
120	TUCKAWAY	** ½	708	18		18	71	6185	37.00		28.00		34.00
122	OLD ORCHARD	***	847	18		18	71	6458	59.50		27.50		MAND
123	HILLDALE	****	847	18		18	71	6497	46.00		27.00		MAND
123	CRYSTAL WOODS	** ½	815	18		18	72	6403	39.00		27.00		34.00
123	MAPLE MEADOWS	** ½	630	18		18	70	6459	34.00		27.00		MAND
123	PRAIRIE VIEW	****	815	18		18	72	6893	33.00		27.00		30.00
123	FOX VALLEY	*** ½	630	18		18	72	6369	32.00		27.00		28.00
128	MIDLANE	****	847	18		18	72	6964	50.00		26.00		36.00
128	DEER CREEK	*** ½	708	18		18	72	6755	41.00		26.00		16.00
128	NETTLE CREEK	***	815	18		18	71	6500	36.00		26.00		32.00
128	MINNIE MONESSE	***	815	18		18	71	6506	35.00		26.00		18.00
132	MARENGO RIDGE	****	815	18		18	72	6845	42.00		25.00		28.00
132	GLENWOODIE	*** ½	708	18		18	72	6423	41.00		25.00		28.00
132	CINDER RIDGE	***	815	18		18	72	6803	35.00		25.00		20.00
132	BOONE CREEK		815	27		18	71	6524	31.00		25.00		30.00
132	EDGEBROOK	* ½	312	18		18	66	5626	29.00		25.00		30.00
132	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
132	RIVER OAKS	** ½	708	18		18	72	6416	29.00		25.00		30.00
132	OAK CLUB OF GENOA	***	815	18		18	72	6850	26.00		25.00		MAND
132	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00
141	PRARIE ISLE	****	815	18		18	72	6469	49.00		24.00		MAND
141	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
141	JACKSON PARK	* ½	312	18		18	69	5463	27.00		24.00		32.00
144	LINCOLN OAKS	** ½	708	18		18	72	6298	35.00		23.00		28.00
144	LONGWOOD	**	708	18		18	70	6061	35.00		23.00		28.00
144	RENWOOD	***	847	18		18	72	6062	33.00		23.00		32.00
144	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
148	HICKORY HILLS	** ½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
148	MEADOWS, THE	* ½	708	18		18	71	6511	30.00		22.00		26.00
148	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00
148	CHAPEL HILL	**	815	18		18	70	6113	25.00		22.00		MAND
152	HUGHES CREEK	*** ½	815	18		18	72	6506	42.00		21.00		MAND
152	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
152	OAK SPRINGS	** ½	815	18		18	72	6354	27.00		21.00		28.00
152	ANTIOCH	*** ½	847	18		18	72	6300	25.00		21.00		MAND
156	MILL CREEK	****	630	18		18	72	6920	39.00		20.00		MAND

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

40469.59

40469.59

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
156	SOUTH SHORE	* *	815	18		18	72	6345	30.00		20.00		30.00
156	PETER JANS (Frank Govern)		847	18		18	60	3608	25.00		20.00		25.00
156	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
160	CARDINAL CREEK	* * *	815	27		18	72	6170	33.00		18.00		20.00
160	BLISS CREEK G. C.	* ½	630	18		18	69	5362	28.00		18.00		28.00
160	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
160	MATENO G.C.		815	18		18		6435	24.00		18.00		16.00
164	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKEND GREEN FEES

40469.59

40469.59

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
1	INDIAN LAKES	BLOOMINGDALE	630	27	East Trail	9	36	3443		42.00		35.00	
2	CANTIGNY	WHEATON	630	27	9 HOLE	9	36	3253		35.00		35.00	
3	ARROWHEAD	WHEATON	630	27	SOUTH	9	35	3401		30.00		25.00	
3	ARROWHEAD	WHEATON	630	27	EAST	9	35	3337		30.00		25.00	
3	BROKEN ARROW	LOCKPORT	815	27	NORTH	9	36	3331		30.00		25.00	
6	CARDINAL CREEK	BEECHER	815	27		9	36	3177		27.00		16.00	
7	SIDNEY R. MAROVITZ	CHICAGO	312	9		9	36	3240		25.00		22.00	
8	SPORTSMAN'S	NORTHBROOK	847	27	EAST	9	35	2905		24.00		20.00	
8	VILLAGE LINKS	GLEN ELLYN	630	27	9 HOLE	9	36	3353		24.00		19.00	
10	MID IRON CLUB	LEMONT	630	9		9	31	1742		22.00		15.00	
10	RIVER BEND G.C.	LISLE	630	9		9	36	3308		22.00		20.00	
10	WILLOW HILL	NORTHBROOK	847	9		9	34	2800		22.00		18.00	
13	SCHAUMBURG GOLF CLUB	SCHAUMBURG	847	27	WHITE	9	36	3100		21.00		19.00	
14	FLAG CREEK	LA GRANGE	708	9		9	33	2492		20.00		18.00	
14	GRAYSTONE	TINLEY PARK	708	9		9	35	2950		20.00		19.00	
14	OAK HILLS	PALOS HEIGHTS	708	9		9	35	2835		20.00		17.00	
14	POTTAWATOMIE	ST. CHARLES	630	9		9	35	3005		20.00		18.00	
14	ROBERT A. BLACK	CHICAGO	312	9	916-0040	9	33	2339		20.00		18.00	
14	WESTERN ACRES	GLEN ELLYN	630	9		9	35	3100		20.00		18.00	
20	WILLOW RUN	MOKENA	815	9		9	35	2950		19.50		18.00	
21	BILLY CALDWELL	CHICAGO	312	9		9	35	3029		19.00		17.00	
21	DOWNERS GROVE	DOWNERS GROVE	630	9		9	36	3233		19.00		18.25	
21	HEATHER RIDGE	GURNEE	847	9		9	35	3007		19.00		16.00	
21	MEADOWLARK	HINSDALE	708	9		9	36	3333		19.00		17.00	
21	ROB ROY	PROSPECT HEIGHTS	847	9		9	36	3100		19.00		16.00	
21	SUGAR CREEK	VILLA PARK	630	9		9	31	2243		19.00		18.00	
21	TAMOSHANTER	NILES	847	9		9	33	2366		19.00		18.00	
21	VERNON HILLS	VERNON HILLS	847	9		9	34	3063		19.00		17.00	
29	COLUMBUS PARK	CHICAGO	312	9		9	34	2753		18.00		16.00	
29	FOUNTAIN HILLS	ALSIP	708	9		9	36	3233		18.00		16.00	
29	GLENVIEW NATIONAL 9	GLEN VIEW	847	9		9	31			18.00		16.00	
29	MARQUETTE PARK	CHICAGO	312	9		9	33	3187		18.00		16.00	
29	PALOS COUNTRY CLUB	ORLAND PARK	708	9		9	36	3261		18.00		16.00	
29	SOUTH SHORE CC	CHICAGO	312	9		9	36	2720		18.00		16.00	
35	WING PARK	ELGIN	847	9		9	36	3195		17.50		15.50	
36	BOUGHTON RIDGE	BOLINGBROOK	630	9		9	32	2035		17.00		16.00	
36	BOURNE	NORWAY	815	9		9	26	3156		17.00		12.00	
36	HICKORY HILLS	HICKORY HILLS	708	27	NO. 2	9	36	1630		17.00		17.00	
36	STREAMWOOD OAKS	STREAMWOOD	630	9		9	36	3435		17.00		15.00	
40	CHICAGO HEIGHTS - WEST	CHICAGO HEIGHTS	708	9		9	36	3074		16.00		14.00	
40	CHICAGO HEIGHTS EAST	CHICAGO HEIGHTS	708	9		9	35	2965		16.00		14.00	
40	CRAIG WOODS	WOODSTOCK	815	9		9	30	3366		16.00		14.00	
40	GREEN MEADOWS	WESTMONT	630	9		9	30	1942		16.00		14.00	
40	SHAMROCK	ST. ANNE	815	9		9	30	3357		16.00		13.00	
40	TWIN LAKES	PALATINE	847	9		9	29	1507		16.00		14.00	
46	TWIN LAKES	WESTMONT	630	9		9	29	1651		15.50		14.00	
47	ADDISON LINKS & TEES	ADDISON	630	9		9	27	1161		15.00		15.00	
47	PALOS HILLS	PALOS HILLS	708	9		9	35	2838		15.00		15.00	
47	SILVER LAKE	ORLAND PARK	708	45	ROLL HILL	9	29	1587		15.00		14.00	
50	PISTAKEE	MCHENRY	815	9		9	36	3025		14.50		13.50	
51	ANETSBURGER	NORTHBROOK	847	9		9	28	1200		14.00		13.00	
51	CARILLON NORTH	GRAYSLAKE	847	9		9	27	1187		14.00		12.00	

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKEND GREEN FEES

40469.59

40469.59

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
51	GOLF CENTER OF DESPLAINES	DES PLAINES	847	9		9	27	1050		14.00		12.00	
51	HIGH POINT	ESSEX	815	9		9	36	3263		14.00		11.00	
51	WHITE MOUNTAIN EXECUTIVE	TINLEY PARK	708	9		9	29	1741		14.00		12.00	
56	SALT CREEK	ITASCA	630	18	WHITE	9	31	2104		13.50		12.50	
56	SALT CREEK	ITASCA	630	18	RED	9	28	1703		13.50		12.50	
58	ADDISON	ADDISON	630	9		9	27	1705		13.00		12.00	
58	KEN LOCH	LOMBARD	630	9		9	30	1840		13.00		12.00	
58	NICHOL KNOLL	ARLINGTON HEIGHTS	847	9		9	27	1163		13.00		11.00	
61	APPLE ORCHARD	BARTLETT	630	9		9	27	1360		12.75		11.75	
62	BROKEN ARROW	LOCKPORT	815	27	HORT LIN	9	27	900		12.00		12.00	
62	HICKORY KNOLLS	LAKE VILLA	847	9		9	30	1800		12.00		10.00	
62	WALNUT GREENS	SCHAUMBURG	847	9		9	27	1180		12.00		10.00	
62	WINNETKA	WINNETKA	847	27	PAR 3	9	27	1194		12.00		12.00	
62	ZIGFIELD TROY	WOODRIDGE	630	9		9	27	1064		12.00		10.00	
67	SHILO PARK	ZION	847	9		9	35	2900		11.00		10.00	
68	WEBER PARK	SKOKIE	847	9		9	27	1095		10.50		10.00	
69	GOLF VISTA	MONEE	708	9		9	29	1530		10.00		10.00	
69	GREENSHIRE	WAUKEGAN	847	9		9	27	1265		10.00		9.00	
71	BRAIDWOOD FAIRWAYS	BRAIDWOOD	815	9		9	36	2914		9.00		7.00	
72	O'HARE INN	DES PLAINES	847	9		9	27	646		8.00		8.00	

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKDAY GREEN FEES

40469.59

40469.59

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
1	CANTIGNY	WHEATON	630	27	9 HOLE	9	36	3253		35.00		35.00	
1	INDIAN LAKES	BLOOMINGDALE	630	27	East Trail	9	36	3443		42.00		35.00	
3	ARROWHEAD	WHEATON	630	27	SOUTH	9	35	3401		30.00		25.00	
3	ARROWHEAD	WHEATON	630	27	EAST	9	35	3337		30.00		25.00	
3	BROKEN ARROW	LOCKPORT	815	27	NORTH	9	36	3331		30.00		25.00	
6	SIDNEY R. MAROVITZ	CHICAGO	312	9		9	36	3240		25.00		22.00	
7	RIVER BEND G.C.	LISLE	630	9		9	36	3308		22.00		20.00	
7	SPORTSMAN'S	NORTHBROOK	847	27	EAST	9	35	2905		24.00		20.00	
9	GRAYSTONE	TINLEY PARK	708	9		9	35	2950		20.00		19.00	
9	SCHAUMBURG GOLF CLUB	SCHAUMBURG	847	27	WHITE	9	36	3100		21.00		19.00	
9	VILLAGE LINKS	GLEN ELLYN	630	27	9 HOLE	9	36	3353		24.00		19.00	
12	DOWNERS GROVE	DOWNERS GROVE	630	9		9	36	3233		19.00		18.25	
13	FLAG CREEK	LA GRANGE	708	9		9	33	2492		20.00		18.00	
13	POTTAWATOMIE	ST. CHARLES	630	9		9	35	3005		20.00		18.00	
13	ROBERT A. BLACK	CHICAGO	312	9	916-0040	9	33	2339		20.00		18.00	
13	SUGAR CREEK	VILLA PARK	630	9		9	31	2243		19.00		18.00	
13	TAMOSHANTER	NILES	847	9		9	33	2366		19.00		18.00	
13	WESTERN ACRES	GLEN ELLYN	630	9		9	35	3100		20.00		18.00	
13	WILLOW HILL	NORTHBROOK	847	9		9	34	2800		22.00		18.00	
13	WILLOW RUN	MOKENA	815	9		9	35	2950		19.50		18.00	
21	BILLY CALDWELL	CHICAGO	312	9		9	35	3029		19.00		17.00	
21	HICKORY HILLS	HICKORY HILLS	708	27	NO. 2	9	36	1630		17.00		17.00	
21	MEADOWLARK	HINSDALE	708	9		9	36	3333		19.00		17.00	
21	OAK HILLS	PALOS HEIGHTS	708	9		9	35	2835		20.00		17.00	
21	VERNON HILLS	VERNON HILLS	847	9		9	34	3063		19.00		17.00	
26	BOUGHTON RIDGE	BOLINGBROOK	630	9		9	32	2035		17.00		16.00	
26	CARDINAL CREEK	BEECHER	815	27		9	36	3177		27.00		16.00	
26	COLUMBUS PARK	CHICAGO	312	9		9	34	2753		18.00		16.00	
26	FOUNTAIN HILLS	ALSIP	708	9		9	36	3233		18.00		16.00	
26	GLENVIEW NATIONAL 9	GLEN VIEW	847	9		9	31			18.00		16.00	
26	HEATHER RIDGE	GURNEE	847	9		9	35	3007		19.00		16.00	
26	MARQUETTE PARK	CHICAGO	312	9		9	33	3187		18.00		16.00	
26	PALOS COUNTRY CLUB	ORLAND PARK	708	9		9	36	3261		18.00		16.00	
26	ROB ROY	PROSPECT HEIGHTS	847	9		9	36	3100		19.00		16.00	
26	SOUTH SHORE CC	CHICAGO	312	9		9	36	2720		18.00		16.00	
36	WING PARK	ELGIN	847	9		9	36	3195		17.50		15.50	
37	ADDISON LINKS & TEES	ADDISON	630	9		9	27	1161		15.00		15.00	
37	MID IRON CLUB	LEMONT	630	9		9	31	1742		22.00		15.00	
37	PALOS HILLS	PALOS HILLS	708	9		9	35	2838		15.00		15.00	
37	STREAMWOOD OAKS	STREAMWOOD	630	9		9	36	3435		17.00		15.00	
41	CHICAGO HEIGHTS - WEST	CHICAGO HEIGHTS	708	9		9	36	3074		16.00		14.00	
41	CHICAGO HEIGHTS EAST	CHICAGO HEIGHTS	708	9		9	35	2965		16.00		14.00	
41	CRAIG WOODS	WOODSTOCK	815	9		9	30	3366		16.00		14.00	
41	GREEN MEADOWS	WESTMONT	630	9		9	30	1942		16.00		14.00	
41	SILVER LAKE	ORLAND PARK	708	45	ROLL HILLS	9	29	1587		15.00		14.00	
41	TWIN LAKES	PALATINE	847	9		9	29	1507		16.00		14.00	
41	TWIN LAKES	WESTMONT	630	9		9	29	1651		15.50		14.00	
48	PISTAKEE	MCHENRY	815	9		9	36	3025		14.50		13.50	
49	ANETSBURGER	NORTHBROOK	847	9		9	2B	1200		14.00		13.00	
49	SHAMROCK	ST. ANNE	815	9		9	30	3357		16.00		13.00	
51	SALT CREEK	ITASCA	630	18	WHITE	9	31	2104		13.50		12.50	
51	SALT CREEK	ITASCA	630	18	RED	9	28	1703		13.50		12.50	

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKDAY GREEN FEES

40469.59

40469.59

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
53	ADDISON	ADDISON	630	9		9	27	1705		13.00		12.00	
53	BOURNE	NORWAY	815	9		9	26	3156		17.00		12.00	
53	BROKEN ARROW	LOCKPORT	815	27	HORT LINK	9	27	900		12.00		12.00	
53	CARILLON NORTH	GRAYSLAKE	847	9		9	27	1187		14.00		12.00	
53	GOLF CENTER OF DESPLAINES	DES PLAINES	847	9		9	27	1050		14.00		12.00	
53	KEN LOCH	LOMBARD	630	9		9	30	1840		13.00		12.00	
53	WHITE MOUNTAIN EXECUTIVE	TINLEY PARK	708	9		9	29	1741		14.00		12.00	
53	WINNETKA	WINNETKA	847	27	PAR 3	9	27	1194		12.00		12.00	
61	APPLE ORCHARD	BARTLETT	630	9		9	27	1360		12.75		11.75	
62	HIGH POINT	ESSEX	815	9		9	36	3263		14.00		11.00	
62	NICHOL KNOLL	ARLINGTON HEIGHTS	847	9		9	27	1163		13.00		11.00	
64	GOLF VISTA	MONEE	708	9		9	29	1530		10.00		10.00	
64	HICKORY KNOLLS	LAKE VILLA	847	9		9	30	1800		12.00		10.00	
64	SHILO PARK	ZION	847	9		9	35	2900		11.00		10.00	
64	WALNUT GREENS	SCHAUMBURG	847	9		9	27	1180		12.00		10.00	
64	WEBER PARK	SKOKIE	847	9		9	27	1095		10.50		10.00	
64	ZIGFIELD TROY	WOODRIDGE	630	9		9	27	1064		12.00		10.00	
70	GREENSHIRE	WAUKEGAN	847	9		9	27	1265		10.00		9.00	
71	O'HARE INN	DES PLAINES	847	9		9	27	646		8.00		8.00	
72	BRAIDWOOD FAIRWAYS	BRAIDWOOD	815	9		9	36	2914		9.00		7.00	

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40469.59

40469.59

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
1	ANTIOCH	***½	847	18		18	72	6300	25.00		21.00		MAND
1	BALMORAL WOODS	***½	708	18		18	72	6683	49.00		30.00		MAND
1	BOLINGBROOK	****½	630	18		18	72	7140	72.00		60.00		MAND
1	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
1	CARRIAGE GREENS	***	630	18		18	70	6400	36.00		31.00		MAND
1	CHALET HILLS	****½	847	18		18	70	6907	57.00		37.00		MAND
1	CHAPEL HILL	**	815	18		18	70	6113	25.00		22.00		MAND
1	COG HILL	****	630	72	#4	18	72	6894	137.00		137.00		MAND
1	CRANE'S LANDING (MARRIOTT	***	847	18		18	70	6300	57.00		47.00		MAND
1	DORAL EAGLEWOOD	***	630	18		18	71	6017	47.00		36.00		MAND
1	FOX LAKE	***	847	18		18	72	6347	45.00		36.00		MAND
1	FOX RUN GOLF LINKS	***	847	18		18	70	6350	40.00		34.00		MAND
1	FOXFORD HILLS	****	847	18		18	72	6988	61.00		57.00		MAND
1	GLENDALE LAKES	***½	630	18		18	72	6335	35.00		30.00		MAND
1	GREEN GARDEN	****	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
1	GREEN GARDEN	****	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
1	HARBORSIDE LINKS	***½	312	18	PORT	18	72	7171	77.00		64.00		MAND
1	HARBORSIDE LINKS	****	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
1	HICKORY HILLS	**½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
1	HIGHLAND PARK C.C.	***	847	18		18	70	6506	52.00		44.00		MAND
1	HILLDALE	****	847	18		18	71	6497	46.00		27.00		MAND
1	HUGHES CREEK	***½	815	18		18	72	6506	42.00		21.00		MAND
1	KLEIN CREEK	***½	630	18		18	72	6701	67.00		48.00		MAND
1	MAPLE MEADOWS	**½	630	18		18	70	6459	34.00		27.00		MAND
1	MILL CREEK	****	630	18		18	72	6920	39.00		20.00		MAND
1	OAK CLUB OF GENOA	***	815	18		18	72	6850	26.00		25.00		MAND
1	OAK GROVE	****½	815	18		18	72	7021	51.00		41.00		MAND
1	OAK RIDGE	***	815	18		18	72	6900	37.00		33.00		MAND
1	ODYSSEY CLUB	***½	708	18		18	72	7095	46.00		40.00		MAND
1	OLD ORCHARD	***	847	18		18	71	6458	59.50		27.50		MAND
1	PHEASANT RUN	***½	630	18		18	71	6315	57.00		38.00		MAND
1	PINECREST	****	847	18		18	72	6309	35.00		29.00		MAND
1	PLUM TREE NATIONAL	***½	815	18		18	72	6900	47.00		31.00		MAND
1	POPLAR CREEK	***	847	18		18	70	6122	44.00		30.00		MAND
1	PRARIE ISLE	****	815	18		18	72	6469	49.00		24.00		MAND
1	RED TAIL	***½	815	18		18	72	6803	47.00		31.00		MAND
1	RUFFLED FEATHERS	****	630	18		18	72	6878	72.00		57.00		MAND
1	SETTLER'S HILL	***½	630	18		18	72	6055	47.00		38.00		MAND
1	SEVEN BRIDGES	****	630	18		18	72	7118	89.00		72.00		MAND
1	STEEPLECHASE	****	847	18		18	72	6818	56.00		49.00		MAND
1	TAMARACK	***½	630	18		18	70	6955	47.00		37.00		MAND
1	THUNDERHAWK	****½	847	18		18	72	7031	82.00		63.00		MAND
1	TRADITION AT CHEVY CHASE	****	847	18		18	72	6543	56.00		47.00		MAND
1	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
1	WHITE DEER RUN	****	847	18		18	72	7100	71.00		54.00		MAND
1	WILLOW CREST	**½	630	18		18	70	6372	67.00		62.00		MAND
47	GLEN CLUB	****½	847	18		18	72	7149	177.00		162.00		44.00
48	CANTIGNY	****½	630	27	PREMIER	18	72	6709	90.00		85.00		40.00
49	DEERFIELD PARK	**½	847	18		18	72	6816	51.00		43.00		38.00
49	HIGHLANDS OF ELGIN	****	847	18		18	71	6707	43.00		36.00		38.00
51	ARBORETUM	***½	847	18		18	72	6477	62.00		49.00		36.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40469.59

40469.59

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
51	BIG RUN	***	815	18		18	72	6707	50.00		40.00		36.00
51	BITTERSWEET	***	847	18		18	72	6833	46.00		36.00		36.00
51	DEERPATH PARK	***	847	18		18	70	6235	51.00		46.00		36.00
51	MAKRAY MEMORIAL	**	847	18		18	71	7015	74.00		49.00		36.00
51	MIDLANE	****	847	18		18	72	6964	50.00		26.00		36.00
51	MISTWOOD	****½	815	18		18	72	6727	61.00		41.00		36.00
51	PALATINE HILLS	****	847	18		18	72	6520	44.00		38.00		36.00
51	RANDALL OAKS	****½	847	18		18	71	6956	51.00		32.00		36.00
51	STONEWALL ORCHARD	****	847	18		18	72	7074	77.00		70.00		36.00
51	VILLAGE LINKS	****	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
62	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
62	ARROWHEAD	***½	630	27	WEST	18	35	3279	60.00		50.00		34.00
62	BLOOMINGDALE	**½	630	18		18	72	6335	40.00		35.00		34.00
62	BONNIE BROOK	***½	847	18		18	72	6626	41.00		35.00		34.00
62	BONNIE DUNDEE	***	847	18		18	70	6195	32.00		29.00		34.00
62	BRAE LOCH	**	847	18		18	70	5900	30.00		31.00		34.00
62	BROKEN ARROW	***½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
62	BUFFALO GROVE	***	847	18		18	72	6883	41.00		28.00		34.00
62	CRYSTAL WOODS	**½	815	18		18	72	6403	39.00		27.00		34.00
62	INDIAN LAKES	**	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
62	INWOOD	**	815	18		18	72	6296	37.00		32.00		34.00
62	MT. PROSPECT	***	847	18		18	71	6204	50.00		40.00		34.00
62	OAK MEADOWS	***½	630	18		18	71	6818	40.00		32.00		34.00
62	OLD OAK	****	708	18		18	71	6357	50.00		35.00		34.00
62	SCHAUMBURG GOLF CLUB	***½	847	27	YELLOW	18	72	6640	49.00		39.00		34.00
62	SPORTSMAN'S	***	847	27	CHAMPION	18	70	6347	49.00		42.00		34.00
62	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
62	TUCKAWAY	**½	708	18		18	71	6185	37.00		28.00		34.00
62	WEDGEWOOD	***½	815	18		18	72	6900	37.00		32.00		34.00
62	WHITE PINES	***	630	36	WEST	18	72	6601	40.00		35.00		34.00
62	WHITE PINES	***	630	36	EAST	18	71	6133	40.00		35.00		34.00
83	BARTLETT HILLS	***	630	18		18	71	6463	47.00		34.00		32.00
83	BLACKBERRY OAKS	****	815	18		18	72	6258	49.00		41.00		32.00
83	CARY	***	847	18		18	72	6140	45.00		30.00		32.00
83	COG HILL	****	630	72	#2	18	72	6240	57.00		57.00		32.00
83	COG HILL	****	630	72	#3	18	72	6298	45.00		37.00		32.00
83	COG HILL	***	630	72	#1	18	71	6224	45.00		37.00		32.00
83	FOX BEND	***½	630	18		18	71	6660	47.00		41.00		32.00
83	GLENCOE	**½	847	18		18	72	6517	49.00		41.00		32.00
83	GLENEAGLES	**½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
83	GLENEAGLES	***½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
83	GLENVIEW PARK	***	847	18		18	70	6050	48.00		39.00		32.00
83	HERITAGE BLUFFS	****	815	18		18	72	7106	47.00		34.00		32.00
83	JACKSON PARK	*½	312	18		18	69	5463	27.00		24.00		32.00
83	LAKE BLUFF	***	847	18		18	72	6595	46.00		40.00		32.00
83	NAPERBROOK	***½		18		18	72	6755	48.00		38.00		32.00
83	NETTLE CREEK	***	815	18		18	71	6500	36.00		26.00		32.00
83	OAK BROOK	***½	630	18		18	72	6495	53.00		49.00		32.00
83	ORCHARD VALLEY	****½	630	18		18	72	6802	59.00		49.00		32.00
83	PINE MEADOW	****½	847	18		18	72	7141	84.00		69.00		32.00
83	PRAIRIE BLUFF		815	18		18		6850	43.00		35.00		32.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40469.59

40469.59

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
83	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
83	RENWOOD	***	847	18		18	72	6062	33.00		23.00		32.00
83	SILVER LAKE	***½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
83	SILVER LAKE	****	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
83	SPRINGBROOK	***½	630	18		18	72	6896	50.00		40.00		32.00
83	ST ANDREWS	***½	630	36	NO. 1	18	71	6403	48.00		43.00		32.00
83	ST ANDREWS	***	630	36	NO. 2	18	72	6425	48.00		43.00		32.00
83	SUNSET VALLEY	***½	847	18		18	72	6500	40.00		35.00		32.00
83	VILLA OLIVIA	***	630	18		18	70	6141	40.00		37.00		32.00
83	VILLAGE GREENS	***	630	18		18	72	6290	45.00		37.00		32.00
83	WILMETTE PARK	***½	847	18		18	70	6068	49.00		45.00		32.00
83	WINNETKA	***½	847	27	REGULAR	18	71	6472	49.00		42.00		32.00
83	WOODBINE G.C.	***	815	18		18	70	6020	43.00		34.00		32.00
83	WOODRUFF	**	815	18		18	68	5563	37.00		32.00		32.00
117	BOONE CREEK		815	27		18	71	6524	31.00		25.00		30.00
117	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
117	CARILLON	***½	815	18		18	71	6607	35.00		35.00		30.00
117	CHICK EVANS	*½	847	18		18	71	5626	31.00		29.00		30.00
117	COUNTRY LAKES	***½	630	18		18	73	6656	33.00		30.00		30.00
117	COUNTRYSIDE	***	847	18		18	72	6198	39.00		32.00		30.00
117	EDGEBROOK	*½	312	18		18	66	5626	29.00		25.00		30.00
117	EVERGREEN	***½	773	18		18	71	6355	35.00		30.00		30.00
117	GEORGE DUNNE NATIONAL	***½	708	18		18	72	6690	52.00		47.00		30.00
117	HIGHLAND WOODS	***	847	18		18	72	6600	41.00		36.00		30.00
117	INDIAN BOUNDARY	**½	312	18		18	70	6003	31.00		29.00		30.00
117	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
117	PRAIRIE VIEW	****	815	18		18	72	6893	33.00		27.00		30.00
117	RIVER OAKS	**½	708	18		18	72	6416	29.00		25.00		30.00
117	SANCTUARY	***½	815	18		18	72	6701	45.00		35.00		30.00
117	SOUTH SHORE	**	815	18		18	72	6345	30.00		20.00		30.00
117	WATERS EDGE	***½	708	18		18	72	6984	51.00		36.00		30.00
134	BLISS CREEK G. C.	*½	630	18		18	69	5362	28.00		18.00		28.00
134	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	29.00		29.00		28.00
134	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
134	FOSS PARK	**½	847	18		18	72	6683	37.00		32.00		28.00
134	FOX VALLEY	***½	630	18		18	72	6369	32.00		27.00		28.00
134	GLENWOODIE	***½	708	18		18	72	6423	41.00		25.00		28.00
134	GOLF CLUB ILLINOIS	****	847	18		18	71	6558	45.00		32.00		28.00
134	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
134	LINCOLN OAKS	**½	708	18		18	72	6298	35.00		23.00		28.00
134	LONGWOOD	**	708	18		18	70	6061	35.00		23.00		28.00
134	MARENGO RIDGE	****	815	18		18	72	6845	42.00		25.00		28.00
134	OAK SPRINGS	**½	815	18		18	72	6354	27.00		21.00		28.00
134	PHILLIPS PARK	*½	630	18		18	71	5931	36.00		30.00		28.00
134	UNIVERSITY GOLF CLUB	**½	708	18		18	72	6881	45.00		35.00		28.00
148	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00
149	BLACKSTONE		815	18		18	72	6734	56.00		36.00		26.00
149	MEADOWS, THE	*½	708	18		18	71	6511	30.00		22.00		26.00
149	SHEPHERD'S CROOK	****½	847	18		18	71	6827	42.00		42.00		26.00
152	PETER JANS (Frank Govern)		847	18		18	60	3608	25.00		20.00		25.00
153	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00

2010 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40469.59

40469.59

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2010 WKEND 18	2010 WKEND 9	2010 WKDAY 18	2010 WKDAY 9	2010 CART 18
153	PRAIRIE LANDING	**** ½	630	18		18	72	6919	84.00		67.00		24.00
153	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
156	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00
157	FRESH MEADOWS	***	708	18		18	70	6276	44.00		37.00		22.00
158	CARDINAL CREEK	***	815	27		18	72	6170	33.00		18.00		20.00
158	CINDER RIDGE	***	815	18		18	72	6803	35.00		25.00		20.00
158	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
161	MINNIE MONESSE	***	815	18		18	71	6506	35.00		26.00		18.00
162	DEER CREEK	*** ½	708	18		18	72	6755	41.00		26.00		16.00
162	MATENO G.C.		815	18		18		6435	24.00		18.00		16.00
164	VILLAGE GREEN	**	847	18		18	70	6235	42.00		32.00		12.00

A-7

To: Steve Jones, Village Manager

From: Larry Noller, Acting Finance Director

Copy: Dawn Bussey, Library Director

Date: November 1, 2010

Re: Property Tax Levy Resolution of Intent

Background

The Village Board began discussion of the 2010 property tax levy at the October 18 workshop. The next step in the process is for the Board to pass a Resolution of Intent which estimates the amount of taxes that will be levied.

The Village portion of the levy has remained unchanged from the previous materials distributed and discussed at the October 18, 2009 Village Board workshop. With the exception of the annual transfer of expiring debt into the Capital Projects Fund for ongoing street repair and replacement activities, the remainder of the levy was calculated with the objective of meeting the restrictions imposed by non-home rule tax caps. ***The total projected Village levy is proposed to increase by 2.3% over taxes extended by DuPage County in 2009.***

Since the October 18 workshop, I have adjusted the Library portion of the levy to reflect the 35% rebate of the Build America Bonds. This amount will be abated and therefore lowers the final levy. The abated amount is reflected at the bottom of the schedule in the same manner as the Links bonds abatement. With the abatement included, the Library's bond levy will decrease by 4.7% from the 2009 extension while ***the overall Library levy will increase by 3.0%.***

We have also revised the calendar of events to reflect the inclusion of the Finance Commission into the levy discussion and to allow the Board additional time to discuss the levy. We must strictly adhere to the Truth in Taxation Act this year due to the reallocation of a portion of the debt service levy to the operating levy for capital projects. Under the Truth in Taxation Act, an increase in our operating levy of 5% or more requires a public hearing and a very specific public notice which must be published no less than 7 days and no more than 14 days prior to the hearing. ***While our total levy for the Village and Library is proposed to increase by 2.6%***, the operating portion will increase 11.3% due to the reallocation of Village debt service to fund our street maintenance program. The revised schedule allows for discussion at the November 8 meeting and November 15 workshop.

Including consideration of this resolution on November 8, we will have the opportunity for four public presentations at which to discuss details of the proposed tax levy and there will also be public discussion at the November 12 Finance Commission meeting. This will ensure we are

able to maximize the opportunity for public input and feedback on proposed property taxes for 2010.

Action Requested

Village Board passage of the attached Resolution of Intent at the November 8, 2010 regular meeting.

Attachments

A. Revised proposed 2010 property tax levies for the Village and Library.
B. Revised calendar of events.
C. Resolution approved by the Library Board at their September 20, 2010 meeting requesting the Village Board to extend their 2010 property tax levy request.
D. Copy of the Build American Bond credit schedule.
E. An excerpt from the ILCS which sets the requirement which is the basis for the resolution proposed for adoption on November 8.
F. Village Board resolution as required in Attachment E. Amounts may be changed prior to final approval of the property tax levy.
G. Truth in Taxation notice scheduled for publication in the Nov 25 Glen Ellyn News.

A

VILLAGE OF GLEN ELLYN

ESTIMATED 2010 PROPERTY TAX LEVY

(Collected in 2011)

	2009 Taxes Extended	2010 Proposed Levy	$ Inc/(Dec)	% Inc/(Dec)
VILLAGE LEVY:				
Operating - General Fund	$ 2,746,262	$ 2,862,000	$ 115,738	4.2%
Operating - Capital Fund	989,180	1,521,000	531,820	53.8%
Total Operating	3,735,442	4,383,000	647,558	17.3%
Bond Payments	2,191,024	1,678,340	(512,684)	-23.4%
Total	5,926,466	6,061,340	134,874	2.3%
LIBRARY LEVY:				
Operating	$ 3,203,295	$ 3,337,830	$ 134,535	4.2%
Bond Payments	489,041	466,186	(22,855)	-4.7%
Total	3,692,336	3,804,016	111,680	3.0%
TOTAL, VILLAGE AND LIBRARY				
Operating	$ 5,949,557	$ 6,199,830	$ 250,273	4.2%
Operating - Capital	989,180	1,521,000	531,820	53.8%
Total Operating[1]	6,938,737	7,720,830	782,093	11.3%
Bond Payments	2,680,065	2,144,526	(535,539)	-20.0%
Total	$ 9,618,802	$ 9,865,356	$ 246,554	2.6%

Abatements	**2003 G.O. Bonds**	**338,220**	(Village Links)
	2010 G.O. BABs	**45,142**	(Library)

Total Tax Levy Ordinance Amount $ 10,248,718

[1] Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in 2009.

Village of Glen Ellyn
Proposed 2010 Property Tax Levy Schedule of Events
As of November 1, 2010

Monday, October 18, 2010: Village Board Workshop meeting.
Discussion of preliminary proposed property tax levy for Village and Library and possible funding of other projects and initiatives through the tax levy.

Monday, November 8, 2010: Village Board Meeting.
Resolution estimating the amount of dollars anticipated to be collected from the property tax (35 ILCS 200/18-60. Must be completed no less than 20 days prior to adopting levy).

Further discussion of property tax levy and possible funding of other projects and initiatives.

Friday, November 12, 2010: Finance Commission Meeting
Discussion of Village tax levy philosophy.

Monday, November 15, 2010: Village Board Workshop meeting.
Final discussion of proposed property tax levy for Village and Library and possible funding of other projects and initiatives through the tax levy.

Discussion of commercial, fire and Lambert Farms special service area levies.

Monday, November 22, 2010: Village Board Meeting.
Adoption of commercial, fire and Lambert Farms special service area levies.

Thursday, November 25, 2010: Publication of public hearing notice in the Glen Ellyn News for December 6, 2010 Truth in Taxation public hearing.

Monday, December 6, 2010: Special Village Board Meeting.
Tax levy public hearing (Truth in Taxation hearing), first reading of tax levy ordinances.

Monday, December 13, 2010: Village Board Meeting.
Second and final reading (adoption) of Annual Tax Levy Ordinance and abatement ordinance for Village Links and Library Build America Bonds interest.

C

County of DuPage)
)
State of Illinois)

Glen Ellyn Public Library Board of Trustees

Resolution 2010-4

RESOLVED that pursuant to Paragraph 6, Section 5/4-10, Chapter 75 Illinois Compiled Statutes, the Board of Library Trustees of the Village of Glen Ellyn at its meeting held September 20, 2010, determined that the amount of money which in its judgment it will be necessary to levy for all library purposes for its fiscal year May 1, 2011 to April 30, 2012 is:

$3,337,830

of which the sum of the total for corporate purposes is $3,043,330 and the total for special levies is $294,500. It is requested that such amount be included in the tax levy ordinance to be adopted by the Trustees of the Village of Glen Ellyn for tax year 2010, said levy to be made pursuant to Section 5/3-5 of said Chapter 75 and pursuant to the provisions of the Illinois Municipal Code, such amount to be received by the Library during fiscal year May 1, 2011 to April 30, 2012.

RESOLVED that pursuant to Paragraph 6, Section 5/4-10, Chapter 75, Illinois Compiled Statutes, the Board of Library Trustees of the Village of Glen Ellyn, at its meeting held September 20, 2010, determined that the fiscal requirements of the Library for its fiscal year May 1, 2011 to April 30, 2012 for corporate purposes are:

	FY 2012 Operating Fund Appropriation	Corporate Tax Levy Tax Year 2010	Other Revenue Sources
Salaries-Regular	$1,590,000	$1,577,000	$13,000
Employee Insurance	$230,000	$210,000	$20,000
Recruiting & Testing	$800	$500	$300
Employee Education	$35,000	$20,000	$15,000
Travel	$800	$730	$70
Professional Services - Village	$6,000	$5,000	$1,000
Professional Services - Legal	$8,000	$5,000	$3,000
Professional Services - Other	$12,000	$10,000	$2,000
Property & Casualty Insurance	$30,000	$25,000	$5,000
Maintenance Services -Contracts	$135,000	$115,000	$20,000
Maintenance Services -Capital R & R	$410,000	$400,000	$10,000

Telecommunications	$21,000	$15,000	$6,000
Utilities	$18,000	$12,000	$6,000
Postage	$16,000	$15,000	$1,000
Printing	$15,000	$13,000	$2,000
Programs	$45,000	$40,000	$5,000
Adult Materials	$340,000	$300,000	$40,000
Youth Materials	$128,000	$110,000	$18,000
Cancellation Refunds	$500	$100	$400
Lost Materials	$950	$0	$950
Office Supplies	$45,000	$40,000	$5,000
Maintenance Supplies	$14,500	$10,000	$4,500
Equipment	$64,000	$40,000	$24,000
Automation Services	$105,000	$80,000	$25,000
Total Corporate Fund Levy:	$3,270,550	$3,043,330	$227,220

And request that such amounts be included in the 2010 Levy Ordinance to be adopted by the Trustees of the Village of Glen Ellyn, such money to be received during its fiscal year May 1, 2011 through April 30, 2012.

RESOLVED that pursuant to Section 5-5/8, Chapter 75, Illinois Compiled Statutes, the Library Board specifies that the unexpended balance of the proceeds from taxes levied for the purpose herein above received shall be accumulated and set aside, as a specific reserve fund, for any of the purposes set forth in Section 5/5-8, and it is further resolved that the Board will adopt a plan or plans for this fund, which may be amended as circumstances require.

RESOLVED that in addition to the request for levy for corporate library purposes, as approved September 20, 2010 the Library Board requests the following special levies be included in the 2010 Levy Ordinance of the Village of Glen Ellyn, pursuant to Paragraph 6, section 5-4-10, Chapter 75, Illinois Compiled Statutes, and Paragraph 6, Section 5-4-14, Chapter 75, and Paragraph 10/9-107, Chapter 745 and Paragraphs 5/7-169 and 5/21-110 of Chapter 401, of the same statutes, such money to be received during its fiscal year May 1, 2011 through April 30, 2012.

	FY 2012 Corporate Operating Fund Appropriation	Tax Levy Tax Year 2010	Other Revenue Sources
Social Security (FICA)	$125,000	$120,000	$5,000
IMRF	$160,000	$155,000	$5,000
Audit Services	$5,000	$4,000	$1,000
Liability Insurance, Workers	$20,000	$15,500	$4,500

Compensation, Unemployment Compensation

Total Special Levies:	**$310,000**	**$294,500**	**$15,500**
Total ALL Revenue Sources	**$3,580,550**	**$3,337,830**	**$242,720**

The Library Board specifies that the unexpended balance of the proceeds received from each special levy indicated above shall be retained for use only as permitted for each levy.

Ayes: 6 Nays: — Absent: 1

APPROVED by the Board of Library Trustees, September 20, 2010.

Mark Luginbill, Treasurer

Lawrence Stein, President

ATTEST:
Lucille M. Dallman, Secretary

D

ATTACHMENT TO FORM 8038-G

EIN: 36-6005897

VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
$3,000,000 GENERAL OBLIGATION BONDS, TAXABLE SERIES 2010
(BUILD AMERICA BONDS - DIRECT PAYMENT)

Type of bond issue that normally would be entered on lines 11 to 18:
Other - library improvements

FIXED RATE BOND - DEBT SERVICE SCHEDULE

INTEREST PAYMENT DATE	EXPECTED PRINCIPAL OUTSTANDING BEFORE PRINCIPAL PAYMENT	TOTAL INTEREST PAYABLE ON INTEREST PAYMENT DATE	BAB CREDIT PAYMENT EXPECTED TO BE REQUESTED FROM IRS	EARLIEST CALL DATE FOR BONDS
01/05/10				
07/01/10	$ -	$ 63,055.67	$ 22,069.48	N/A
01/01/11	$ -	$ 64,488.75	$ 22,571.06	N/A
07/01/11	$ -	$ 64,488.75	$ 22,571.06	N/A
01/01/12	$ -	$ 64,488.75	$ 22,571.06	N/A
07/01/12	$ -	$ 64,488.75	$ 22,571.06	N/A
01/01/13	$ -	$ 64,488.75	$ 22,571.06	N/A
07/01/13	$ -	$ 64,488.75	$ 22,571.06	N/A
01/01/14	$ -	$ 64,488.75	$ 22,571.06	N/A
07/01/14	$ -	$ 64,488.75	$ 22,571.06	N/A
01/01/15	$ 3,000,000.00	$ 64,488.75	$ 22,571.06	N/A
07/01/15	$ 2,610,000.00	$ 57,663.75	$ 20,182.31	N/A
01/01/16	$ 2,610,000.00	$ 57,663.75	$ 20,182.31	N/A
07/01/16	$ 2,210,000.00	$ 50,163.75	$ 17,557.31	N/A
01/01/17	$ 2,210,000.00	$ 50,163.75	$ 17,557.31	N/A
07/01/17	$ 1,800,000.00	$ 41,553.75	$ 14,543.81	N/A
01/01/18	$ 1,800,000.00	$ 41,553.75	$ 14,543.81	N/A
07/01/18	$ 1,375,000.00	$ 31,991.25	$ 11,196.94	N/A
01/01/19	$ 1,375,000.00	$ 31,991.25	$ 11,196.94	N/A
07/01/19	$ 935,000.00	$ 22,091.25	$ 7,731.94	N/A
01/01/20	$ 935,000.00	$ 22,091.25	$ 7,731.94	N/A
07/01/20	$ 475,000.00	$ 11,281.25	$ 3,948.44	N/A
01/01/21	$ 475,000.00	$ 11,281.25	$ 3,948.44	N/A
		$ 1,072,944.42	$ 375,530.52	

45,142

(35 ILCS 200/18-60) 3

Sec. 18-60. Estimate of taxes to be levied. Not less than 20 days prior to the adoption of its aggregate levy, hereafter referred to as "levy", the corporate authority of each taxing district shall determine the amounts of money, exclusive of any portion of that levy attributable to the cost of conducting an election required by the general election law, hereafter referred to as "election costs", *estimated* to be necessary to be raised by taxation for that year upon the taxable property in its district.
(Source: P.A. 82-102; 88-455.)

F

Resolution No. _____

A Resolution to Record the Determination of the Corporate Authorities of the Village of Glen Ellyn of the Amounts of Money Estimated to be Necessary to be Raised by Taxation on Taxable Property for the Fiscal Year Beginning May 1, 2010, and Ending April 30, 2011

Whereas, Chapter 35, Section 200/18-60 of the Illinois Compiled Statutes requires that not less than twenty (20) days prior to the adoption of its aggregate levy, the Board of Trustees of the Village of Glen Ellyn shall determine the amount of money estimated to be necessary to be raised by taxation for that year upon the taxable property in the Village; and

Whereas, the Board of Trustees of the Village of Glen Ellyn has determined that the amount required to be raised by property tax for the benefit of the Village for the fiscal year beginning May 1, 2010, and ending April 30, 2011, is Six Million Sixty One Thousand Three Hundred Forty Dollars ($6,061,340) for public safety, capital improvements and debt service purposes; and

Whereas, the Board of Trustees of the Glen Ellyn Public Library has determined that the amount required to be raised by property tax for the benefit of the Library for the Fiscal Year beginning May 1, 2010, and ending April 30, 2011, is Three Million Eight Hundred Four Thousand Sixteen Dollars ($3,804,016) for operational, liability insurance, retirement benefit, audit, and debt service purposes;

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 estimate of the amount of money necessary to be raised by taxation for the year 2010 on the taxable property in the Village of Glen Ellyn to meet the operating budgets of the Village of Glen Ellyn ($4,383,000) and the Glen Ellyn Public Library

($3,337,830) exclusive of election and debt service costs, is determined by the President and Board of Trustees to be Seven Million Seven Hundred Twenty Thousand Eight Hundred Thirty Dollars ($7,720,830).

Section Two: The amount of property tax extended upon the 2009 property tax levy ordinance including abatements, exclusive of election and debt service costs, was Six Million Nine Hundred Thirty Eight Thousand Seven Hundred Thirty Seven Dollars ($6,938,737); and the amount estimated to be levied upon the 2010 property tax levy ordinance to be hereafter adopted ($7,720,830) is 11.3% of the amount of property taxes extended upon the 2009 tax levy ordinance.

Section Three: The Acting Finance Director of the Village of Glen Ellyn is hereby authorized and directed to prepare tax levy ordinances based upon this estimate and to present such tax levy ordinances for passage and approval not less than twenty (20) days after this determination of the amount required to be raised by taxation on taxable property within the Village.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____day of_____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____day of _____, 2010.

_____
Village President of the Village
of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the Village
of Glen Ellyn, Illinois

NOTICE OF PROPOSED TAX INCREASE FOR THE VILLAGE OF GLEN ELLYN FOR 2010

I. A public hearing to approve a proposed property tax levy increase for the Village of Glen Ellyn for 2010 will be held on December 6, 2010 at 8:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center at 535 Duane Street, Glen Ellyn.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Steve Jones, Village Manager, 535 Duane Street, Glen Ellyn, IL, 630-469-5000.

II. The corporate and special purpose property taxes extended or abated for 2009 were $6,938,737.

The proposed corporate and special purpose property taxes to be levied for 2010 are $7,720,830. This represents a 11.3% increase over the previous year.

III. The property taxes extended for debt service and public building commission leases for 2009 were $2,680,065.

The estimated property taxes to be levied for debt service and public building commission leases for 2010 are $2,144,526. This represents a 20.0% decrease over the previous year.

IV. The total property taxes extended or abated for 2009 were $9,618,802.

The estimated total property taxes to be levied for 2010 are $9,865,356. This represents a 2.6% increase over the previous year.

For publication in the November 25, 2010 edition of the Glen Ellyn News

A-8

MEMORANDUM

TO: Steve Jones, Village Manager
FROM: Kristen Schrader, Assistant to the Village Manager – ADM
Staci Hulseberg, Director of Planning and Development
Larry Noller, Acting Finance Director
DATE: November 2, 2010
RE: Downtown TIF Feasibility Study – Consultant Recommendation

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Background

What is Tax Increment Financing?

Per the Illinois Tax Increment Association, Tax Increment Financing (TIF) is a tool provided to local governments to assist them in stimulating investments in areas which have difficulty attracting development or redevelopment. With this tool, local governments can make improvements to areas in need, and provide incentives to attract businesses or help existing businesses expand, without tapping into general funds or raising taxes.

How Does a TIF District Work?

A TIF District calls for local taxing bodies to make a joint investment in the development/redevelopment of an area, with the intent that any short term gains be reinvested and leveraged so that all the taxing bodies will receive larger financial gains in the future. When a TIF District is created, the value of the property in the area is established as the "base" amount. The property taxes paid on this base amount continue to go to the various taxing bodies as they always had. It is the growth of the value of the property over the base that generates the tax increment. This increment is collected for use by the local government to make additional investments in the TIF project area. This reinvestment generates additional growth in property value, which results in even more revenue growth for reinvestment. In this way, the TIF creates a critical cycle, increasing development and redevelopment in the area, such that when the TIF project ends, all of the taxing bodies as well as the general community benefit from the new growth.

TIF Eligibility

Illinois law specifies three sets of eligibility conditions to qualify for Tax Increment Financing: conservation condition, blighted condition and industrial park conservation condition. One of these three conditions must be met in order for an area to qualify for Tax Increment Financing. In addition to these eligibility conditions, local governments must also demonstrate that these physical and economic deficiencies would not improve without the assistance of a TIF District. This is known as the "But For" requirement: "but for" the public investment in the area, the area would not improve on its own.

The TIF Process

In order to determine if an area meets the TIF eligibility conditions, local governments conduct feasibility studies. Should it be determined through a feasibility study that an area is TIF

eligible, several additional steps follow in order to complete the designation of a TIF District. These steps include preparation of an eligibility report and redevelopment plan, in addition to adoption of the project and a housing impact statement. The overall process for the creation of a TIF District, starting with the TIF Feasibility Study, is at least 7 months, depending upon a number of factors including property tax assessment challenges.

Glen Ellyn's Proposed Downtown TIF District – Feasibility Study Proposals

As the Village anticipates that it will meet the conservation condition, as well as many designation factors related to the blighted condition, the Village decided to move forward with a TIF District Feasibility Study. To begin this process, the Village sent out a Request for Proposals (RFP) on July 1, 2010 seeking Consultant Services for a TIF District Feasibility Study. The area sought for designation as a TIF District is the majority of the Village's Central Business District (see attached map). Four proposals were received by the established deadline for these services and included:

Firm	Proposal Cost for Feasibility Study
Camiros	$23,800
Ehlers	**$18,000**
Kane McKenna	$25,000
S. B. Friedman	$18,882

A selection team comprised of Planning and Development Director Staci Hulseberg, Finance Director Jon Batek, Assistant Finance Director Larry Noller and Assistant to the Village Manager Kristen Schrader met to perform an initial review of the four submittals. This review included discussion on responsiveness to the RFP, each firm's methodology for project completion, qualifications of the firm/individual staff, experience of the firm/staff and cost for the firm's services. This initial review brought forward two firms whose proposals best matched the Village's needs for a feasibility study: Ehlers and Kane McKenna. Each of these firm's proposals, as well as firm/staff experience and qualifications, was generally of the same caliber. However, these two proposals came with a significant cost difference. While the cost difference between the firms for the feasibility study was approximately $7,000, the overall cost difference to complete the designation of a TIF District, should the designated area be eligible, was approximately $20,000. Ehlers' total cost for services was $39,000 whereas Kane McKenna's cost was $58,000.

As a result of this significant cost difference, the team moved forward with reference checks on Ehlers and Associates. The reference checks conducted were with municipalities that had worked with Ehlers on a TIF District Feasibility Study. These municipalities included Lemont, Mokena, Tinley Park and Wheeling. Each of these references had very positive feedback to provide on Ehlers and would be more than willing to work with Ehlers on future projects. Based

upon this, the Selection Team is pleased to announce its recommendation of Ehlers and Associates, Inc. to conduct the Village's TIF Feasibility Study.

Action Requested

This item will be presented to the Village Board via the non-consent agenda on November 8, 2010:

> Ordinance No. ____, an Ordinance Approving an Agreement between the Village of Glen Ellyn and Ehlers and Associates, Inc. for Tax Increment Financing Consultant Services.

Recommendation

The Selection Team recommends approval of an agreement between the Village and Ehlers for Tax Increment Financing Consultant Services.

Attachments

- Supplemental Agenda Information
- Proposed TIF District Boundaries
- TIF District Consultant Services RFP
- Ehlers' Proposal
- Proposed Ordinance
- Village Manager's Office Budget and Footnotes Pages
- Downtown Strategic Plan Excerpt (Chapter 10)

Supplemental Agenda Information
Village of Glen Ellyn

Agenda Item Supplemented by Commentary

Pros & Cons
Strategic Action Goal
X **Downtown Strategic Plan Goal**
Budget Impact/Return on Investment
Process Improvement
Green Initiative
Communication Initiative
Safety/Liability/Risk Assessment
Comparable Community Info
Other

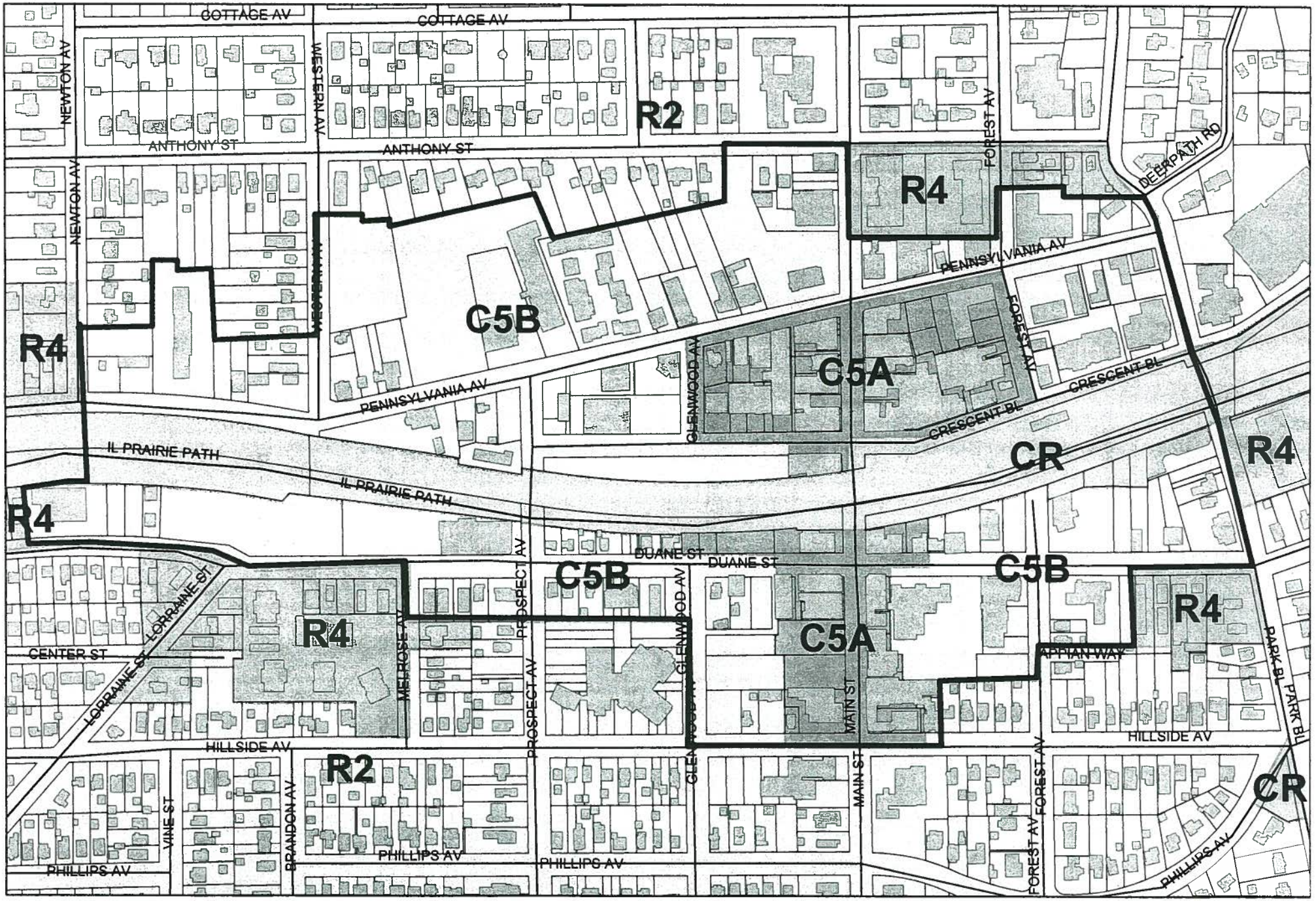
Comments:

TIF and the Downtown Strategic Plan

The Downtown Strategic Plan (DSP), adopted in October 2009, creates a vision for the future of downtown Glen Ellyn. The DSP recommends an implementation plan as well as a variety of funding sources to pursue in order to fulfill this vision. One critical funding source recommended for consideration was the designation of the Central Business District as a TIF District. According to the DSP, the use of TIF should be considered because it serves a number of purposes:

- **Commitment.** A TIF signals to the development community that the Village is committed to reinvesting in the Downtown.
- **Public Policy Funding.** A TIF provides a source of funding to conduct basic activities such as the drafting and adoption of public policies, the drafting and establishment of design guidelines, and the identification and marketing of reinvestment properties.
- **Infrastructure Funding.** A TIF provides a source of funding for the design and construction of parking, parkland, and streetscaping facilities, and utilities.
- **Project Funding.** A TIF provides a source of funding for property assembly and site preparation.

C5A and C5B Downtown Zoning District Boundaries



Prepared By: Village of Glen Ellyn Planning and Development Department
Date Prepared: July 23, 2010

Supplemental Agenda Information
Village of Glen Ellyn

Agenda Item Supplemented by Commentary

Pros & Cons
Strategic Action Goal
X **Downtown Strategic Plan Goal**
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Communication Initiative
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Comments:

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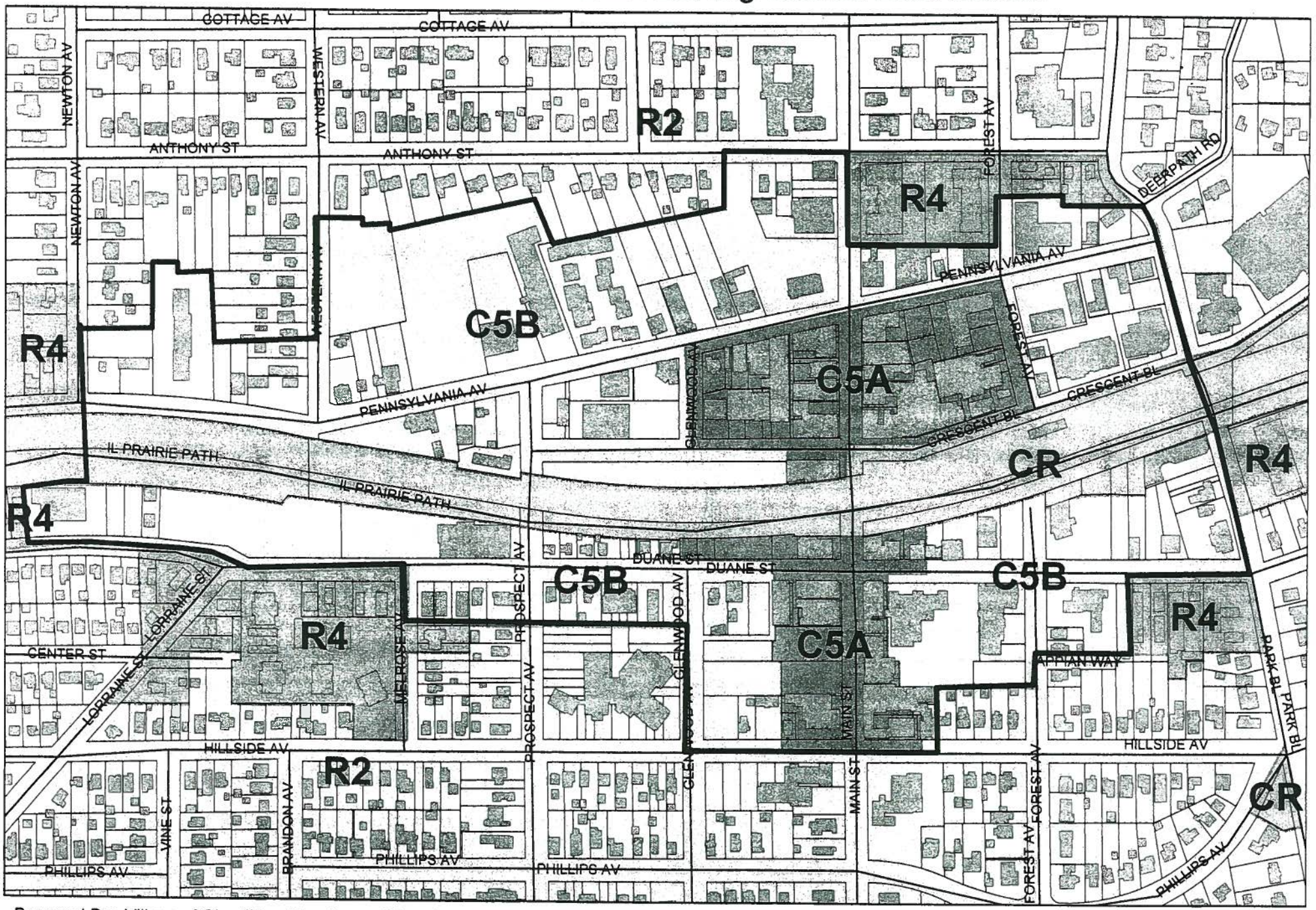
C5A and C5B Downtown Zoning District Boundaries



Prepared By: Village of Glen Ellyn Planning and Development Department
Date Prepared: July 23, 2010

N

VILLAGE OF GLEN ELLYN

REQUEST FOR PROPOSALS

Tax Increment Financing Consultant Services For the Creation of a TIF District

July 1, 2010

Proposals Due:
August 1, 2010
10 A.M.
Office of the Village Clerk
Glen Ellyn Civic Center
535 Duane Street
Glen Ellyn, IL 60137

VILLAGE OF GLEN ELLYN
REQUEST FOR PROPOSALS
Tax Increment Financing Consultant Services
For the Creation of a TIF District

OVERVIEW

1. Request for Proposals

The Village of Glen Ellyn (hereinafter "Village"), located in DuPage County, Illinois, is seeking proposals from qualified firms to facilitate the planning and designation of a Tax Increment Financing (hereinafter "TIF") District, in accordance with Illinois Statute 65 ILCS 74.4 to promote the development and revitalization of the subject area. The Village intends to enter into a contract with a qualified and responsible firm for such services, and accordingly are furnishing herein a set of specifications by which such proposals shall be judged. Any firm (hereinafter "Vendor") desiring to furnish a quotation for such purchase shall submit proposals following the instructions and format of the attached Request for Proposal (RFP) documents.

2. Contract

It is the express intent of the Village to enter into a Consulting Services Agreement (hereinafter "Agreement") for the creation of a TIF District in the Village of Glen Ellyn.

3. Proposal Delivery Procedures

Sealed proposals shall be delivered to the Administrative Services Coordinator, at the Village of Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, IL 60137 by no later than 10:00 a.m. on August 1, 2010. Sealed envelopes should be clearly labeled, "Proposal to provide Tax Increment Financing Consultant Services," with the following information: Vendor's name and address; and date and time of opening. One copy of the proposal should be furnished, along with the $15,000 security deposit in the form of a certified check, cashier's check, or bond, payable to the Village of Glen Ellyn. If sent by mail, the sealed envelope containing the proposal must be enclosed in another envelope addressed to the Village of Glen Ellyn at the location stated in this paragraph.

Proposals received prior to the time of opening will be securely kept; unopened. A representative from the Administration Department, whose duty it will be to open the proposals, will announce when the specified time has arrived and no proposal received thereafter shall be considered. No responsibility shall be attached to the employee opening the proposals or the Village of Glen Ellyn for the premature or non-opening of a proposal not properly addressed and identified, except as otherwise provided by law.

Proposals arriving after the above specified time, whether sent by mail, courier, or in person, shall not be accepted. These proposals will either be refused or returned unopened. It is the Vendor's responsibility for timely delivery regardless of the methods used. Mailed proposals which are delivered after the specified time will not be accepted regardless of the postmarked date or time on the envelope.

Facsimile ("fax") machine transmitted proposals shall not be accepted, nor will the Village transmit RFP documents to prospective Vendors by way of a facsimile machine.

4. Withdrawals; Declinations

A written request for the withdrawal of a proposal may be granted and security deposit returned if the request is received by the Administrative Services Coordinator prior to the specified time of opening. After the opening, the Vendor cannot withdraw or cancel its proposal for a period of sixty (60) calendar days, and such a proposal will be binding during that time.

5. Non-Acceptance of Proposals

No proposal shall be accepted from, or contract awarded to, any person, firm or corporation that is in arrears or is in default to the Village, upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the Village, or has failed to faithfully perform any previous Agreement with the Village.

6. Proposal Opening Procedures

The opening of all proposals shall commence within a few minutes of the stated delivery date and time referred to in Section Three, in the Office of the Administrative Services Coordinator at 535 Duane Street, Glen Ellyn, IL 60137 and all the prices shall be publicly read. All potential Vendors and the public may attend the proposal opening. The Village shall then take all proposals under review. The Village will render a decision within sixty (60) days after the opening of proposals.

7. Competency of Vendors

The opening and reading or posting of proposals shall not be construed as the acceptance by the Village of the Vendors as being qualified, responsible candidates. The Village reserves the right to determine the competence and financial and operational capacity of any Vendor. Upon request of the Village, the Vendor shall furnish evidence as may be required by the Village to evaluate its ability and resources to accomplish the services required by the specifications herein. The Village shall unequivocally be the sole and final judge of such competency, and their decision shall be final and not subject to recourse by any person, firm or corporation.

8. Investigation by Potential Vendor

It shall be the responsibility of the Vendor to thoroughly read and understand the information,

instructions and specifications. Vendors are expected to fully inform themselves as to the conditions and requirements of the services to be provided. Failure to do so is at the Vendors' own risk. No plea of error or plea of ignorance by the Vendor of the conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Vendor to make the necessary examinations and investigations will be accepted as a basis for verifying the requirements of the Village. The Village will assume that submission of a proposal means that the Vendor has familiarized itself with the conditions and requirements and intends to comply with them unless specifically noted otherwise.

9. Checklist of Submittals

The checklist of submittals is furnished only to help the Vendor ensure that a complete proposal is submitted. It is not a substitute for the careful reading of and response to all of the RFP documents.

10. Proposal Security

Each proposal shall be accompanied by a security deposit, which shall be in the form of a certified check or bank's cashier's check or surety bond in the amount of fifteen thousand dollars ($15,000), made payable to the Village of Glen Ellyn. Proposals submitted without the required security shall be rejected.

After formal written notification by the Village that an Agreement has been established, the proposal security of the successful Vendor shall be forfeited to the Village in the event that the Vendor shall withdraw its proposal, or neglect or refuse to enter into a contract and submit the required bond, and the Vendor shall be liable for any damages the Village may thereby suffer.

11. Statement of Certification

The enclosed statement of certification must be signed and submitted in order for a proposal to be considered. It is necessary that this be done under oath; therefore this form must be notarized.

12. Rejection; Waiver

The Village reserves the right to reject any and all proposals; waive formalities, technical deficiencies and irregularities; negotiate for changes in price and specification; or otherwise solicit new proposals if some other manner of negotiation better serves its interests.

13. Award of Contract

At the option of the Village, the Contract will be awarded to the lowest, responsive and responsible Vendor whose proposal will be on an overall basis most advantageous to the Village. Price, conformance to specifications, and other performance factors will be considered as elements of a responsible proposal at the sole discretion of the Village.

BACKGROUND INFORMATION

1. Purpose of this Section

This section contains background information and is only provided as an orientation.

2. Description of the Village of Glen Ellyn

The Village of Glen Ellyn, is located approximately 25 miles due west of Chicago and has a population of 27,000. Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, "small-town" atmosphere, historic downtown, and variety of public and institutional amenities. Glen Ellyn is primarily a single-family residential community. The downtown covers about 72 acres (.112 square miles), includes approximately 201 parcels, and contains two zoning districts, the C5A Central Business District Central Retail Core and the C5B Central Business District Central Service Subdistrict. The downtown is one of three commercial areas in the Village (the others include the Roosevelt Road corridor and the Stacy's Corners enclave). There are a number of historic buildings in the downtown as well as a handful of more recent developments. The downtown has recently experienced increased vacancy rates, which has resulted in a concern among some merchants, residents and elected officials about the health of the downtown. The Village's proposed TIF district is located within the Central Business District.

TIF will be used by the Village of Glen Ellyn to provide funds for public infrastructure and government financial incentives to private developers to stimulate investments in areas, which have difficulty attracting development. It is expected that the subject area will meet the criteria for a "conservation" or "blighted" area.

The creation of the TIF district begins with an eligibility study conducted to ascertain whether an area satisfied the criteria for TIF designation. If so, a redevelopment plan is developed in which the Village's plans for the proposed TIF districts are set forth. Together, the documents form the rationale for the creation of the TIF districts and the blueprint for the Village to pursue to improve the economic conditions within the community. The Village requests proposes from firms with a demonstrated experience in conducting eligibility studies, creating redevelopment projects and plans for proposed TIF areas or assisting in the review, analysis and facilitation of redevelopment projects.

The Village has already worked with Town Builders Studio on a Downtown Strategic Plan. The TIF study, eligibility study and redevelopment plan must work in conjunction with the Downtown Strategic Plan already created, incorporating its data, analysis, mapping and recommendations. Glen Ellyn's historic downtown consists of primarily commercial land uses with perimeter residential uses.

GENERAL CONDITIONS

1. Firm Qualifications

Consultants must demonstrate that they have responsible individuals capable of performing the class of work proposed.

2. Evaluation of Firms

The Village's evaluation team will assess the qualifications of each individual based on their proposals and, if necessary, interviews with personnel from prospective firms. This evaluation team will consist of assigned staff from the Planning and Development Department and Administration Department.

3. Evaluation Criteria

The evaluation committee will rate the proposals on a scale of 100, each of the criteria below being worth 20 points.

a. Methodology for project completion
b. Qualifications of the firm and individual staff assigned to the project
c. Experience of firm and staff on similar projects
d. Cost for services
e. References

4. Project Timetable

Staff anticipates recommending consultant selection to the Village Board for approval no later than October 1, 2010. The consultant is expected to perform the initial eligibility study scope of work within a 60-day period from contract award or within an alternative time frame approved by staff. The consultant will then be required to provide a detailed timeline as to when the Eligibility Study will be completed. Furthermore, the subsequent timeline of key tasks up to and including adoption of ordinances necessary to establish the redevelopment project areas and adopt tax increment financing.

SCOPE OF SERVICES

1. Review of potential TIF qualifies factors and documentation of TIF qualification factor file. Recommend boundaries for TIF District in accordance with TIF statutory requirements. The areas of study are outlined in the attachment affixed hereto of the Village of Glen Ellyn proposed downtown TIF District. The area designated as the proposed downtown TIF district will require a housing study relocation plan as part of the proposed scope of services. The village is asking for a detailed time line and cost associated with this additional work.

2. Investigate desirability and feasibility as well as timing implications of utilizing TIF or other appropriate economic development incentives and funding for projects. Confirm rationale regarding basis for using TIF.

3. Identify and recommend the most economical TIF or public financing strategies and or

complimentary alternatives to TIF. Prepare estimates of potential tax increment revenues and supportable public debt. Review costs associated with development/redevelopment. Prepare assessments of impact on affected taxing districts. Prepared TIF Eligibility Reports, TIF Redevelopment Plans and Projects, and applicable housing studies in accordance with all statutory definitions, conditions and requirements. Provide file documentation to assure proper support of eligibility findings.

Participate in required public meetings, public hearings, and Joint Review Board meetings and assist in adhering to proper notice requirements. The consultant will include the cost of collecting all residential addressed within 750" of the boundary of the final TIF designated study area and the cost of preparing and mailing all notice requirements including notices transmitted by mail or published in a newspaper of general circulation. Also be available to meet with other interested and affected parties including property owners, overlapping taxing jurisdictions, etc. Prepare draft ordinances and resolutions to Village with designation process.

GENERAL REQUIREMENTS

1. Proposal Package

It is intended that the specifications as appropriate, shall become part of a written and signed Agreement with the successful Vendor.

The following material should be included in your proposal:

a. Cover Letter, stating interest and signed by a person authorizing to bind the consultant firm.
b. Statement of project understanding and time sensitivity.
c. Outline and timeline for completing the scope of work.
d. The consultant must provide a "not to exceed" professional service fee for completing the scope of the work for the proposed TIF District. The fee should represent the amount of work to be undertaken for this project and should be broken down by each task. The consultant must provide a list of their firms' hourly rate for all employees who will be assigned to the project. In addition, all professional service fees and reimbursable expenses must be included as a not-to-exceed amount for completing the work assigned.
e. Background on staff to be assigned to this project to include projected number of hours with an hourly rate.
f. Background on firm.
g. Financial stability and Insurance: Respondent must be able to demonstrate proof of insurance and financial stability to ensure performance over the duration of the contract.
h. References; list of communities (include contact person and telephone number) who used your services for preparing a Tax Increment Financing Eligibility Study and Redevelopment Project and Plan).

ADDITIONAL REQUIREMENTS

1. Prevailing Wage

When required by Illinois State Statutes or otherwise specified herein, not less than the Prevailing Rate of Wages as found by the Illinois Department of Labor or determined by court of review shall be paid to laborers, workman and mechanics performing work under this contract. Prevailing wage information may be obtained on the Internet by accessing the Illinois Department of Labor website at www.state.il.us/agency/IDOU.

2. Indemnification

The vendor must defend, indemnify, keep and hold harmless the Village, its officers, representatives, elected and appointed officials, agents, and employees from and against any and all losses. "Losses" means, individually and collectively, liabilities of every kind, including losses, damages and reasonable costs, payments, and expenses, claims, demands, actions, suits, proceedings, judgments or settlements, any or all of which in any way arise out of or relate to the acts, or omissions of the Vendor, its employees and agents. The Village of Glen Ellyn reserves the right to accept or reject any and all proposals and waive technicalities.

3. Bid/RFP Rejection

The Village of Glen Ellyn reserves the right to reject all bids/RFPs at any time, for any reason, including but not limited to the Village Board of Trustees not appropriating sufficient funds to purchase equipment or services or complete the contract.

ADDITIONAL SPECIFICATIONS

1. Compliance with Applicable Laws, Ordinances, and Regulations

The Vendor shall comply with all applicable Federal, State, and local laws, ordinances, rules, and regulations governing during the term of this Agreement. It is agreed between the parties hereto that any significant fees, taxes, surcharges, assessments or any other cost of doing its business levied, assessed, or charged to the Vendor by any Federal, State or local authority after the effective date of the Agreement shall be added to the fees and expenses due Vendor under this Agreement.

2. Taxes, Licenses, Permits, and Certificates

The Vendor shall pay all sales, use, property, income, and other taxes that are lawfully assessed against the Village or the Vendor in connection with the Vendor's facilities and the work included in this contract. By law, the Village is exempt from paying Federal Excise Tax, State and Local Retailers' Occupation Tax, State and Local Service Occupation Tax, Use Tax, and Service Use Tax.

3. Independent Vendor

The Vendor shall be deemed to be an independent Vendor, solely responsible for the control and payment of its employees and compliance with all applicable Federal, State, and local laws.

4. Equal Employment Opportunity/Anti-Sexual Harassment Policy

During the term of this Agreement, the Vendor shall comply in all respects with the Equal Employment Opportunity Act/Illinois Human Rights Act. The Vendor shall have a written equal employment opportunity policy statement declaring that it does not discriminate on the basis of race, color, religion, sex, national origin, disability, or age. Findings of non-compliance with applicable State or Federal equal employment opportunity laws and regulations may be sufficient reason for revocation or cancellation of this Agreement.

5. Non-assignment

The Vendor shall not assign or subcontract this Agreement or the work thereunder, or any part thereof, to any other person, firm, or corporation without prior written consent of the Village, but the Vendor may perform it obligations thereunder through its subsidiaries or divisions. Such assignment shall not relieve the Vendor from its obligations or change the terms of this contract.

6. Insurance

The Vendor shall carry all insurance coverage required by law or which would normally be expected for the business. In addition, the Vendor shall carry, at its own expense, at least the following insurance coverage for five years from date to the contract:

General Liability Insurance:

Bodily injury, with limits of not less than $5,000,000 each occurrence and $5,000,000 aggregate.

The Village shall receive written notice of cancellation or reduction in coverage of any insurance policy not less than 30 days prior to the effective date of cancellation or reduction. The Vendor will be responsible for obtaining new insurance coverage in this event.

7. Indemnity

The Vendor shall indemnify, defend, save, and hold harmless the Village, individually and collectively, its officers and employees, from any and all liability, losses, costs, expenses, demands, taxes, claims, damages, lawsuits, proceedings, or causes of action, including workers' compensation claims, of any kind or nature whatsoever, including reasonable attorney's fees and costs of defense, that the Village may suffer, incur, sustain, or become liable for, on account of any injury to or death of its employees, or injury or death to any other person, or damage to or injury to real estate, or personal property, in any way resulting from, arising out of, in connection with, or pursuant to this Agreement, caused by the operations of the Vendor,

its agents, retailers, employees, or any sub-vendors in performance of the services to be conducted, including ownership, maintenance, use, operation, or control of any vehicle owned, operated, maintained, or controlled by the Vendor or sub-vendor.

The Vendor shall, at its own expense, appear, defend, and pay all reasonable fees of attorneys and all costs and other expenses arising there from or incurred in connection therewith; and if any judgments shall be rendered against the Village in any such action, the Vendor shall, at its own expense, satisfy and discharge same.

The Vendor expressly understands and agrees that any performance bond or insurance protection required by this contract, or otherwise provided by the Vendor, shall in no way limit the responsibility to indemnify, keep and hold harmless, and defend the Village, and to pay expenses and damages as herein provided.

The Vendor shall not be liable for any liability or claims of liability resulting from the negligence or willful misconduct of the Village, its agents, or employees.

8. Notifications

Official notifications, whenever required for any purpose under this contract, shall be made in writing and addressed to the Village of Glen Ellyn as follows:

Village of Glen Ellyn
Village Manager's Office
535 Duane Street
Glen Ellyn, IL 60137
(630) 469-5000

If to the Vendor: (to be filled in when the contract award is made)

Any party may change the address to which notices for such party may be sent by furnishing written notice to the other party.

All notifications shall be delivered in person or sent by first-class mail, with sufficient postage fully pre-paid, or certified or registered/return receipt requested mail with sufficient postage and certification or registry fees fully pre-paid. Notice delivered personally shall be deemed received upon delivery. Notice delivered by mail shall be deemed to have been given as of the date of the U.S.P.S. postmark.

9. Law to Govern and Venue

This contract shall be governed by the laws of the State of Illinois, both as to interpretation and performance, and the venue shall be DuPage County, Illinois. Any references to laws in these specifications shall include such laws as they may be amended or modified from time to time. Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

The invalidity of one or more of the phrases, sentences, clauses or subsections contained in this Agreement shall not affect the validity of the remaining portion of this contract so long as the material purposes of this Agreement can be determined and effectuated.

10. Successors and Assigns

This Agreement shall be binding upon the parties, their successors and assigns.

11. Number of Copies

This contract may be executed in any number of photocopied counterparts, all of which shall be considered an original for all purposes.

12. Right to Require Performance

The failure of the Village at any time to require performance by the Vendor of any specifications in this Agreement shall in no way affect the right of the Village hereafter to enforce same. Nor shall waiver by the Village of any breach of specifications in this Agreement be taken or held to be a waiver of any succeeding breach of such specifications in this Agreement, nor be taken or held to be a waiver of any specification itself.

13. Most Favored Nation Status

The Vendor shall furnish to the Village copies of all exclusive license awards (whether by bid or otherwise) and all amendments thereto relating to Contracts and Agreements granted to it by any municipality in Cook, Kane, McHenry, DuPage and Will Counties, Illinois, promptly after award of such Contracts or Agreements to the Vendor. Thereafter, from time to time in its sole discretion, the Village may determine that such Contracts (Agreements) or amendments related thereto contain terms and conditions that are more favorable to the Village than the terms and conditions contained in this Agreement, and the Village may elect, by written notice to the Vendor, to adopt the provisions of such other Contracts (Agreements) or amendments related thereto in whole but not in part. As soon as practicable after the giving of such notice by the Village, the Vendor shall prepare such amendments to this Agreement as may be necessary to facilitate such modification in this Agreement.

14. Data Collection and Reporting

All reports, data and information, once supplied to the Village shall become the property of the Village.

15. Bankruptcy

If the Village shall at any time during the term of this Agreement become insolvent, or if proceedings in bankruptcy shall be instituted by the Vendor or if proceedings in bankruptcy shall be instituted against the Vendor, or if the Vendor shall be adjudged bankrupt or a receiver

of any property of the Vendor shall be appointed in any suit or proceedings brought by or against the Vendor, or if the Vendor shall make an assignment for the benefit of creditors, then in each and every case, this Agreement and the rights and privileges granted hereby may, at the option of the Village, immediately cease, determine and be forfeited and canceled. The Vendor warrants to list the Village as a creditor in any bankruptcy filing.

16. Litigation

In the event that litigation should be filed against the Village which contests the right of the Village to award the limited exclusive Vendor status granted herein, the Vendor shall pay all legal fees and other costs incurred by the Village in defending the terms of this Agreement. If a trial court should hold that the granting of this limited exclusive right was improper, either party may elect to terminate this Agreement upon at least 60 days prior written notice. Provided, however, that the termination of the Agreement shall not end the obligation of the Vendor to pay the legal fees and costs of the Village so long as such litigation is continued by any party.

17. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

18. Payment for Services

The Vendor shall receive payment for all services described in this section.

The Vendor shall provide quotations for the type of carts requested. The quotes shall be structured based on the actual purchase price of a cart plus a Vendor mark-up. The price of a cart may be periodically, but not less than annually, adjusted for cost changes.

CHECKLIST OF SUBMITTALS

Appendix.
Description

1. Statement of Certification – Appendix 1
2. Proposal Security Deposit ($15,000)
3. Qualification Statement – Appendix 2
4. Attachments
5. EEO Policy Statement
6. Proof of Insurance

APPENDIX 1

CERTIFICATION

The undersigned, being an authorized representative of the Vendor, hereby certifies that the Vendor is not barred from submitting a proposal for this contract as a result of a violation of either Section 5/33E-3 or Section 5/33E-4 of Chapter 38 of the Illinois Compiled Statutes concerning bid rigging, rotating, kickbacks, bribery, and interference with public contracts.

The undersigned hereby also certifies that the Vendor has adopted an anti-sexual harassment policy in accordance with the Illinois Human Rights Act, as amended.

The undersigned hereby also certifies that the Vendor shall comply with all local state, and federal safety standards.

The undersigned hereby also certifies that the Vendor is not delinquent in the payment of any tax administered by the State of Illinois Department of Revenue, unless the amount and/or liability is being properly contested in accordance with the procedures established by the appropriate revenue act.

The undersigned hereby also certifies that this proposal is genuine and not collusive or sham; that said Vendor has not colluded, conspired, connived, or agreed, directly or indirectly, with any other Vendor or person, to put in a sham proposal or to refrain from submitting a proposal; and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the proposed price elements of said proposal, or that of any other Vendor, or to secure any advantage against any other Vendor or any person interested in the proposed contract.

Dated at

this_____day of _____, 2010

By: _____
(signature)

Its: _____
(title)

being duly Sworn, deposes and says that
he/she is the _____of _____and that the statement above is true and correct.

Subscribed and Sworn before me this _____day of _____, 2010

Notary public: _____

My commission expires:_____

Appendix 2

VENDOR QUALIFICATION STATEMENT

Name of Business: _____

Business Address: _____

Mailing Address: _____

Business No._____ Emergency No._____ Fax No._____

Ownership: _____

Individual:_____ Partnership:_____ Corporation: _____

Franchise or Parent Company (if applicable): _____

List all Partners, Managers, and Corporate Officers	Title	Residence Address	Phone No.

Days of Operation:_____ Business Hours: _____

Number of Employees: _____

Supervisors:_____ Office Personnel: _____

Qualification Statement (cont'd).

1. How many years has your organization been in business?

2. How many years has your organization been in business under its present business name?

3. Under what other or former names has your organization operated?

4. If a corporation, answer the following: (If a division/subsidiary is submitting a proposal, items a-f apply to the parent corporation).

   a. Date of incorporation: _____

   b. State of incorporation: _____

   c. President's name: _____

   d. Vice President's name: _____

   e. Secretary's name: _____

   f. Treasurer's name: _____

   g. Division President or General Manager's name (if applicable):_____

5. List states and categories in which your organization is legally qualified to do business.

6. List states in which partnership or trade name is filed:

7. List at least two bank references:

8. List name(s) of Insurance Company and name and address of agent(s):

The undersigned certifies under oath to the truth and correctness of all statements and of all answers to questions made hereinafter:

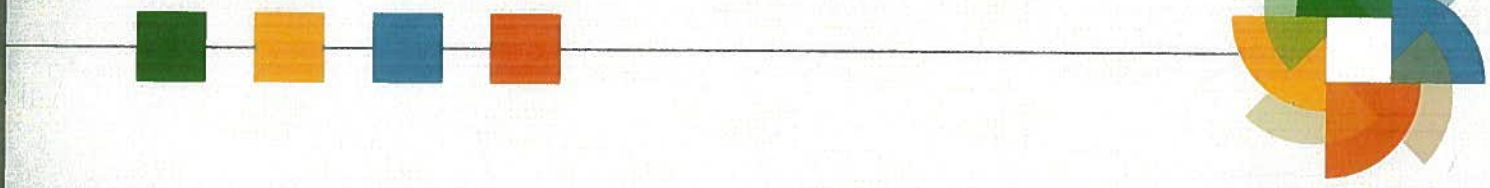
Submitted By:

Name of Firm:

Address:

Telephone No.:

Dated at: _____ this____ day of_____, 2010.



EHLERS
LEADERS IN PUBLIC FINANCE

August 31, 2010

Proposal for Tax Increment Financing Consulting Services for the Feasibility of a TIF District

Village of Glen Ellyn, Illinois

Contact:

Maureen Barry, Financial Advisor

Phone: 630-271-3341
Email: mbarry@ehlers-inc.com

Team Members:

Nancy Hill, Financial Advisor

Brad Townsend, Financial Advisor

Mindy Barrett, TIF Coordinator

August 31, 2010

Steve Jones, Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Subject: Proposal for Tax Increment Financing Services, Feasibility Analysis

Dear Mr. Jones:

Please accept this proposal from Ehlers & Associates, Inc. concerning the Village of Glen Ellyn's consideration of a tax increment financing (TIF) district. Our team is enthusiastic about the prospect of working with Village officials and staff, and we are available to meet your needs throughout the process.

As described in the RFP, the Village is currently seeking proposals for services Ehlers typically conducts in what we refer to as "Phase I" of our comprehensive process for developing, qualifying and adopting a TIF. In response to the Village's specifications, our proposal is limited to these items. However, the attached document also includes information regarding the tasks, time frames, and costs of the remaining phases of the TIF process to lay out the structure of the process as a whole. It is our hope that this additional detail will assist the Village in evaluating its approach to the entire TIF District process, beyond this first step.

Our proposal also includes the qualifications of our firm, the team members that would be assigned, our approach to the assignment, and the cost for each phase of the project. Descriptions of other relevant services that can be performed by Ehlers at the direction of the Village are provided as well.

In the last ten years, Ehlers has provided TIF, development, redevelopment and project management services for Illinois municipalities for projects totaling over one billion dollars ($1,000,000,000) in value. Some of our recent metro area TIF services clients include Lemont, Wheeling, Tinley Park, Lake Zurich, Matteson, and Mokena. The proposal contains a list of clients to which we have provided TIF related services, including those named above, as well as a few brief project summaries that highlight Ehlers' contributions. We would be happy to provide you with more detail on these projects or others that Ehlers has completed.

If additional information is needed, please feel free to contact us. Thank you for considering Ehlers for the provision of these professional services for the Village of Glen Ellyn.

Sincerely,

Bradford J. Townsend
Executive Vice President / Financial Advisor

Proposal for Tax Increment Financing Consulting Services for the Feasibility of a TIF District

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Proposal for Tax Increment Financing Consulting Services for the Feasibility of a TIF District

The following proposal is provided by Ehlers & Associates, Inc. (Ehlers) in response to a Request for Proposals (RFP) issued by the Village of Glen Ellyn on July 30, 2010. The RFP relates the Village's interest in seeking proposals from qualified firms to evaluate the potential planning and designation of a Tax Increment Financing (TIF) District, in accordance with the Illinois Tax Increment Allocation Redevelopment Act to promote the redevelopment and revitalization of the downtown area.

As described in the RFP, the Village is currently seeking proposals for services Ehlers typically conducts in what we refer to as "Phase I" of our comprehensive process for developing, qualifying and adopting a TIF. In response to the Village's specifications, our proposal is limited to these items. However, this proposal also includes information regarding the tasks, time frames, and costs of the remaining phases of the TIF process to lay out the structure of the process as a whole. It is our hope that this additional detail will assist the Village in evaluating its approach to the entire TIF District process, should it desire to go beyond this first step.

Our Firm

The staff at Ehlers has had the pleasure of providing service to local governments in the Midwest since 1955. Sixty-seven professionals serve clients in Illinois, Minnesota and Wisconsin. These include eight professionals at the Lisle, Illinois office.

The key characteristic of Ehlers is "independence." Ehlers is an *independent* public finance advisory firm. Our only business is serving local governments. Ehlers is a charter member of the National Association of Independent Public Finance Advisors (NAIPFA).

The firm does not have any relationship with any other parties who might attempt to influence the direction or advice of the firm. Our focus is to work with local units of government and not represent the interests of private parties or investors on bond issues.

At Ehlers, all employees have ownership in the company and take ownership in serving clients. Ownership sets the tone for the operation of the firm and the nature of the services you receive. All-employee ownership at Ehlers means:

- Every Ehlers employee has a vested interest in providing the best possible service.
- Our focus is on the long-term success of our clients, not solely on short-term profit and return on investment.

Approach to Project

As requested by the Village, our proposal is limited to the first of, what may ultimately entail, up to four phases of work in the process of creating a Tax Increment Finance (TIF) District. It is anticipated that the remaining phases will build on the first phase and could be separately authorized by the Village of Glen Ellyn at a later time.

The first phase, the "Feasibility Study", is the subject of this proposal. It includes field surveys and data analysis related to project eligibility, preliminary analysis of the redevelopment project scope, and preliminary estimates of incremental property tax revenues. If this initial feasibility analysis determines that an area within or the entire central business district of the Village of Glen Ellyn meets the criteria for designation as either a "conservation" or "blighted" area according to Illinois law, the Village could then choose to proceed on to the other phases of the process for creating a TIF District. While TIF is widely regarded as the best tool communities currently have to redevelop areas in need, other redevelopment tools or strategies will be considered as well.

This proposal does not obligate the Village of Glen Ellyn to move beyond the first phase, the Feasibility Study, nor does it require that the Village contract with Ehlers to perform any work for the Village beyond the first phase. However, some information about these phases is being offered to give the Village a better understanding of the overall process that Ehlers uses in assisting our client communities in the qualification and adoption of a TIF District. (The service costs shown for Phases II-IV would only apply in a subsequent agreement should Ehlers be chosen to perform Phase I services for the Village.)

The second phase of work would be to prepare the Eligibility Study and Redevelopment Plan. These reports are required to initiate the public hearing process and to serve as a basis for consideration of the adoptive ordinances to put the TIF District in place.

The third phase consists of the adoption process, which includes a required meeting of the Joint Review Board and a public hearing, concluding with the Village's action on the adopting ordinances.

Because the Village's downtown does contain some residential units, there may or may not be a need for the fourth phase, a Housing Impact Study. This would be required by state law if it is estimated that there will be ten or more occupied residential units that may need to be relocated and/or seventy-five or more occupied residential units in the redevelopment project area. It may be possible to avoid this step depending on the placement of the TIF District boundaries, which would be determined during the Feasibility Study.

Scope of Services

Ehlers will provide the following services to the Village of Glen Ellyn in determining the feasibility of the Village's adoption of a proposed downtown Tax Increment Finance (TIF) District, as referred to in this proposal under the "Phase I – Initial Project Review (Feasibility Analysis)" heading.

(Detail on all other phases is provided as information only.)

All services will be performed in conjunction with designated staff of the Village and the community's designated TIF attorney. Ehlers will provide all sample documents to the TIF attorney. All attorney expenses are to be assumed by the Village.

Phase I - Initial Project Review (Feasibility Analysis)

Task 101: Project Eligibility and Analysis

- Review the Project Area to ascertain project parameters and determine whether it appears to qualify under the standard for Illinois Tax Increment Financing Law.
- Establish Project Area Boundary. The Village will confirm the PIN's to be included in the Project Area Boundary. The recommended Project Area boundaries shall factor in the public infrastructure needs of the Village and redevelopment projects recommended in the Village's Downtown Strategic Plan.
- Review each parcel according to the criteria set forth in the Illinois Tax Increment Law. This includes exterior surveys of the condition and use of each building; analysis of County Assessor records of property valuation; and review of previously prepared plans, studies, and data. Data and reports covering building permit records and building code violations for the last five years within the Study Area as researched and provided by the Village will be reviewed.
- Document eligibility criteria related to each parcel or block.
- Determine if, and under what category, the Study Area qualifies as a Tax Increment Financing District.
- Consider other redevelopment tools or strategies (such as a Business District overlay) and determine whether or more of these should be considered instead of or in addition to a TIF District.

Task102: Review TIF Project Scope and Potential

- With assistance from the Village and any of its consultants, prepare a listing of proposed public improvements in the Study Area and cost estimates. Determine which, if any, are TIF eligible expenses, as allowed by the TIF Act.
- With assistance from the Village and its consultants, identify the type, amount and timing of private investment in the Study Area.
- The information above will provide a basis for the Preliminary Tax Increment Financing Analysis to be prepared as part of Task 103 below, as well as the Redevelopment Plan program costs (required in Phase II).

Task 103: Preliminary Tax Increment Financing Analysis

A preliminary tax increment financing analysis, which estimates the incremental property taxes,

will be prepared for review and consideration by the Village. This will include:

- An overview of assumptions and preliminary estimates of potential annual incremental property tax revenues based on the project scope identified in Task 102.
- An overview of the assessments of impact to other affected taxing districts.
- An overview of redevelopment project costs to include in the listing of total redevelopment project costs of the Redevelopment Plan (required in Phase II). It is anticipated that two iterations of the tax increment financing analysis will be required to test alternative assumptions.
- Prepare Preliminary Tax Increment Financing Analysis that encompasses the findings of the above analysis and would provide much of the foundation for the Eligibility Report and Redevelopment Plan (performed in Phase II and required prior to the adoption of a TIF District).

Task 104: Meetings

- A project initiation meeting or conference call with representatives of the Village to launch the project.
- A meeting with Village staff members to review Phase I findings and Preliminary Tax Increment Financing Analysis prepared by Ehlers.
- Attend and make presentations at two public meetings as requested by the Village.

Fee for Phase I - Initial Project Review (Feasibility Analysis)	$18,000

The following detail regarding the services Ehlers could provide in the remaining phases of the TIF qualification and adoption process is provided for the Village's information only. This proposal does not entail a commitment by the Village to the employment of Ehlers for these services. The service costs shown for Phases II-IV would only apply in a subsequent agreement should Ehlers be chosen to perform Phase I services for the Village.

Phase II - Prepare Eligibility Report and Redevelopment Plan

Task 201: Prepare Eligibility Report

- Prepare the required Eligibility Study documenting the findings according to the Illinois Tax Increment Law. The report will describe the findings of the survey and analysis of project eligibility.

Task 202: Prepare Redevelopment Plan

- Prepare Project Redevelopment Goals and Objectives for the TIF Plan in conjunction with the Village Comprehensive Plan.

- Develop revenue estimates, program costs, and plan budget.
- Prepare legal findings and certifications under the law.
- Project EAV and Tax Increment for the Redevelopment Project Area for Redevelopment Plan purposes.
- Prepare the required Redevelopment Plan.

Please note: The Village will provide the Legal Description for the boundary of the proposed Redevelopment Project Area. If a certified Engineer's statement is necessary to determine chronic flooding, the Village will be responsible for obtaining and providing that statement.

Also, because there are residential housing units located in the proposed TIF area, some analysis may needed to confirm whether a Housing Impact Statement / Feasibility Study will be required. (This step would be included as Phase IV.) If, during the Initial Project Review to determine eligibility, it is estimated that there will be ten or more occupied residential units that may need to be relocated and/or seventy-five or more occupied residential units in the redevelopment project area, a Housing Impact Statement / Feasibility Study will be required by state statute. In that event, the Scope of Services and proposed fees and project time line herein would need to be adjusted accordingly, and the services detailed under the "Phase IV" section of this proposal would be required as part of the overall TIF adoption process.

Fee for Phase II - Prepare Project Eligibility Report and Redevelopment Plan $9,000

Phase III - Adoption of Project

Task 301: Initiate the Adoption Process.

- Confer with the Village and TIF Attorney on the adoption timeline. Should the Village progress to Phases II and III, it should initiate the required Interested Parties Registry.
- Reports prepared as part of Tasks 201 and 202 above will be refined and prepared in final form for delivery to the Village. An electronic version of the documents and twenty-five (25) copies will be provided for mailing with the Joint Review Board (JRB) Meeting and public hearing notices (see Task 302 below).

Task 302: Meetings

- Attend and make presentations at meeting with representatives of local taxing districts (the Joint Review Board) to review the eligibility and scope of the proposed redevelopment project.
- Attend and make presentations at public hearing on the proposed Redevelopment Project and Plan.
- Provide project plan amendments, if required as a result of the Joint Review Board or public participation process and agreed to by the Village.
- Attend one additional progress meeting, if desired, to be scheduled at the discretion of the Village staff.

Task 303: Village Action on TIF Ordinances

- Upon adoption by the Village of Glen Ellyn, assist the community in submitting all forms and data, based on information in the report to the County Clerk to determine the most recent Equalized Assessed Value of each parcel or the frozen base for the base value for the TIF District.
- Assist the community in submitting information to the state of Illinois.

Unless otherwise arranged, the Village will be responsible for all notifications to the public, residents, property owners, and publications. Ehlers will furnish sample copies of notices and advertisements if requested.

Fee for Phase III - Adoption of Project: $2,000

Phase IV - Prepare Housing Impact Statement

If, during Phase I, it is estimated that there will be ten or more occupied residential units that may be need to be relocated and/or seventy-five or more occupied residential units in the redevelopment project area, Ehlers will:

- Prepare a Feasibility Study and Housing Impact Study, in accordance with the law, to include the following: number of residents, number of residents to be relocated, number of low and moderate income residents, and a Relocation Plan.
- Attend and make presentation at a community meeting (a public information meeting is required).

Fee for Phase IV – Preparation of Housing Impact Statement/Feasibility Study: $10,000

Project Time Line

The proposed time frame for each phase of the overall TIF process is presented below.

Phase I Initial Project Review 8 weeks*

* *This is the only step related to the services included in this proposal.*

Task 101: Project Eligibility and Analysis (3 weeks)

Task 102: Review TIF Project Scope and Potential (2 weeks)

Task 103: Preliminary Tax Increment Financing Analysis (2 weeks)

Task 104: Meetings (as scheduled)

Phase II	Prepare Eligibility Report and Redevelopment Plan	4 to 6 weeks
Phase III	Adoption of Project	60 to 90 days
Phase IV	Prepare Housing Impact Statement / Feasibility Study, if required *(Phase IV is performed in conjunction with Phases II – III)*	

Some contingency times have been included in the time frames. However, adherence to the above time frames for each phase is dependent on property tax assessment challenges, timely provision of information and documents from DuPage County and the Village, as well as timely authorization to proceed with each successive phase.

Project Pricing

The Scope of Services will be completed for the costs provided below, which includes all time, materials and expenses. Invoices will be submitted to the Village at the completion of each Phase and payable upon receipt.

Phase I - Initial Project Review (Feasibility Analysis) **$18,000***

* *This fee is the only fee related to the services included in this proposal.*

Task 101: Project Eligibility and Analysis ($8,000)

Task 102: Review TIF Project Scope and Potential ($4,000)

Task 103: Preliminary Tax Increment Financing Analysis ($4,000)

Task 104: Meetings ($2,000)

The service costs shown for Phases II-IV would only apply in a subsequent agreement should Ehlers be chosen to perform Phase I services for the Village.

Phase II - Prepare Eligibility Report and Redevelopment Plan	$9,000
Phase III - Adoption of Project	$2,000
Estimated Total for Phases I - III	$29,000

Phase IV (if required) - Prepare Housing Impact Statement / Feasibility Study $10,000**

** *This fee will only be incurred if it is determined that a Housing Impact Study is necessary.*

While the costs above include all anticipated services relative to this proposal, any additional service requested or required outside of the Scope of Services (see pages 16 and 17 for more information) will be submitted to the Village for authorization prior to its completion and will be subject to hourly billing rates of $195.00 per hour, or on a flat fee basis as appropriate.

Duties of the Village

The Village will be responsible for the legal description, certified Engineer's statement of flooding necessary to determine chronic flooding, if any, and (applicable in Phases II-IV) publication and mailing of all notices related to the adoption process.

The Village will authorize and direct its administration, attorneys, bond counsel, accountants, engineers, architects, actuaries, and other consultants to prepare and furnish such information as may be reasonably necessary for Ehlers to carry out its duties and obligations, all at no cost to Ehlers.

Agreement

This proposal is respectfully submitted by authorized representatives of Ehlers & Associates, Inc.:

Bradford J. Townsend
Executive Vice President / Financial Advisor

Maureen Barry
Financial Advisor

The Village of Glen Ellyn, Illinois hereby accepts the above Proposal for Tax Increment Financing Consulting Services regarding a Feasibility Analysis of a TIF District (Phase I only) by its authorized officers, this ____ day of _____, 2010.

Attest: _____ By: _____

Please send a copy of the agreement page with original signature to:

Ehlers & Associates, Inc.
550 Warrenville Road, Ste. 220
Lisle, Illinois 60532

Project Team

The Ehlers TIF and economic development team is experienced in all aspects of TIF and public sector funding analysis and strategies. Ehlers' staff has worked in municipal management, administration, and financial management, school district administration, regional planning, economic development, and state legislative support. We serve as advisors to many Illinois local governments, including the Village of Tinley Park, Village of Lemont, Village of Wheeling, Village of Lake Zurich, the Village of Matteson, and the Village of Mokena.

Ehlers uses a team approach. One financial advisor will have primary responsibility for our work with the Village and will be assisted by several other financial advisors and research analysts. This approach affixes responsibility and assures continuity of service for the client from the time the proposal is submitted through any follow-up work. Additionally, it allows a better match of Ehlers' staff expertise and experience to the particular needs of the Village.

Maureen Barry, Financial Advisor, will serve as lead advisor for the Village. Maureen joined Ehlers in January 2008 and has assisted Ehlers' clients in various TIF related projects for the Village of Tinley Park, Village of Wheeling, City of Macomb, Village of Pecatonica, the City of Marengo, Village of Lemont and the Village of Lake Zurich, among others.

Nancy Hill, Financial Advisor, will serve as the second advisor for the Village. Nancy joined Ehlers in February 2008 and has provided her expertise to Ehlers' clients on TIF projects in the Village of Lemont, Village of Tinley Park, Village of Matteson, Village of Oakwood, Village of Glenwood, City of Watseka, and others.

Brad Townsend, Executive Vice President/Financial Advisor, will serve as part of the TIF and economic development team to provide quality control assistance and other expertise as needed.

Mindy Barrett will serve as TIF Coordinator. Mindy joined Ehlers in 2006 and has provided support to the Ehlers TIF team for hundreds of projects.

In addition, the Ehlers Project Team will use expertise and resources from our other offices if needed, to meet the needs of the Village. Resumes for Maureen Barry, Nancy Hill, and Brad Townsend are attached.

These team members will be available to provide timely service to the Village with respect to the services included in this proposal, consistent with the Project Time Line provided on page 8.

Local Presence

Ehlers has provided professional services to the following entities in the area immediately in or surrounding Glen Ellyn: Village of Glen Ellyn (2009-10) Glen Ellyn Public Library (2009) and Glen Ellyn Elementary S.D. No. 41 (2002). All of these projects were related to Financial Advisory services. To the best of our knowledge Ehlers has not engaged in any partnerships or work with other private firms located in Glen Ellyn.

Ehlers TIF Experience

The Ehlers Illinois Team has worked successfully throughout Illinois for over 10 years to accomplish development and redevelopment goals through the use of TIF. We help the Village assess whether TIF makes legal, financial, and political sense in your community. Ehlers has helped communities use TIF to upgrade and improve infrastructure; revitalize deteriorated or outmoded commercial areas; attract development to improve job opportunities and the local economy; rehabilitate neighborhoods; and bring new development to areas that are impaired by market or physical constraints, such as environmental contamination or chronic flooding.

Ehlers provides expertise and a range of professional consulting services to assist the Village in successfully navigating through the complexities of TIF and TIF law. The following summaries describe how Ehlers has recently served other Illinois communities. A number of these examples, if not all of them, share similarities in scope to the description of the Village of Glen Ellyn's potential TIF District.

For a complete list of references, see **Appendix 3.** Additional information on the firm is enclosed as **Appendix 4.**

City of Macomb

The City of Macomb is located in Winnebago County, south of the Quad Cities area in Western Illinois. Macomb is home to Western Illinois University. With the assistance of Ehlers, in December 2009 the City adopted a large (140 acres) new TIF (West Side TIF) and amended an existing TIF (Downtown TIF) which included an extension of that TIF's term. The new TIF includes downtown commercial parcels surrounding their previous TIF, but added other main street corridor commercial/retail parcels, light industrial and residential land bordering WIU. (A Housing study was completed due to the number of residents and potential relocations within the project area.) The land uses within the TIF were older, deteriorated and not competing well with other areas of the City, particularly some "big-box" retail uses. The TIF contains enough land for a variety of proposed redevelopment uses that would help it to take advantage of its university related population and other community resident and business assets.

The TIF that was amended (and had already been amended one time previously) is in the Downtown area and was at the very end of its 23 year term. The amendment extended the term of the TIF to 35 years, and removed several parcels, some of which were then incorporated into the new TIF. The amendments also updated the Redevelopment Plan for the TIF in other ways, such as bringing a revised budget and goals for the area in line with the City's current vision for the area and ensuring the plan's compliance with current TIF law.

Ehlers continues to work with Macomb on a historic hotel restoration project within the new TIF and other various economic development and financing initiatives.

Contact: Dean Torreson, City Administrator
232 E. Jackson
Macomb, Illinois 61455
Phone (309) 833-2575

Village of Lemont

The Village of Lemont is a historic community located primarily in Cook County, with a small portion located in DuPage and Will Counties, along the Des Plaines River, the Chicago Sanitary and Ship Canal, and the Illinois and Michigan Canal. The Village of Lemont wished to have their historic assets be a catalyst for new downtown development. Lemont had a successful, older TIF District in place, but realized this TIF would not have enough years remaining to encourage further redevelopment. Ehlers assisted Lemont with the creation of a second TIF District (Downtown Canal TIF District) and undertook a feasibility study to make sure that revenue would support a refinancing of TIF bonds. With a development project on the table, Ehlers prepared increment forecasts and pro forma analysis. Ehlers assisted the Village in developer negotiations to create the redevelopment agreement. The project is constructed, and the Village has made many public improvements with the assistance of TIF funds, including the construction of a parking structure.

Lemont then engaged Ehlers in 2008 to assist the community in the creation of an additional TIF (Gateway), which is located on the Village's northeast border. The area has been occupied by heavy industrial uses, many of which are still present, such as automobile and construction storage, wrecking, utility transmission and certain other noxious uses. Deterioration, a lack of access to these properties and inadequate utilities are the main issues to be overcome in this TIF, as well as environmental issues on some portions of the site which may impact adjacent properties once redevelopment begins to happen.

Ehlers continues to serve as Lemont's TIF consultant and is currently assisting the Village in planning for the expiration of one of its TIF Districts in 2014. Ehlers also compiles its annual TIF reports and conducts a Joint Review Board meeting yearly.

Contact: Ben Wehmeier, Village Administrator
418 Main Street
Lemont, Illinois 60439
Phone (630) 257-1550

Village of Rockton

The Village of Rockton is a small community located in Winnebago County, approximately 15 miles north of Rockford. The Village had previously created a TIF to improve an older industrial and commercial area in one part of the Village. Rockton engaged Ehlers in 2008 to help the community deal with the redevelopment of a large industrial area along the Iowa, Chicago & Eastern Railroad. This area is the site of an Environmental Protection Agency (EPA) Superfund clean-up assumed by the Beloit Corporation. While major clean-up was undertaken, there are still actions that must be taken as part of the EPA "Reasonable Steps Letter." EPA and the Illinois Environmental Protection Agency (IEPA) are involved in ongoing monitoring and maintenance related to the site. Likewise, the building itself was a shell, having suffered deterioration problems and no longer able to fulfill its use as a manufacturing facility.

In the course of the adoption process, the local school district expressed its opposition to the creation of this TIF, fearing the loss of revenue it believed a TIF would cause them. However, Ehlers worked with the Village to provide factual information about how a TIF would really impact the community and the (Former Beloit Corporation) TIF was adopted with the support of most of the taxing bodies. As a result, a corporation that used its own money to front the costs has rehabilitated the building and reopened the facility. The last projection showed an expected addition of 200-300 jobs to the community as a result of the project. Further, the land's significant and costly environmental issues are being remediated in a way that never would have occurred if not for the creation of the TIF.

Contact: Dale Adams, Village President
110 E. Main Street
Rockton, Illinois 61072
Phone (815) 624-7600

Village of Tinley Park

The Village of Tinley Park undertook the development of two TIF Districts in 2003. The focus of these TIFs was to redevelop key projects as identified by a downtown strategic plan. Ehlers was hired to assist the Village with TIF District qualification and adoption, redevelopment implementation and management, developer RFP, developer negotiations, pro forma analysis, and TIF increment projections.

During the TIF District qualification process, the exact boundaries of the District became an issue. The Village had made the decision to minimize the number of properties in the TIF Districts, believing that this would be beneficial to the local School District. However, in negotiations the School District indicated it was desirous of adding parcels not initially identified for the TIF. Ehlers assisted with the creation of TIF boundaries that would not only increase the EAV of the parcels for the School District at the end of the TIF, but encourage a large enough redevelopment effort to stimulate additional redevelopment and increase EAV in areas surrounding the TIF.

This work has resulted in Tinley Park becoming a major retail, restaurant, and hospitality hub for the southern suburbs. Additionally, the School District's belief that activity in the TIFs would result in redevelopment outside the TIF areas has become reality, as significant rehabilitation and renewal of properties in this area has occurred. On an ongoing basis, Ehlers provides TIF increment projections on redevelopment proposals and other TIF Administration services.

Contact: Scott Niehaus, Village Administrator
16250 South Oak Park Avenue
Tinley Park, Illinois 60477
Phone (708) 444-5000

City of Wheaton

The City of Wheaton is a mature community in Chicago's western suburbs. To counter deterioration in its downtown, the community instituted a TIF District and began to incent businesses to locate in and improve their downtown operations. Ehlers provided Project Pro forma Analysis and Financial Impact services for the City of Wheaton. For one proposed redevelopment project, a developer requested sales tax revenue sharing through sales tax abatement. Ehlers conducted a pro forma analysis of the developer's project and established that without incentives, the project would not be possible. This gave the City of Wheaton the needed information to make a decision to provide the developer incentives and to what extent those incentives were appropriate. Ehlers has also assisted Wheaton in the implementation of TIF programs through the structuring and sale of financial instruments.

Contact: Donald B. Rose, City Manager
303 West Wesley Street
Wheaton, Illinois 60187
Phone (630) 260-2012

Village of Wheeling

The Village of Wheeling is a suburban community located in northwestern Cook County. The Village has experienced tremendous growth, but growth is slowing as the Village becomes built out. Its older developments are starting to experience decline. Like other communities located on the far edges of Cook County, Wheeling's commercial and industrial development is at a disadvantage when more favorable tax rates are in place in close proximity to the community, such as in Lake County.

Ehlers has provided the Village with TIF Eligibility and Adoption, as well as TIF Amendment services. Recently, Ehlers assisted the Village with the creation of its Southeast (Industrial Lane) TIF, which encompasses the Chicago Executive Airport (formerly known as Palwaukee Airport), which will help redevelop the area around and including the airport with airport-related uses, as well as retail and office development. The TIF will also help the community improve existing residential areas. Ehlers continues to assist the Village by performing various TIF and economic development studies as needed.

Contact: Peter Vadopalas, Economic Development Director
2 Community Boulevard
Wheeling, Illinois 60090
Phone (847) 499-9094

Additional TIF Related Services

Ehlers is available to assist the Village with any or all of the services listed below:

Developer Pro forma Analysis

Ehlers can assist the Village in the review of Developer Pro forma information to ascertain the appropriate financial incentive for the proposed development. This pro forma analysis compares the request of the developer to the going rate of return for the area to evaluate whether the level of the incentive being requested is necessary to make the project work. This further confirms the "but for" clause of the Business District. This information can then be translated as part of the feasibility study for bonds of developer's notes.

Fee: $195.00 per hour. *(This fee is usually reimbursed to the Village by the developer.)*

TIF Financial Feasibility Study

Ehlers can provide the necessary financial feasibility study for the construction of Developers Notes or for the issuance of bonds. Would be part of debt issuance if Ehlers serves as Financial Advisor for bonds.

Fee: Based on size of issue.

Developer Selection, Negotiation and Agreement Implementation

In the course of establishing a TIF, municipalities are often approached by developers seeking TIF funding to support a proposed project. Ehlers has taken a lead role in many development negotiations, as well as provided feedback on redevelopment agreements negotiated by others. The final agreement is subject to attorney approval. Examples of recommendations Ehlers has made include:

- Amount, type, and timing of incentives or assistance to developers.
    - Receipt of incentives geared toward performance.
    - Incentives based on goals of municipality.
- Use of "Look Back" provisions in development agreements, so that if a project is more successful than projected, the developer returns funds to the municipality.
- Intergovernmental Agreements with school districts so that a developer furnishes funds to schools beyond TIF provisions.

Fee: $195.00 per hour, upset fees can be established.

Review of Taxing District Impact

As part of negotiations with the taxing districts on the expansion, extension of a TIF district, the Village may need to provide fiscal impact information to the school or other taxing district. Working with the Village, Ehlers & Associates can prepare this information on behalf of the

Village. Ehlers would be prepared to discuss their findings with both the Village and the taxing district to assist the Village in their final strategy.

Fee: $195.00 per hour, not to exceed $5,000.

Debt Issuance

Ehlers will assist the community in the issuance of debt to support the project.

- Exploration of type of debt that best serves the community
- Preparation of Feasibility Study to support the project
- Negotiation of debt

Fee: Dependent upon the size and complexity of issue and form of debt.

TIF Reports

Ehlers is available to prepare annual TIF reports or to assist staff in the preparation of these reports. As part of this activity, Ehlers will attend and present reports to the Joint Review Board meeting.

Fee: $2,500 per report.

Appendix 1: Certification

APPENDIX 1

CERTIFICATION

The undersigned, being an authorized representative of the Vendor, hereby certifies that the Vendor is not barred from submitting a proposal for this Agreement as a result of a violation of either Section 5/33E-3 or Section 5/33E-4 of Chapter 38 of the Illinois Compiled Statutes concerning bid rigging, rotating, kickbacks, bribery, and interference with public contracts.

The undersigned hereby also certifies that the Vendor has adopted an anti-sexual harassment policy in accordance with the Illinois Human Rights Act, as amended.

The undersigned hereby also certifies that the Vendor shall comply with all local, state, and federal safety standards.

The undersigned hereby also certifies that the Vendor is not delinquent in the payment of any tax administered by the State of Illinois Department of Revenue, unless the amount and/or liability is being properly contested in accordance with the procedures established by the appropriate revenue act.

The undersigned hereby also certifies that this proposal is genuine and not collusive or sham; that said Vendor has not colluded, conspired, connived, or agreed, directly or indirectly, with any other Vendor or person, to put in a sham proposal or to refrain from submitting a proposal; and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the proposed price elements of said proposal, or that of any other Vendor, or to secure any advantage against any other Vendor or any person interested in the proposed contract.

Dated at

this 27th day of August, 2010

By: _____ (signature)

Its: Executive Vice President (title)

being duly Sworn, deposes and says that he/she is the Executive Vice President of Ehlers + Associates, Inc. and that the statement above is true and correct.

Subscribed and Sworn before me this 30th day of August, 2010

Notary public: Malinda M Barrett

My commission expires: October 2, 2010

OFFICIAL SEAL
MALINDA M BARRETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/02/10

Appendix 2: Resumes

EHLERS
LEADERS IN PUBLIC FINANCE

Maureen Barry
Financial Advisor

Maureen joined the Ehlers' Illinois office in 2008 as a Financial Advisor after working in local government management for over 14 years, most recently as the Assistant Village Manager in Wilmette. Her focus is on assisting Illinois cities, villages, townships, counties, and special districts in the design and implementation of financial and economic development solutions. Ehlers' clients benefit from Maureen's broad perspective and hands-on experience in a wide range of local government matters.

Maureen Barry
Direct: (630) 271-3341
mberry@ehlers-inc.com

AREAS OF EXPERTISE

Tax Increment Services
- Tax Increment Plans for TIF District Qualification and Amendment
- Business District Plans for Qualification and Amendment
- Developer Negotiations
- Developer Proforma Analysis/But For Test
- TIF Feasibility Studies
- TIF Revenue Bond Financing

Development & Redevelopment
- Development Strategic Planning
- Project Management Services
- Developer Attraction & Selection
- Development Incentives Analysis
- Fiscal Impact Analysis

Public Participation
- Referendum Strategies
- Public Participation Process
- Community Surveys/Communications/ Newsletters/Annual Reports

Debt Planning and Issuance
- Analysis & Presentation of Alternative Financing Options, Plans And Tools
- Representation to Bond Market & Credit Rating Agencies
- Refundings
- Special Service Area Financing

Strategic and Financial Planning
- Goal Setting & Strategic Planning
- Key Financial Strategies
- Financial Management Planning
- Debt Management
- Capital Improvements Planning
- Fiscal Impact Studies
- Impact Fee Analysis
- Utility Rate Studies

Intergovernmental and Public/Private Partnerships
- Intergovernmental and Public/Private Project Studies and Negotiations

PROFESSIONAL MEMBERSHIPS

- *International City/County Management Association*
- *Illinois City/County Management Association*
- *IL Association of Municipal Management Assistants*
- *Illinois Government Finance Officers Association*
- *Illinois Tax Increment Association*
- *Illinois Development Council*

EDUCATION

- *Bachelor of Arts (Political Science), University of Dayton*
- *Master of Public Affairs (Public Management), School of Public and Environmental Affairs, Indiana University*

Designing Customized Financial Solutions for Outstanding Communities
Ehlers • 550 Warrenville Road, Ste 220 • Lisle, IL 60532 • Phone: (630) 271-3330 • Fax: (630) 271-3369

EHLERS
LEADERS IN PUBLIC FINANCE

Nancy Hill
Financial Advisor

Nancy joined the Ehlers' Illinois office in 2008 as a Financial Advisor. She has 14 years of experience working for and with municipalities as an urban planner and community development director, and most recently as the Associate Director for the DuPage Mayors and Managers Conference. Ehlers' clients benefit from Nancy's range of experience and expertise in planning, economic development, project management, budgeting, and intergovernmental relations.

Nancy Hill
Direct: (630) 271-3343
nhill@ehlers-inc.com

AREAS OF EXPERTISE

Tax Increment Services
- Tax Increment Plans for TIF District Qualification, Adoption, and Amendments
- Business District Establishment and Plans
- Developer Negotiations
- Developer Proforma Analysis/But For Test
- TIF Feasibility Studies
- TIF Revenue Bond Financing
- TIF Annual Reporting

Development and Redevelopment
- Development Strategic Planning
- Project Management Services
- Developer Attraction and Selection
- Development Incentives Analysis
- Fiscal Impact Analysis

Public Participation
- Referendum Strategies
- Public Participation Process
- Strategic Communications Planning
- Community Surveys/Communications/ Annual Reports

Strategic and Financial Planning
- Goal Setting and Strategic Planning
- Financial Management Planning
- Capital Improvements Planning
- Fiscal Impact Studies
- Impact Fee Analysis
- Utility Rate Studies

Debt Planning and Issuance
- Short- and Long-term Financial Strategies
- Analysis and Presentation of Alternate Financing Options, Plan and Tools
- Representation to Bond Market and Credit Reporting Agencies
- Special Service Areas/District Services

Other
- Intergovernmental and Public/Private Studies, Negotiations, Projects/Operations

PROFESSIONAL MEMBERSHIPS AND CERTIFICATIONS

- *American Institute of Certified Planners*
- *American Planning Association*
- *Illinois American Planning Association*
- *International City/County Management Association*
- *Illinois City/County Management Association*
- *Illinois Development Council*
- *Illinois Tax Increment Association*

EDUCATION

- *Bachelors of Urban Planning and Design, Ball State University, Muncie, IN*
- *Masters of Public Administration, University of Louisville, Louisville, KY*

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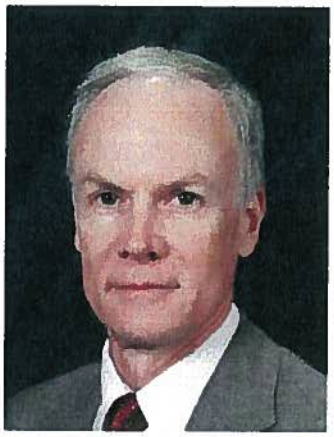
EHLERS

LEADERS IN PUBLIC FINANCE

Brad Townsend

Financial Advisor/Executive Vice President

Brad has been a Financial Advisor in the Ehlers' Illinois office since 2006 assisting Illinois cities, villages, and special districts design and implement financial plans that attain results. Prior to joining Ehlers he had 25 years experience as a City Manager and a municipal consultant. Ehlers' clients benefit from Brad's expertise in financial analysis and strategy, community development, operations, project management, and various forms of planning.



Brad Townsend
Direct: (630) 271-3335
btownsend@ehlers-inc.com

AREAS OF EXPERTISE

Development & Redevelopment
- Development Proforma/Analysis
- Development Impact Analysis
- Project Strategic Management
- Developer Attraction & Selection
- Public/Private Partnerships
- Incentive & Inducement Analysis
- Infrastructure Considerations
- Developer Negotiations

Debt Planning and Issuance
- Short-term and Long-term Finance Strategy
- Bond Market Status & Credit Rating Concepts

Tax Increment Services
- Development Proforma/Analysis
- Developer Negotiations

Strategic and Financial Planning
- Operational Strategic Planning
- Fiscal Impact Studies
- Impact Fee Analysis
- Utility Rate Studies
- Key Financial Strategies
- Capital Improvements Planning
- Debt Management
- Special Service Area Financing

Asset Management
- Enterprise Performance Services
- Lodging, Conference, Utility, Recreation

Special District Finance Services
- Facility Needs Assessment Studies
- Fiscal Impact Studies/Analysis

CERTIFICATIONS

- ICMA Credentialed Manager

PROFESSIONAL MEMBERSHIPS

- *International City-County Management Assn.*
- *Illinois City-County Management Association*
- *Illinois Municipal League*
- *DuPage Mayors and Managers Conference*

EDUCATION

- *Bachelor of Arts (Public Administration), Western Illinois University, Macomb, IL*
- *Masters (Public Administration), Northern Illinois University, DeKalb, IL*

Designing Customized Financial Solutions for Outstanding Communities

Ehlers • 550 Warrenville Road, Ste 220 • Lisle, IL 60532 • Phone: (630) 271-3330 • Fax: (630) 271-3369

Appendix 3: References

The following table contains client reference information and brief summaries of services provided to these selected Ehlers municipal clients since 2005.

Client	Summary of Services Provided
Aledo Janice Green, City Administrator 120 North College Avenue P.O. Box 267 Aledo, Illinois 61231-0267 Phone (309) 582-7241	• TIF Reporting / Joint Review Board • TIF Assistance Policy • Municipal Practices Assessment
Annawan Kennard B. Franks, Mayor P.O. Box 444 Annawan, Illinois 61234 Phone (309) 935-6226	• TIF Feasibility Studies (2) • TIF Eligibility Studies (2) • Redevelopment Plans (2) • Adoption • TIF Amendment
Beach Park Ken Lopez, Village Administrator 11270 West Wadsworth Road Beach Park, Illinois 60099 Phone (847) 746-1770	• Developer RFP preparation • Pro forma Analysis • Public Participation • Developer Selection and Negotiation • TIF Eligibility Study • Redevelopment Plan • Adoption • Redevelopment Implementation and Management
Bellwood Jim Milbourn, Accountant 3200 Washington Boulevard Bellwood, Illinois 60104 Phone (708) 847-3500	• Business District Eligibility Studies and Redevelopment Plans (2) • Business District Adoption • Pro forma Analysis • Development Consulting • TIF Reporting (7 TIF Districts per year) / Joint Review Board
Bradley Gael K. Kent, Village President 147 South Michigan Avenue Bradley, Illinois 60915 Phone (815) 932-2125	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Amendment
Calumet City 204 Pulaski Road Calumet City, Illinois 60409 Phone (708) 891-8905	• TIF Eligibility Study • Redevelopment Plan • Adoption

Client	Summary of Services Provided
Carbon Cliff Ken Williams, Village President 106 First Avenue P.O. Box 426 Carbon Cliff, Illinois 61239 Phone (309) 792-8235	• TIF Impact Study • TIF Eligibility Study • Redevelopment Plan • Staffing and Space Needs Study • Architect RFP • $500,000 General Obligation TIF Bonds
Coal Valley Stanley Engstrom, Village President 900 1st Street – P.O. Box 105 Coal Valley, Illinois 61240 Phone (309) 799-3604	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Consulting
Country Club Hills Henrietta Turner, City Manager 4200 West 183rd Street Country Club Hills, Illinois 60478 Phone (708) 798-2616	• TIF Eligibility Study • Redevelopment Plan • Adoption
Creve Coeur Wayne Baker, Village President 101 North Thorncrest Avenue Creve Coeur, Illinois 61611 Phone (309) 699-6714	• TIF Eligibility Studies (3) • Redevelopment Plans (3) • Adoption
Danville John Heckler, Public Development Director 17 West Main Street Danville, Illinois 61832 Phone (217) 431-2200	• TIF Eligibility Studies (3) • Redevelopment Plans (3) • Adoption
Decatur Greg Crowe, Economic Development Director 1 Gary K. Anderson Plaza Decatur, Illinois 62523 Phone (217) 424-2708	• TIF Eligibility Study • Redevelopment Plan • Adoption
Dwight Kevin McNamara, Village Administrator 209 South Prairie Avenue Dwight, Illinois 60420 Phone (815) 584-3077	• TIF Eligibility Study • Redevelopment Plan • Adoption
East Dundee 120 Barrington Avenue East Dundee, Illinois 60118 Phone (847) 426-2822	• Developer Negotiations • TIF Financial Feasibility Study • $2.5 Million Tax Increment Revenue Bonds
East Hazel Crest Patricia Lazuka, Village Administrator 1904 West 174th Street East Hazel Crest, Illinois 60429 Phone (708) 798-0213	• Redevelopment Implementation and Management • TIF Eligibility Study • Redevelopment Plan • Adoption

Client	Summary of Services Provided
East Moline Rich Keehner, Jr., City Manager 915 16th Avenue East Moline, Illinois 61244 Phone (309) 752-1538	• TIF Eligibility Studies (3) • Redevelopment Plans (3) • TIF Amendment • Adoption
Gilman Richard Theesfeld, Alderman 215 North Central Street Gilman, Illinois 60938 Phone (815) 265-4213	• TIF Eligibility Study • Redevelopment Plan • Adoption
Glenwood Kerry Durkin, Mayor One Asselborn Way Glenwood, Illinois 60425 Phone (708) 753-2400	• TIF Eligibility Studies (2) • Redevelopment Plans (2) • Adoption • TIF Consulting
Havana Terry Svob, Economic Development Director 227 West Main Street Havana, Illinois 62644 Phone (309) 543-3411	• TIF Eligibility Study • Redevelopment Plan • Adoption
Hickory Hills Michael Howley, Mayor 8652 West 95th Street Hickory Hills, Illinois 60457 Phone (708) 598-4800	• TIF Eligibility Study • Redevelopment Plan • Adoption
Hoffman Estates 1900 Hassell Road Hoffman Estates, Illinois 60169 Phone (847) 882-9100	• TIF Eligibility Study • Redevelopment Plan • Adoption
Justice Kathy Svoboda, Village Clerk 7800 South Archer Road Justice, Illinois 60458 Phone (708) 458-2520	• TIF Eligibility Study • Redevelopment Plan
Lake Zurich Bob Vitas, Village Administrator 70 E. Main Street Lake Zurich, Illinois 60014 Phone (847) 438-5141	• TIF Consulting • TIF Amendment • General Obligation Bonds (Alternate Revenue Source) • TIF Debt Restructuring

Client	Summary of Services Provided
Lemont Ben Wehmeier, Village Administrator 418 Main Street Lemont, Illinois 60439 Phone (630) 257-1550	• TIF Eligibility Studies (2) • Redevelopment Plans (2) • Adoption • TIF Reporting (2 TIF Districts per year) / Joint Review Board • TIF Consulting • TIF Financial/Bond Feasibility Study
Libertyville Kevin Bowens, Village Administrator 118 West Cook Avenue Libertyville, Illinois 60048 Phone (847) 362-2430	• TIF Impact Analysis • TIF Consulting
Long Grove David Lothspeich, Village Manager 3110 RFD Long Grove, Illinois 60047 Phone (847) 634-9440	• Pro forma Analysis • Business District Eligibility Study • TIF Eligibility Study • Redevelopment Plan • Adoption
Loves Park 100 Heart Boulevard Loves Park, Illinois 61111 Phone (815) 654-5030	• TIF Eligibility Study • Redevelopment Plan • Adoption
Lyons Rob Bush, Village Attorney Phone (708) 447-8886	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Amendment
Machesney Park Bob Mullins, Director of Administration and Finance 300 Machesney Road Machesney Park, Illinois 61115 Phone (815) 877-5432	• TIF Eligibility Studies (2) • Redevelopment Plans (2) • Adoption • TIF Consulting • Developer Incentive Analysis
Macomb Dean Torreson, City Administrator 232 E. Jackson Street Macomb, Illinois 61455 Phone (309) 836-0501	• TIF Eligibility Study • Redevelopment Plan • Housing Impact Study • Redevelopment Plan Amendment • Adoption • Pro forma Analysis
Mahomet Mell Smigielski, Village Administrator 503 E. Main St. Mahomet, IL 61853 Phone (217) 586-5407	• TIF Feasibility Study for Bonds • TIF Consulting

Client	Summary of Services Provided
Marengo Donald B. Lockhart, Mayor 132 East Prairie Street Marengo, Illinois 60152 Phone (815) 568-7112	• TIF Eligibility Study • Redevelopment Plan • Adoption
Matteson Andre Ashmore, Mayor LaVern Murphy, Deputy Director of Economic Development 4900 Village Commons Matteson, Illinois 60443 Phone (708) 748-5196	• TIF Eligibility Study • Redevelopment Plan • TIF Adoption • Business District Eligibility Studies and Redevelopment Plans (2) • Business District Adoption (2)
Mattoon 208 North 19th Street Mattoon, Illinois 61938 Phone (217) 235-5654	• TIF Eligibility Studies (2) • Redevelopment Plans (2) • TIF Amendment • Adoption
Mokena Kirk Zoellner, Assistant Village Administrator 11004 Carpenter Street Mokena, Illinois 60448 Phone (708) 479-3900	• Fiscal Impact Analysis • TIF Eligibility Study • Redevelopment Plan • Adoption
Oak Park Greg Peters, Finance Director 123 Madison Street Oak Park, Illinois 60302 Phone (708) 358-5462	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Consulting • Fiscal Impact Analysis
Oakbrook Terrace Kathy Katz, Interim City Manager 17W275 Butterfield Road Oakbrook Terrace, Illinois 60181 Phone (630) 941-8300	• Pro forma Analysis • Developer Negotiation • Business District Eligibility Study & Redevelopment Plan • Business District Adoption
Oakwood Bob Parr, Acting Mayor 106 S. Scott, PO Box 31 Oakwood, IL 61858 Phone (217) 354-4255	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Amendment • TIF Reporting
Pecatonica Shawn Connors, Mayor 405 Main Street PO Box 730 Pecatonica, IL 61063-0730 Phone (815) 239-2829	• TIF Eligibility Study • Redevelopment Plan • Adoption • TIF Consulting

Client	Summary of Services Provided
Peoria Heights Mark Allen, Mayor 4901 N. Prospect Road Peoria Heights, Illinois 61616 Phone (309) 686-2373	• TIF Eligibility Study • Redevelopment Plan • Adoption • Redevelopment Management
Richmond Tim Savage, Village Administrator 5600 Hunter Drive Richmond, Illinois 60071 Phone (815) 678-4040	• TIF Eligibility Study • Redevelopment Plan
Richton Park 4455 Sauk Trail Richton Park, Illinois 60471 Phone (708) 481-8950	• TIF Reporting (5 TIF Districts)
Rockton Dale Adams, Mayor 110 East Main Street Rockton, Illinois 61072 Phone (815) 624-7600	• TIF Eligibility Study • Redevelopment Plan • Adoption
Rossville Terry Prillaman, Mayor 120 East Attica Street Rossville, Illinois 60963	• TIF Consulting
Saunemin Michael Stoecklin, Former Village President Community Building – P.O. Box 283 Saunemin, Illinois 61769 Phone (815) 832-4334	• TIF Eligibility Study • Redevelopment Plan • Adoption • Developer Negotiations • $400,000 G.O. Bonds (Alternate Revenue Source), Series 2009
Stockton Ron Paja, Attorney 155 West Front Street – P.O. Box 186 Stockton, Illinois 61085 Phone (815) 947-2515	• TIF Eligibility Study • Redevelopment Plan • Adoption
Thornton Jack Swan, Village President 115 East Margaret Street Thornton, Illinois 60476 Phone (708) 877-4456	• TIF Consulting

Client	Summary of Services Provided
Tinley Park Scott Niehaus, Village Administrator 16250 South Oak Park Avenue Tinley Park, Illinois 60477 Phone (708) 444-5000	• TIF Eligibility Studies (2) • Redevelopment Plans (2) • Adoption • TIF Amendments (2) • Redevelopment Implementation and Management • Developer RFP • Developer Negotiation • Public Participation • Pro forma Analysis
Washington Jon Oliphant, Planning & Development Director 301 Walnut Street Washington, Illinois 61571 Phone (309) 444-1135	• Redevelopment Plan Amendment • Adoption
Watseka Robert Harwood, Mayor 201 Brianna Drive Watseka, Illinois 60970 Phone (815) 432-2711	• TIF Consulting
Wheeling Michael Mondschain, Finance Director Peter Vadopalas, Economic Development Director 2 Community Boulevard Wheeling, Illinois 60090 Phone (847) 459-2600	• TIF Amendments (6) • TIF Eligibility Studies • Redevelopment Plans • Adoption
Winfield 27 West 465 Jewell Road Winfield, Illinois 60190 Phone (630) 933-7150	• TIF Consulting
Worth Randy Keller, Village President 7112 West 111th Street Worth, Illinois 60482 Phone (708) 448-1181	• TIF Eligibility Study • Redevelopment Plan • Adoption • Pro forma Analysis • Redevelopment Implementation and Management

Appendix 4: Other Ehlers Services

Capital Finance & Debt Issuance

Capital finance is the foundation of Ehlers' business. The ability to borrow money and to manage debt effectively helps local governments fund their capital improvements. Ehlers ranks in the top five nationally for financial advisors in the number of competitive bond sales supervised per year.

Our approach to debt issuance focuses on:

- A thorough understanding of the capital finance options available to local government.
- An issuance process that uses specialization to provide efficient and effective results.
- Ability to issue bonds and other debt ranging in size from $50,000 to $100,000,000.
- Good working relationships with other "players" in Illinois public finance: bond counsel, local counsel, rating agencies, bond dealers, and bond insurers.

Financial Planning Services

An important planning tool for local governments is the development of a long-term financial plan. Ehlers believes it is useful to combine elements of strategic and financial planning with capital and operating projections. The result provides an enhanced framework for financial decisions so administrators and elected officials have the essential information needed to make decisions on a timely basis. A financial plan should include three basic elements:

- Spreadsheet with five-to-ten year projection of capital and operating needs,
- Narrative description of the basis for those needs, and
- Prioritized schedule of actions needed to implement the plan.

A financial plan differs from a capital improvement plan (CIP). A CIP generally addresses only infrastructure or equipment needs. A financial plan addresses both operating needs and capital needs. It outlines the funding sources as well.

Economic Development / Redevelopment

Local financial resources often play a role in economic development. Ehlers' staff brings the experience gained from participation in hundreds of development projects. This experience covers all forms of development and all types of public participation. Ehlers helps you assemble the pieces of the puzzle: determining need, assessing risk, evaluating options, and making it happen. This may include prioritizing community goals, preparing a financial plan, and developing a framework for successful decision-making. Ehlers can also help communities assess the cost/benefit of proposed developments by producing cash flow projections and impact analyses.

Tax Increment Financing

Tax increment financing ("TIF") has proven to be one of the most significant economic development tools available to Illinois municipalities since the late 1970s. Ehlers & Associates offers a full spectrum of TIF services that help communities (i) assess whether TIF is legally,

financially and politically feasible and, when appropriate, (ii) proceed with TIF adoption and implementation. Ehlers' core services include completing the analyses and preparing the reports required for TIF adoption. In addition, we offer sophisticated analysis of revenue projections, financial feasibility, and the potential impacts of TIF on other taxing districts. Once a TIF district is adopted, Ehlers helps municipalities achieve effective and timely project implementation. Ehlers' services include: facilitation of developer recruitment and selection, analysis of project pro formas, negotiation of developer agreements, evaluation of developer incentives, and management of the development process.

Business Districts

In Illinois, the Business District designation is an important municipal economic development tool that provides strategic planning and sales tax financing for both development and redevelopment areas. Ehlers provides a complete range of services for business district adoption and implementation. Key services included: analysis of business district eligibility, documentation of eligibility findings, preparing the legally required business district plan, analysis of financial feasibility, estimating of sales tax revenue potential and facilitating the public hearing and review process.

Strategic Planning

The ideal situation for any local government is to have a plan in place before taking action. This is particularly true when major programs or costly projects are being considered. Ehlers can work with officials and staff to develop an operational strategic plan or a community strategic plan. Operational strategic planning is all about making your organization the best it can be by providing excellent customer service, taking on issues, and getting results. Ehlers will facilitate a process for leaders to identify needs and resources, prioritize initiatives, track progress, and measure success. Community strategic planning focuses on an entire city, village, special district, or service area. Ehlers will guide a process for leaders and other stakeholders that we call ***Key Financial Strategies***^{TM}. It is an opportunity for in-depth consideration of community development including land use, facility use, capital improvements, and service enhancements. ***KFS***^{TM} will help take the guesswork out of your decision-making. You will be more focused, consistent, and strategic.

Enterprise Performance and Utility Rate Studies

Municipalities, park districts, and other local governments own community enterprise operations. This form of physical asset includes convention centers, sports arenas, water parks, golf domes, fitness centers, water & sewer utilities, and community centers. Day-to-day operations may be entrusted to full-time staff or outsourced to a management company. In either situation, the elected governing board and administration want to be sure that their enterprise is producing service and income to the maximum capability. Ehlers can provide a special evaluation or a periodic assessment of your asset. Our strategic advice will be focused on the best business plan and practices for maximum service and income.

Population and Enrollment Studies

Ehlers provides a variety of services to help you estimate your population. Since the early 1970's, we have developed and updated the Table of Estimated Population per Dwelling Unit. We do special tables of this kind for school districts, communities, and larger areas.

For school districts, we have conducted hundreds of enrollment studies. Communities grow and change through development, population mobility, employment opportunities, and transportation impacts. Ehlers enrollment studies help school districts understand and project for the impacts of these changes. Ehlers has also prepared other specialized population studies, including doing a census for specific areas and doing a kindergarten census for schools.

Referendum Related and Public Participation Services

We have assisted hundreds of local governments with referendum information programs. We assist clients in putting together an information program for bond issue and tax rate increase referenda. Our involvement can be in the initial planning stages or services can continue throughout the referendum timetable.

These services often involve the community with the decision making and implementation process. Services include citizens' advisory committee work, surveys, communications and consensus building, and open house planning.

Arbitrage Monitoring Services

Sometimes local governments must rebate some of the interest earned from bond proceeds back to the IRS. At Ehlers we help you evaluate ways to qualify for exemptions to this requirement and if that is not possible we offer tracking and reporting services to enable you to fulfill your rebate obligations.

Continuing Disclosure

One of the services we offer as financial advisors is to help you disseminate your financial information annually to national information repositories when this is required with your bond undertaking.

Paying Agent Services

It is important that local governments make timely payments on their debt issues. Ehlers paying agent service provides personal service for you through the life of your bond issue.

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Approving an Agreement between the Village of Glen Ellyn and Ehlers and Associates, Inc. for Tax Increment Financing Consultant Services

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Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This ____ Day of _____, 2010.

Published in ~~pamp~~hlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois,
this ____day of _____, 2010.

Ordinance No. _____

An Ordinance Approving an Agreement between the Village of Glen Ellyn and Ehlers and Associates, Inc. for Tax Increment Financing Consultant Services

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is in the best interest of the Village to consider a Tax Increment Financing District in the Central Business District; and

Whereas, the Village sent out a Request for Proposals to qualified consultants to complete a Tax Increment Financing District Feasibility Study to determine if such a district could be established; and

Whereas, a total of four (4) proposals were received by the established deadline; and

Whereas, a Selection Team was created to review the submitted proposals and included the Administration, Finance and Planning and Development Departments; and

Whereas, the Selection Team indicated a preference for the company known as Ehlers and Associates, Inc.; and

Whereas, this preference was based upon methodology for project completion, qualifications of the firm and individual staff assigned to the project, experience of the firm and staff on similar projects, cost for services and references; and

Whereas, the Village of Glen Ellyn has heretofore budgeted an amount in the Fiscal Year 2010/2011 budget in Account No. 121200-521055 (Professional Services/Other) for professional consultation in connection with the Tax Increment Financing District Feasibility Study and it is anticipated that additional funds for the project will be set aside in the Fiscal Year 2011/2012 budget to allow for the designation of a Tax Increment Financing District should it be determined that such a district can be established.

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 findings of fact set forth hereinabove are hereby adopted as the findings of the President and Board of Trustees of the Village of Glen Ellyn.

Section Two: That the agreement with Ehlers and Associates, Inc. for professional services, pursuant to the copy thereof attached hereto as Exhibit "A", is hereby approved in an amount not to exceed $18,000.

Section Three: That the President and Village Clerk are hereby authorized and directed to enter into said agreement on behalf of the Village of Glen Ellyn and to do all things necessary to carry out the terms of said agreement.

Section Four: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this day of _____, 2010.

Ayes:

Nays:

Absent:

Abstentions:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(A)

Agreement

This proposal is respectfully submitted by authorized representatives of Ehlers & Associates, Inc.:

Bradford J. Townsend
Executive Vice President / Financial Advisor

Maureen Barry
Financial Advisor

The Village of Glen Ellyn, Illinois hereby accepts the above Proposal for Tax Increment Financing Consulting Services regarding a Feasibility Analysis of a TIF District (Phase I only) by its authorized officers, this ____ day of _____, 2010.

Attest: _____ By: _____

Please send a copy of the agreement page with original signature to:

Ehlers & Associates, Inc.
550 Warrenville Road, Ste. 220
Lisle, Illinois 60532

GENERAL FUND
VILLAGE MANAGER'S OFFICE
(121200)

Village of Glen Ellyn
FY 2010/11 Budget

Object Code	Account Description	FY07/08 Actual	FY08/09 Actual	Revised FY09/10 Budget	FY09/10 Estimated Actual	FY10/11 Budget	
	Personnel Services						
510100	Salaries - FT	$ 408,398	$ 569,108	$ 447,000	$ 377,000	$ 364,000	1
510120	Salaries - PT	-	-	102,000	89,000	97,000	1
510160	Exceptional Performance Awards	-	-	-	-	-	2
510200	Overtime	145	-	-	-	-	
510400	FICA	26,786	41,260	39,100	33,400	30,000	
510500	IMRF	12,286	30,525	39,800	30,700	40,300	
	Subtotal	447,615	640,893	627,900	530,100	531,300	
	Contractual Services						
520305	Recognition / Awards	-	-	-	500	6,500	3
520515	Citizen Corps/Milton Twnsp	-	7,000	-	-	-	
520600	Dues / Subscriptions	3,739	12,445	7,400	7,400	5,100	4
520615	Recruiting and Testing	-	9,535	15,000	9,000	15,000	5
520620	Employee Education	903	1,068	1,000	1,000	5,500	6
520625	Travel	71	2,099	500	500	4,000	
520700	Professional Services / Legal	-	-	125,000	250,000	200,000	7
520905	Printing	-	414	-	-	-	
520975	Maintenance / Equipment	-	-	8,000	13,000	14,000	8
521055	Professional Services / Other	842	10,457	32,699	32,700	17,500	9
521195	Telecommunications	-	249	500	500	500	
590600	IFT / Health Insurance	26,400	46,820	44,500	36,000	35,900	
590610	IFT / Insurance - General	1,800	2,000	2,900	2,900	5,600	
590650	IFT / Equipment Service (O&M)	2,100	1,900	-	-	-	
590655	IFT / Equipment Service (Replace)	4,400	4,400	-	-	-	
	Subtotal	40,255	98,387	237,499	353,500	309,600	
	Commodities						
530100	Office Supplies	4,589	5,578	7,000	6,000	7,000	
	Subtotal	4,589	5,578	7,000	6,000	7,000	
	TOTAL EXPENDITURES	**$ 492,459**	**$ 744,858**	**$ 872,399**	**$ 889,600**	**$ 847,900**	

BUDGET FOOTNOTES
VILLAGE MANAGER'S OFFICE – FY 10/11

5. **Recruiting and Testing: ($15,000)** These costs were reassigned to the Village Manager's Office budget from the Finance Department in FY 09/10 to more accurately reflect the Department which has primary oversight over these expenditures.

6. **Employee Education:**

	FY09/10	FY10/11
ICMA Conference	0	1,000
ILCMA Conferences – Summer, Winter	0	500
Catalyst Training	0	3,000
Miscellaneous Employee Education	1,000	1,000
TOTAL	**$1,000**	**$5,500**

7. **Professional Services / Legal: ($200,000)** These expenditures represent general counsel fees provided by the consultant Village Attorney as they pertain to General Fund matters. Additional attorney fees (e.g. prosecutorial, special projects) are budgeted in the departments/funds incurring the expense. This expenditure previously was accounted for in the General Services Fund and has been moved to reflect the Department that has primary oversight of these expenditures.

8. **Maintenance / Equipment: ($14,000)** This item pays for maintenance agreements and copier supplies for Civic Center second floor high-volume copiers. These previously were paid for out of the General Services Fund.

9. **Professional Services / Other: ($17,500)** Includes funding to perform a consultant study of our building and development procedures and processes with the objective of maximizing efficiency and our responsiveness to the needs of the development community.

Sources of Funds

Identifying funding sources for the reinvestment projects and initiatives in Downtown Glen Ellyn will be critical to realizing the vision. Organized partnerships and solid financial commitment levels are signals to the development community that the Village's elected and appointed officials are serious about reinvesting in Downtown Glen Ellyn. Although not exhaustive, this chapter identifies potential funding sources for various projects and initiatives.

Filling in the Gap (Incentives)

Larger-scale redevelopment projects may require funding tools from various sources to help make the project financially viable if there is a gap between private developer debt and equity, and the costs related to designing and constructing a redevelopment project. Glen Ellyn Train Station reconstruction, Downtown parking structures, and new developments on Village-owned property will likely involve multiple-party financing, including a cost share by the Village and potentially private developers.

Due to the complexity and diversity of issues typically involved in redevelopment projects, (environmental, transportation, infrastructure, land acquisition and assembly, building demolition and/or rehabilitation, and business recruitment), a municipality needs a number of resources to help address the varying aspects of a redevelopment project. Municipalities across the country have demonstrated that locally-controlled economic development tools are critical components to the redevelopment process. Local funding sources such as Tax Increment Financing (TIF), Special Service Areas (SSAs), property tax abatements, and land acquisitions and/or write-downs, empower municipalities to guide redevelopment and provide timely assistance, which is critical to making today's development projects a reality.

The Village must recognize that many of the infrastructure, parking, and transit improvements will not be realized without the support of the Village's business and residential community. It is highly recommended that the Village build upon the public participation efforts established during the Downtown Strategic Plan process, and communicate how the proposed projects and initiatives will be critical in maintaining and enhancing the character and vitality of the Downtown. In addition, approaching Downtown reinvestment with a set of short-, medium-, and long-term phasing strategies, and utilizing a combination of public and private sector funding sources, are the means necessary to make the Downtown Strategic Plan a reality.

Redevelopment Tools

Development incentives will play a critical role in helping the Village create a healthy and vibrant Downtown, and financing tools will be necessary to encourage private investment.

Local, State, and Federal tools are available to assist the Village of Glen Ellyn in implementing the plan over multiple phases of reinvestment. The Village is encouraged to begin the process of pursuing a commitment from these funding sources soon after the adoption of this plan.

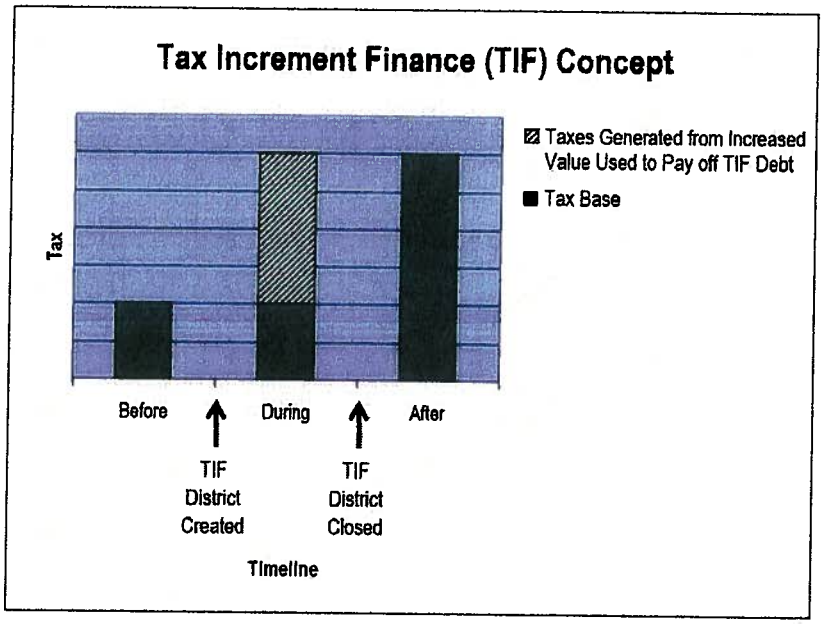
- Economic Development Tools. Incentive and loan programs that provide direct support for development projects or specific businesses.
- Technical Assistance Tools. Grant programs to cover costs for planning, economic analysis, and development advisory services.
- Transportation Tools. Funding for road, bridge, rail, mass transit, and other infrastructure programs.
- Park and Recreation Tools. Programs designed for open space and trail improvements.
- Brownfield Tools. Programs designed for environmental remediation and brownfield redevelopment.

Tax Increment Financing (TIF)

The use of TIF should be analyzed because it serves a number of purposes related to the Downtown Strategic Plan:

- Commitment. A TIF signals to the development community that the Village is committed to reinvesting in the Downtown.
- Public Policy Funding. A TIF provides a source of funding to conduct basic activities such as the drafting and adoption of public policies, the drafting and establishment of design guidelines, and the identification and marketing of reinvestment properties.
- Infrastructure Funding. A TIF provides a source of funding for the design and construction of parking, parkland, and streetscaping facilities, and utilities.
- Project Funding. A TIF provides a source of funding for property assembly and site preparation.

A TIF captures all new property tax revenues within a previously-specified area and reinvests the revenues back into the district for a period of up to 23 years. When a TIF is established, the total value of all property in the district is identified as the Base Equalized Assessed Value (Base EAV). The property taxes generated by the Base EAV within the district are distributed to all taxing entities on a prorated basis as it exists today. The property taxes generated by the new value above the Base EAV (Increment) are deposited into the municipality's TIF fund. The Increment occurs as a result of private investment new development, the rehabilitation of existing buildings, and growth in property values through property revaluation. When the TIF is closed, the property taxes generated by the Increment are distributed to all taxing entities on a prorated basis in accordance with TIF procedures.



When a TIF District is created, the governing body borrows money to pay for development-related improvements, such as new water and sanitary sewer mains, and private developers build new buildings. The value of the properties with new buildings increase in value. The increased taxes that result from the increased value will help pay off the TIF debt. Once the debt is paid off, the TIF District is closed and the tax that once was used to pay off the TIF debt is now distributed to the underlying taxing districts according to their tax rates.

Figure 65: Tax Increment Finance Concept
Source: Town Builder Studios.

[1] A majority of the Village Board was not in favor of the South Downtown Greenway project at the time of plan adoption; therefore, further discussion of this concept is recommended prior to commencing any studies or engineering analysis for this project.

A-9

MEMORANDUM

TO: Steve Jones, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner MYS
Andrew Letson, Planning Intern

DATE: November 2, 2010

FOR: November 8, 2010 Village Board Meeting

SUBJECT: Trader Joe's – 680 Roosevelt Road Special Use Permit

Background. Trader Joe's, lessee of the property located at 680 Roosevelt Road, has submitted a Special Use Permit application in accordance with Section 10-4-15(B)14 of the Glen Ellyn Zoning Code to allow outdoor merchandise and outdoor storage on the private sidewalk in front of the store. The petitioner is requesting approval to sell: pumpkins, melons, wreaths and other like merchandise in this location and to store items such as display containers, pallets, and storage containers outside. The subject property is located on the north side of Roosevelt Road between Nicoll Avenue and Park Boulevard in the Pickwick Shopping Center. The property is zoned C3 Service Commercial district.

On October 11, 2010, the Village Board approved a temporary code waiver which allows Trader Joe's to sell merchandise outdoors on the property until the Village Board is able to consider the petitioner's Special Use Permit request.

Plan Commission Recommendation. On October 14, 2010, the Plan Commission held a public hearing to discuss the petitioner's request. No members of the public spoke at the hearing in regard to the request. By a vote of 7-1, the Plan Commission recommended approval of the request subject to the following conditions:

A. The outdoor merchandise and outdoor storage shall be in substantial conformance with the plans as submitted and testimony presented.

B. Outdoor merchandise and outdoor storage shall be limited to the time of year outlined on the petitioner's site plan, April 1st to January 1st.

C. Outdoor merchandise shall be limited to the items identified in the petitioner's application packet including, but not limited to, watermelons, cantaloupes, honey-dew melons, canary melons, flowers, pumpkins, gourds, mum flowers, haystacks, cornstalks, wreaths, holiday swags and other similar items.

D. The outdoor merchandise and storage area adjacent to the stone pillar shall be setback a minimum of 36 inches from the drive aisle.

Action Requested. The Village Board should approve, approve with conditions or deny the petitioner's request for approval of a Special Use Permit. The Planning and Development team has prepared an Ordinance to approve the request with conditions for consideration at the November 8, 2010 Village Board meeting.

Attachments: Location Map
Notice of Public Hearing and Mailing Labels
Minutes from October 14, 2010 Plan Commission Meeting
Ordinance
Petitioner's Application Packet

cc: Phil Norton, Police Chief
Joe Kvapil, Building & Zoning Official
Bill Keel, Property Inspector
Stephen Carmick, Trader Joe's

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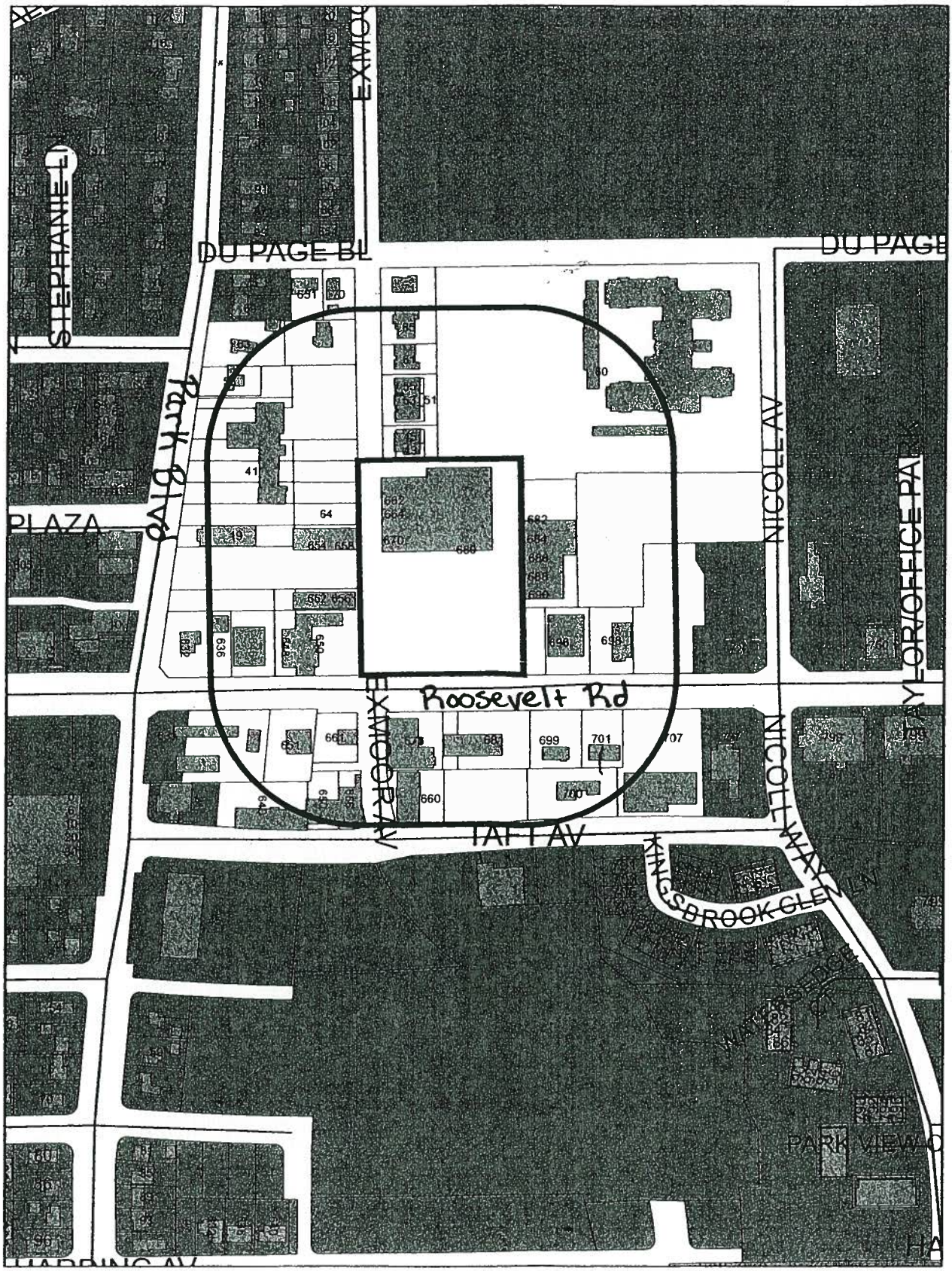
Trader Joe's
680 Roosevelt Road



Prepared By: Planning and Development
Date Prepared: September 24, 2010

N

0 175 350 700
Feet

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN PLAN COMMISSION

Trader Joe's, lessee of property located at 680 Roosevelt Road is requesting approval of a Special Use Permits in accordance with Section 10-4-15(B)14 of the Glen Ellyn Zoning Code to allow outdoor merchandise and outdoor storage on the sidewalk in front of the store. The subject property is located on the north side of Roosevelt Road between Nicoll Avenue and Park Boulevard in the Pickwick Place Shopping Center the site is zoned C3 Service Commercial Zoning District.

Before the Glen Ellyn Village Board can consider the application, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requested Special Use Permit at a public hearing on **Thursday, October 14, 2010 at 7:30 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois

The subject property is legally described as follows:

THE WEST 150 FEET OF LOT 5 IN GLEN TERRACE PLAN DEVELOPMENT RESUBDIVISION OF LOTS 1, 2 AND 3 IN GLEN TERRACE PLAN DEVELOPMENT ASSESSMENT PLAT OF THE SOUTH 850 FEET (AS MEASURED ON A PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE) OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 4, 5, 6 AND 7 OF THE COMMISSIONER'S PLAT IN PARTITION OF THE ESTATE OF JOHN WIEGAND, DECEASED, IN CIRCUIT COURT, DUPAGE COUNTY, ILLINOIS, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 4, 5, 6 AND 7 LYING IN MILTON TOWNSHIP), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1965 AS DOCUMENT R65-44272, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-420-054

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Andrew Letson, Planning Intern, 630-547-5246.

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 24 hours in advance of the meeting.

Andrew Letson,
Planning Intern

(Published in The Daily Herald on Monday, September 27, 2010)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 680, Trader Joe's, SUP Outdoor Sale and Storage\Public Hearing Notice 101410.doc

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

DAN DEVELOPMENT
OR CURRENT OWNER
1 TRANS AM PLAZA #120
OAKBROOK TERR, IL 60181

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

EQUIVA SERVICE LLC
OR CURRENT OWNER

HOUSTON, TX 77210-4369

PEZZA, GEORGE & LYNN K
OR CURRENT OWNER
8S452 BELL DR
NAPERVILLE, IL 60565

MEYER, WENDELL
OR CURRENT OWNER
70 EXMOOR AVE
GLEN ELLYN, IL 60137

HENDRICKSEN, JOHN
OR CURRENT OWNER
473 GREYSTONE LN
PROSPECT HTS, IL 60070

MILLER, CARL G & J
OR CURRENT OWNER
55 EXMOOR AVE
GLEN ELLYN, IL 60137

MADISON CORP GROUP EILERS
OR CURRENT OWNER
530 CHERRY ST
WINNETKA, IL 60093-2613

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

FLATER, JEFFREY & SUSAN
OR CURRENT OWNER
64 EXMOOR
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

ROSIN, BARBARA
OR CURRENT OWNER
835 CROFTRIDGE LN
HIGHLAND PARK, IL 60035

COLIS, GEORGE
OR CURRENT OWNER
1111 W 22ND ST #800
OAK BROOK, IL 60523

BFS RETAIL & COMMERCIAL
OR CURRENT OWNER
535 MARRIOTT DR
NASHVILLE, TN 37214

PEZZA, GEORGE & LYNN
OR CURRENT OWNER
8S452 BELL DR
NAPERVILLE, IL 60565

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

NEWPORT-GBZ LLC
OR CURRENT OWNER
5750 OLD ORCHARD RD #41(
SKOKIE, IL 60077

DOUGH MGMT INC
OR CURRENT OWNER
944 ENTERPRISE DR
MOKENA, IL 60448

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

WILLIAMS, PAUL D
OR CURRENT OWNER
45 EXMOOR AVE
GLEN ELLYN, IL 60137

BFS RETAIL & COMMERCIAL
OR CURRENT OWNER
535 MARRIOTT DR
NASHVILLE, TN 37214

THOMAS, BRUCE E
OR CURRENT OWNER
63 N PARK BLVD
GLEN ELLYN, IL 60137

FORMENTO, MICHAEL R
OR CURRENT OWNER
65 N EXMOOR
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

NEWPORT-GBZ LLC
OR CURRENT OWNER
5750 OLD ORCHARD RD #41(
SKOKIE, IL 60077

WILLIAMS, PAUL
OR CURRENT OWNER
43 EXMOOR AVE
GLEN ELLYN, IL 60137

THE INTERIOR DESIGN GROUP
OR CURRENT OWNER
646 ROOSEVELT RD
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

FIFTH THIRD BANK
OR CURRENT OWNER
1701 GOLF RD GRLM8E
ROLLING MEADOWS, IL 60008

PREWETT, ROBERT H
OR CURRENT OWNER
636 ROOSEVELT RD
GLEN ELLYN, IL 60137

GONZALES, DAVID & C A
OR CURRENT OWNER
61 EXMOOR ST
GLEN ELLYN, IL 60137

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

MILLER, MICHAEL T
OR CURRENT OWNER
53 EXMOOR AVE
GLEN ELLYN, IL 60137

JOHNSON, HUGH & KAREN
OR CURRENT OWNER
71 EXMOOR AVE
GLEN ELLYN, IL 60137

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

PISANO, LUCILLE M
OR CURRENT OWNER
51 EXMOOR AVE
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

NEWPORT-GBZ LLC
OR CURRENT OWNER
5750 OLD ORCHARD RD #41(
SKOKIE, IL 60077

ISAMAN, GEORGE & CLARA J
OR CURRENT OWNER
651 DU PAGE BLVD
GLEN ELLYN, IL 60137

PATTEN, DELORES ET AL
OR CURRENT OWNER
51 N EXMOOR AVE
GLEN ELLYN, IL 60137

MADISON CORP GROUP EILERS
OR CURRENT OWNER
530 CHERRY ST
WINNETKA, IL 60093-2613

TAFT INVESTMENTS INC
OR CURRENT OWNER
37 ROYAL VALE DR
OAK BROOK, IL 60523

MADISON CORP GROUP EILERS
OR CURRENT OWNER
530 CHERRY ST
WINNETKA, IL 60093-2613

FAITH EVANGELICL LUTHERAN
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

MADISON CORP GROUP EILERS
OR CURRENT OWNER
530 CHERRY ST
WINNETKA, IL 60093-2613

MADISON CORP GROUP EILERS
OR CURRENT OWNER
530 CHERRY ST
WINNETKA, IL 60093-2613

COLIS, GEORGE
OR CURRENT OWNER
1111 W 22ND ST #800
OAK BROOK, IL 60523

THE INTERIOR DESIGN GROUP
OR CURRENT OWNER
646 ROOSEVELT RD
GLEN ELLYN, IL 60137

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

SISTER SQUARED PROP LLC
OR CURRENT OWNER
19 N PARK BLVD
GLEN ELLYN, IL 60137

BROOKDALE LIVING COMM
OR CURRENT OWNER
330 N WABASH #1400
CHICAGO, IL 60611

FAITH EVANGELICAL
OR CURRENT OWNER
41 N PARK BLVD
GLEN ELLYN, IL 60137

PATTEN, DELORES ET AL
OR CURRENT OWNER
51 N EXMOOR AVE
GLEN ELLYN, IL 60137

ALDI INC
OR CURRENT OWNER
1200 N KIRK RD
BATAVIA, IL 60510

DAN DEVELOPMENT
OR CURRENT OWNER
1 TRANS AM PLAZA #120
OAKBROOK TERR, IL 60181

PLAN COMMISSION
MINUTES
OCTOBER 14, 2010

The meeting was called to order by Chairman Julie Fullerton at 7:33 p.m. Plan Commissioners Craig Bromann, Todd Buckton, Linda Dykstra, Robert Friedberg, Jeff Girling, Julie McCormick and Ray Whalen were present. Plan Commissioners Heidi Lannen, Jay Strayer and Len Swanson were excused. Also present were Trustee Liaison Michelle Thorsell, Village Planner Michele Stegall, Planning Intern Andrew Letson and Recording Secretary Barbara Utterback.

Chairman Fullerton described the Plan Commission procedure. On the agenda were a public hearing for the Treasure House at 680 Roosevelt Road and a review of the Village's list of annexation benefits.

PUBLIC HEARING – TRADER JOE'S, 680 ROOSEVELT ROAD – SPECIAL USE DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW OUTDOOR MERCHANDISE AND STORAGE ON THE PRIVATE SIDEWALK IN FRONT OF TRADER JOE'S LOCATED AT 680 ROOSEVELT ROAD. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF ROOSEVELT ROAD BETWEEN NICOLL AVENUE AND PARK BOULEVARD IN THE PICKWICK PLACE SHOPPING CENTER. THE SITE IS ZONED C3 SERVICE COMMERCIAL ZONING DISTRICT.
(Stephen Carmick, Store Manager)

Staff Introduction

Planning Intern Andrew Letson stated that Trader Joe's is requesting approval of a Special Use Permit to allow outdoor sales and storage at their store at 680 Roosevelt Road. Mr. Letson described the location of the subject property which is in the C3 zoning district and the surrounding uses. He also displayed a site plan and described the locations of the three areas that will store items such as pumpkins, watermelons and wreaths. Mr. Letson explained that staff has safety concerns regarding the location of the storage area adjacent to the parking lot because staff prefers a clearance width of 42 inches between a display area and a curb. Mr. Letson also explained that if the petitioner moves the display area back, the amount of space between their storage area and the cart corral would reduce space for handicap accessibility. Mr. Letson stated that the petitioner informed him that the majority of handicapped people use a ramp on the site for access.

Petitioner's Presentation

Steve Carmick, Store Manager of Trader Joe's at 680 Roosevelt Road, stated that in February, he was informed that a permit was required for a sign outdoors and Trader Joe's has displayed nothing outdoors since that time. Mr. Carmick said they would like to display watermelons, mums, pumpkins, etc., outdoors and that they do not have displays near the curb.

Responses to Questions from the Plan Commission

Village Planner Stegall responded to Commissioner Buckton that the code does not govern the use of the space between Trader Joe's and Quizno's next door and that the petitioner proposes to display merchandise in front of Trader Joe's store only. Mr. Letson responded to Chairman Fullerton that the Village Board has granted a temporary waiver of the code to allow the petitioner to display pumpkins outdoors while the special use request is in process. The waiver does not include the area near the drive aisle. Mr. Letson and Ms. Stegall responded to Commissioner Buckton that the special use permit is permanent and will go with the property. When questioned about the picnic table, Mr. Carmick, Trader Joe's Store Manager, responded to Commissioner McCormick that the picnic table area has not been used as a display area for two years and that the picnic table will remain outdoors. Mr. Carmick added that most customers shop in the front area of the store next to the stone pillar. Mr. Carmick responded to Commissioner Bromann that the purpose of merchandising product outdoors is to satisfy customer requests by offering variety. Mr. Carmick added that the main item people shop for outdoors is wreaths which can be displayed outdoors very effectively. Mr. Letson responded to Commissioner Girling that staff is not aware of any complaints regarding previous outdoor storage at Trader Joe's. Mr. Letson responded to Commissioner McCormick that staff is not aware of any incidences regarding safety at Trader Joe's. Commissioner Friedberg asked if merchandise near the drive aisle could be arranged to block the aisle, and Ms. Stegall responded that the special use as requested by the petitioner would allow merchandise to the curb. Ms. Stegall added that staff would like to see some type of setback from the curb or a barrier. Mr. Carmick responded to Commissioner McCormick that Trader Joe only needed permission to display merchandise from April through December as indicated in their application and recommended by staff as a condition of approval.

Persons in Favor of or in Opposition to the Petition

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

Comments from the Plan Commission

Seven of the eight Plan Commissioners were in favor of the proposed Special Use Permit. Commissioner Buckton felt that there would be no issues regarding outdoor storage and merchandise because the petitioners have been displaying merchandise outdoors for several years with no problems. Although the Plan Commissioners were not supportive of staff's recommendation to not allow storage in an area adjacent to the driveway, a majority of the Commissioners were in favor of a condition requiring a minimum of a 3-foot setback from the drive aisle for all displays. Commissioners McCormick and Whalen were not in favor of a 3-foot setback for displays unless there is a sight line issue and felt that the petitioner can determine what works best for their customers. Commissioner Whalen suggested a condition that the petitioner work with the Police Department if safety becomes an issue in the future. Commissioner Whalen also suggested a condition that if a banking facility is installed in the store at a future date, the special use should be revisited to verify that there are no visibility issues regarding the store windows. Commissioner Bromann was not in favor of the Special Use Permit because of a concern regarding safety issues, however, he suggested conditions to

limit the square footage of each display area and restrict the special use to a retail grocery business.

Motions

A motion and an amended motion were made.

Commissioner Buckton moved, seconded by Commissioner Friedberg, to recommend that the Village Board approve a Special Use Permit in accordance with Section 10-4-15(B)14 of the Glen Ellyn Zoning Code to allow outdoor storage and outdoor merchandise on property commonly known as 680 Roosevelt Road.

The recommendation for approval was based on the following findings of fact: 1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan and/or Zoning Code because outdoor storage and outdoor merchandise in the C3 Service Commercial District zoning district is permitted with a Special Use Permit. 2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the proposed merchandise to be sold is seasonal and the displays are easily maintained and mobile. 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed area for outdoor merchandise and outdoor storage is located directly in front of Trader Joe's and a clear path will be maintained to allow pedestrians to pass in front of the store. 4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the proposed use should have little to no impact on the public facilities and services currently servicing the site and all merchandise will be brought indoors during non-store hours. 5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed merchandise and storage will be controlled by Trader Joe's and can be easily removed when necessary. Outdoor merchandise creates a potential for increased sales which will assist in improving the economic welfare of the Village of Glen Ellyn. 6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the merchandise and storage will not create an environment where an increase of any of the aforementioned items will occur. 7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the existing vehicular access will not change with approval of the requested Special Use Permit. 8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because no changes to the land will be made that would affect the existing runoff. 9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because no construction or demolition is being requested and no changes are proposed that cannot easily be reversed.

The recommendation for approval was subject to the following conditions: A. The outdoor merchandise and outdoor storage shall be in substantial conformance with the plans as submitted and testimony presented. B. Outdoor merchandise and outdoor storage shall be limited to the time of year outlined on the petitioner's site plan, April 1st to January 1st. C. Outdoor merchandise and outdoor storage shall be limited to the items identified in the petitioner's application packet including, but not limited to, watermelons, cantaloupes, honey-dew melons, canary melons, flowers, pumpkins, gourds, mum flowers, haystacks, cornstalks, wreaths, holiday swags and other similar items as well as the representations made at the Plan Commission public hearing. D. All outdoor merchandise and storage areas shall be located a minimum of 36 inches from the drive aisle.

Commissioner Whalen made a motion to amend the motion and add a condition E that in the event any of the storage areas are identified in the future by the Village to pose a safety hazard that the petitioner shall work with the Village of Glen Ellyn Police Department and/or Fire Company to modify the plan. The motion was seconded by Commissioner Girling. The amended motion carried with 4 yes votes, 3 no votes and 1 "present" (which goes with the majority) as follows: Commissioners Whalen, Girling, Bromann, and Fullerton voted yes; Commissioners Dykstra, Friedberg and McCormick voted no; Commissioner Buckton voted "present."

The overall motion carried with seven (7) "yes" votes and one (1) "no" vote as follows: Commissioners Buckton, Friedberg, Dykstra, Girling, McCormick, Whalen and Chairman Fullerton voted yes; Commissioner Bromann voted no.

ANNEXATION BENEFITS
REVIEW OF THE VILLAGE'S LIST OF ANNEXATION BENEFITS AND GENERAL COMMISSION DISCUSSION REGARDING ANY SUGGESTED ADDITIONS.
(Village of Glen Ellyn)

Village Planner Michele Stegall referred the Plan Commissioners to an annexation packet that is forwarded to individuals interested in annexing to the Village. As requested, the Plan Commission reviewed the list regarding the benefits of annexing and offered suggestions to be added to the list and comments regarding the list.

Regarding Item 3, Commissioner Buckton suggested adding the process for closing a septic system when a new sanitary sewer system is installed. Regarding Item 4, Commissioner Bromann suggested replacing the word "garbage" in the last sentence with a different term as discarded items may not technically be garbage. Regarding Item 8, Commissioner McCormick suggested replacing "two cable companies" with "several cable companies." Regarding Item 12, Commissioner Bromann suggested changing "garbage and vehicle stickers" to read "garbage stickers and vehicle stickers." Regarding Item 15, Commissioner Bromann stated that the number of Commission should be 15 rather than 14 as shown. Regarding Item 16, Commissioner Buckton suggested adding the weekly e-mail blast as one of the Village's publications, and Commissioner Bromann suggested adding two weekly local newspapers to the list of publications. Commissioner Whalen suggested removing the annual calendar from the list as it is no longer published. Chairman Fullerton suggested adding the benefit of first access and reduced fees regarding the Glen Ellyn Park District.

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of a Special Use Permit to Allow Outdoor Merchandise and Outdoor Storage in Front of Trader Joe's Located at 680 Roosevelt 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_____.

Ordinance No. _____

An Ordinance Granting Approval of a Special Use Permit to Allow Outdoor Merchandise and Outdoor Storage in Front of Trader Joe's Located at 680 Roosevelt Road Glen Ellyn, IL 60137

Whereas, Trader Joe's, lessee of the property located at 680 Roosevelt Road, has petitioned the Village President and Board of Trustees for approval of a Special Use Permit in accordance with Section 10-4-15(B)14 of the Glen Ellyn Zoning Code to allow outdoor merchandise and outdoor storage on the private sidewalk in front of Trader Joe's located at 680 Roosevelt Road; and

Whereas, the subject property is located on the north side of Roosevelt Road between Nicoll Avenue and Park Boulevard in the Pickwick Place Shopping Center and is zoned C3 Service Commercial zoning district and;

Whereas, the property is legally described as follows:

THE WEST 150 FEET OF LOT 5 IN GLEN TERRACE PLAN DEVELOPMENT RESUBDIVISION OF LOTS 1, 2 AND 3 IN GLEN TERRACE PLAN DEVELOPMENT ASSESSMENT PLAT OF THE SOUTH 850 FEET (AS MEASURED ON A PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE) OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 4, 5, 6 AND 7 OF THE COMMISSIONER'S PLAT IN PARTITION OF THE ESTATE OF JOHN WIEGAND, DECEASED, IN CIRCUIT COURT, DUPAGE COUNTY, ILLINOIS, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 4, 5, 6 AND 7 LYING IN MILTON TOWNSHIP), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1965 AS DOCUMENT R65-44272, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-420-054; and

Whereas, following due and proper publication of notice in the Daily Herald on September 27, 2010, not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject

property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 14, 2010 at which hearing the Plan Commission considered the petitioner's request for approval of a Special Use Permit; and

Whereas, at the October 14, 2010 public hearing, the petitioner presented evidence and testimony in support of the request, and no members of the public spoke in regard to the request; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the October 14, 2010 Plan Commission meeting, a copy of which is attached hereto as Exhibit "A", and pursuant to Section 10-10-14 of the Zoning Code, by a vote of seven (7) "yes" and one (1) "no," the Plan Commission recommended approval of the requested Special Use Permit; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 14, 2010 Plan Commission public hearing and have considered the findings of fact and recommendations of the Plan Commission; and

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

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 October 14, 2010 Plan Commission meeting, a copy of which is attached hereto as Exhibit "A," and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the October 14, 2010 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Special Use Permit to allow outdoor merchandise and outdoor storage on the private sidewalk in front of Trader Joe's located at 680 Roosevelt Road.

Section Three: This grant of approval of the requested Special Use Permit is subject to the following conditions:

A. The outdoor merchandise and outdoor storage areas shall be maintained in substantial conformance with the plans as submitted and the testimony presented at the October 14, 2010 Plan Commission public hearing, with the petitioner's application packet stamped received October 5, 2010, including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Letter from Stephen Carmick dated August 13, 2010
2. Special Use Permit Application signed August 24, 2010
3. Site plan (attached hereto as Exhibit "B") stamped received on October 5, 2010
4. Site plan showing display area adjacent to drive aisle (attached hereto as Exhibit "C") stamped received on October 5, 2010
5. Pictures of display base (2)
6. Plat of Survey

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. Outdoor merchandise and outdoor storage shall be limited to the time of year outlined on the petitioner's site plan, April 1st to January 1st.

C. Outdoor merchandise and outdoor storage shall be limited to the items identified in the petitioner's application packet including, but not limited to, watermelons, cantaloupes, honey-dew melons, canary melons, flowers, pumpkins, gourds, mum flowers, haystacks, cornstalks, wreaths, holiday swags and other similar items.

D. The outdoor merchandise and storage area adjacent to the stone pillar shall be setback a minimum of 36 inches from the drive aisle.

Section Four: This grant of approval of a Special Use Permit shall expire and become null and void within 24 months of the date of this Ordinance if the outdoor merchandise and outdoor storage areas are not in use within said time period provided, however, that the Village Board, by

motion, may extend the time period of approval. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

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

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

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

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

TRADER JOE'S

680 Roosevelt Rd
Glen Ellyn, Illinois
60137
630-858-5077

RECEIVED
OCT - 5 2010
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

August 13, 2010

To whom it may concern,

This is an explanation of the use of a special permit for Trader Joe's to display product outside in the store front area. The displayed items are seasonal in nature and include the following:

Spring/Summer: April 1st – September 30th
Items: Watermelons, Cantaloupes', Honey-Dew Melons, Canary Melons, like produce and flowers with signage.

Fall/Winter: October 1st – December 26th
Items: Pumpkins, Gourds, Mum Flowers, Haystacks, Cornstalks, Wreaths, Plants and Holiday Swags with signage.

All sellable produce comes on a pallet that measures 4x3'4 ft. Each pallet is displayed out in the front of the store for our business hours of 8am – 9pm, and plants are brought inside the store for the remainder of the night. Only pumpkins, haystacks, cornstalks, wreaths, and holiday swags are left outdoors. Our purpose for merchandising our product outdoors is to satisfy customer requests and needs for these items in Glen Ellyn as they come to PickWick Place shopping center from around Chicagoland.

Sincerely,
Stephen Carmick

Glen Ellyn

APPLICATION FOR SPECIAL USE PERMIT

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

Date Filed: _____ **Application No:** _____

Name of Applicant: Stephen Carmick

Contact Information: TPADEA Joe's

Address of Applicant: 660 Roosevelt rd Glen Ellyn IL 60137

Business Phone: 630-858-5077 **Fax:** _____

Cell/Home Phone: _____ **Email:** andycarmick@Comcast.NET

Property Interest of Applicant: _____

(Owner, Contract Purchaser, Owner Representative)

Contact Information:

Name of Owner: Stephen Carmick

Address of Owner: 660 Roosevelt rd Glen Ellyn IL 60137

Business Phone: 630-858-5077 **Fax:** _____

Cell/Home Phone: _____ **Email:** _____

Address and Legal Description of Property: Pickwick Place Shopping Ctr. 660 Roosevelt rd Glen Ellyn IL 60137

Permanent Index No. (PIN): _____ **Zoning:** _____

Lot Dimensions: _____ **Lot Area:** _____

Present Use: Open area

Requested Use/Construction: To use open area in front of store to place Watermelon pumpkin bins for Sale. During Holidays from the begining to New Years we will be merchandising Holiday wreaths and sprays.

Estimated Date to Begin New Use/Construction: _____

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

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

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code: The Merchandising that will be done in front at Trader Joes in the way have a negative effect on elements such as noise, glare, odor, fumes or vibrations on adjoining property. Furthermore the small size of our displays will not hinder traffic flow as all merchandise will be curbside.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: All displayed merchandise will be maintained on a daily basis by Trader Joe's.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: All merchandised product is seasonal and very mobil. Maintence to the merchandised area and of product is done on a daily basis. The display units are simple pallet construction for ease of removal.

3. Will not be hazardous or disturbing to existing or future neighborhood uses: The merchandise area is secluded to only the Trader Joe's storefront.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: All product merchandise is on the sidewalk in front of Trader Joe's will full access by any public facility and service.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: All display/ Merchandising Materials are bought and Constructed by Trader Joes

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: Our outdoor displays are seasonal and very mobil as to not hinder anyone's well being

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: Our Merchandised products will not be displayed on any street or road. It will be displayed on a sidewalk

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: Merchandise is on the sidewalk and contained by a plastic pallet and cardboard.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: The displayed merchandise is contained to the front of Trader Joe's and whereas all maintence of said merchandise is performed by Trader Joe's.

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

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

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

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

6/24/2010

Date

Signature of Applicant

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

STATE OF ILLINOIS)
) as
COUNTY OF COOK)

AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned, on oath, states:

1. The undersigned is a general partner of Pickwick Associates Limited Partnership; an Illinois limited partnership (the "**Partnership**").

2. The Partnership is the sole beneficiary of The Chicago Trust Company, as Trustee under a Trust Agreement dated March 9, 1978 and known as Trust No. 1071770 (the "**Trust**"), the legal title holder of the property legally described on Schedule A of Ticor Title Insurance Company ("**Ticor**") Commitment for Title Insurance No. 000749698N (the "**Property**"). The properties are most commonly known as Pickwick Place Shopping Center and Village Commons Shopping Center, both located in the Village of Glen Ellyn.

3. This Affidavit is made and delivered to the Village of Glen Ellyn and may be relied upon by the Village.

Pickwick Associates Limited Partnership, an Illinois limited partnership (the "**Partnership**")

By: The Christopher Corporation, a Delaware corporation,
a General Partner of the partnership

By: _____
Thomas D. Eilers,
President of The Christopher Corporation

Subscribed and sworn to
before me this 5th day
of August 2002.

_____
Notary Public

"OFFICIAL SEAL"
Donna J. Christen
Notary Public, State of Illinois
My Commission Exp. 05/21/2005

My Commission Expires: _____

Illinois Department of ...venue

Schedule B
Partners' or Shareholders'

Attach to your Form IL-1065 or Form IL-1120-ST

Write your name as shown on your Form IL-1065 or Form IL-1120-

PICKWICK ASSOCIATES LIMITED PAR

Step 1: Provide the following information

1 Write the amount of base income or net loss from your Form IL
2 Write the apportionment factor from your Form IL-1065 or Form

Step 2: Identify your partners or shareho

A

Name and Address

1 CLAUDE C. BOLES, TRUSTEE
BOLES TRUST UAD 10/15/84
2237 ROYAL RIDGE DRIVE
NORTHBROOK IL 60062-8608

2 DR. LEONARD G. GINGER
2100 BURR OAK DRIVE
GLENVIEW IL 60025

3 GEORGE F. SUTHERLAND, TRUSTEE
FBO GEORGE F. SUTHERLAND
4039 CENTRAL AVE
WESTERN SPRINGS IL 60558

4 CHARLES D. HARVEY, JR.
596 OAK STREET
WINNETKA IL 60093

5 PHILIP R. PETERSON
20 COURT OF ISLAND CT.
NORTHBROOK IL 60062

6 DR. TASSOS NASSOS
3744 WHIRLWAY DRIVE
NORTHBROOK IL 60062

7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

2C9

Illinois Department of Revenue

Schedule B
Partners' or Shareholder

Attach to your Form IL-1065 or Form IL-1120-S

Write your name as shown on your Form IL-1065 or Form IL-11

PICKWICK ASSOCIATES LIMITED P

Step 1: Provide the following informatic

1 Write the amount of base income or net loss from your Form
2 Write the apportionment factor from your Form IL-1065 or F

Step 2: Identify your partners or shareh

	A
	Name and Address
1	FRANK ROSS, TRUSTEE FRANK HOWARD ROSS III, REVOCABLE T 190 KIMBERLY ROAD BARRINGTON IL 60010
2	DR. ROLAND THOMAS 195 N. HARBOR DR., #4902 CHICAGO IL 60601
3	THE CHRISTOPHER CORPORATION 530 CHERRY STREET WINNETKA IL 60093-26
4	EQUITY RESOURCE FUND 1280 MASSACHUSETTS AVE., 4TH FLOOR CAMBRIDGE MA 02138
5	MARY CARTER, TRUSTEE CARTER LIVING TRUST UAD 5/24/99 910 ISLAND DRIVE, #304 RANCHO MIRAGE CA 92270
6	CYNTHIA CARLSON, CO-TRUSTEE CARTER TRUST B UAD 11/20/90 2628 ROTHLAND PLANO TX 75023

7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See Instructions.)

2C9

Illinois Department of Revenue

Schedule B
Partners' or Shareholders'

Attach to your Form IL-1065 or Form IL-1120-ST

Write your name as shown on your Form IL-1065 or Form IL-1120

PICKWICK ASSOCIATES LIMITED PAI

Step 1: Provide the following information

1 Write the amount of base income or net loss from your Form IL
2 Write the apportionment factor from your Form IL-1065 or For

Step 2: Identify your partners or shareho

A

Name and Address

1 RENWOOD PROPERTIES, INC.
C/O CHRISTOPHER WOOD
2755 NE 51ST AVENUE
PORTLAND OR 97213

2
CYNTHIA D. CARLSON
2628 ROTHLAND LANE
PLANO TX 75023

3
DENISE G. JONES
800 WESTHILL TERRACE COURT
CLEBURNE TX 76003

4
MELISSA D. COX
4617 EARLY MORN DRIVE
PLANO TX 75093

5
WADE C. CARLSON
4133 WIND WAY COURT
DALLAS TX 75287

6
EQUITY RESOURCE ARLINGTON FUND
1280 MASSACHUSETTS AVE., 4TH FLOOR
CAMBRIDGE MA 02138

7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

2C9

Illinois Department of Revenue

Schedule B
Partners' or Shareholder

Attach to your Form IL-1065 or Form IL-1120-S

Write your name as shown on your Form IL-1065 or Form IL-11

PICKWICK ASSOCIATES LIMITED P

Step 1: Provide the following informatic

1 Write the amount of base income or net loss from your Form

2 Write the apportionment factor from your Form IL-1065 or F

Step 2: Identify your partners or shareh

	A Name and Address	
1	THOMAS D. EILERS/HKE1995 TRUST 530 CHERRY STREET WINNETKA	IL 60093
2	JEANETTE E. EILERS 530 CHERRY STREET WINNETKA,	IL 60093
3	DAVID E. ADAMS 1630 WAGNER ROAD GLENVIEW	IL 60025
4	BETTY HOWARD BERGSTROM TRUST BETTY BERGSTROM, TRUSTEE 55 EAST PEARSON STREET, #4704 CHICAGO	IL 60611
5	ALVIN P. JOSEPHSON TRUST ALVIN P. JOSEPHSON, TRUSTEE 2033 BUTTERFLY LANE, APT 109 NAPERVILLE	IL 60563-4
6	RESOURCE FRANKLIN FUND LTD PSHIP 1280 MASSACHUSETTS AVE, 4TH FLOOR CAMBRIDGE	MA 02138

7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

209

AFFIDAVIT OF AUTHORIZATION

I, Thomas B. Eilers, Vice President of The Christopher Corporation, one of the General Partners of Pickwick Associates Limited Partnership, owner of the property described as Pickwick Place Shopping Center verify that Trader Joe's / Steve Carmick is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission or Architectural Review Commission. Owner acknowledges that any notice given applicant is actual notice to owner

OWNER

NOTARY

OFFICIAL SEAL
JEANETTE E EILERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/23/13

OWNERSHIP BY A CORPORATION

Date: 10/5/2010

Address: 680 Roosevelt Rd Glen Ellyn, IL, 60137

Legal Description: TRADER JOE'S Grocery Store

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: TRADER JOE'S Corporation Address: 800 S. Shamrock Ave % 100
Trust PO Box 5019 Monrovia Ca 91016

Name: Wholly Owned Subsidiary of T.A.C.T. Holding Inc. Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

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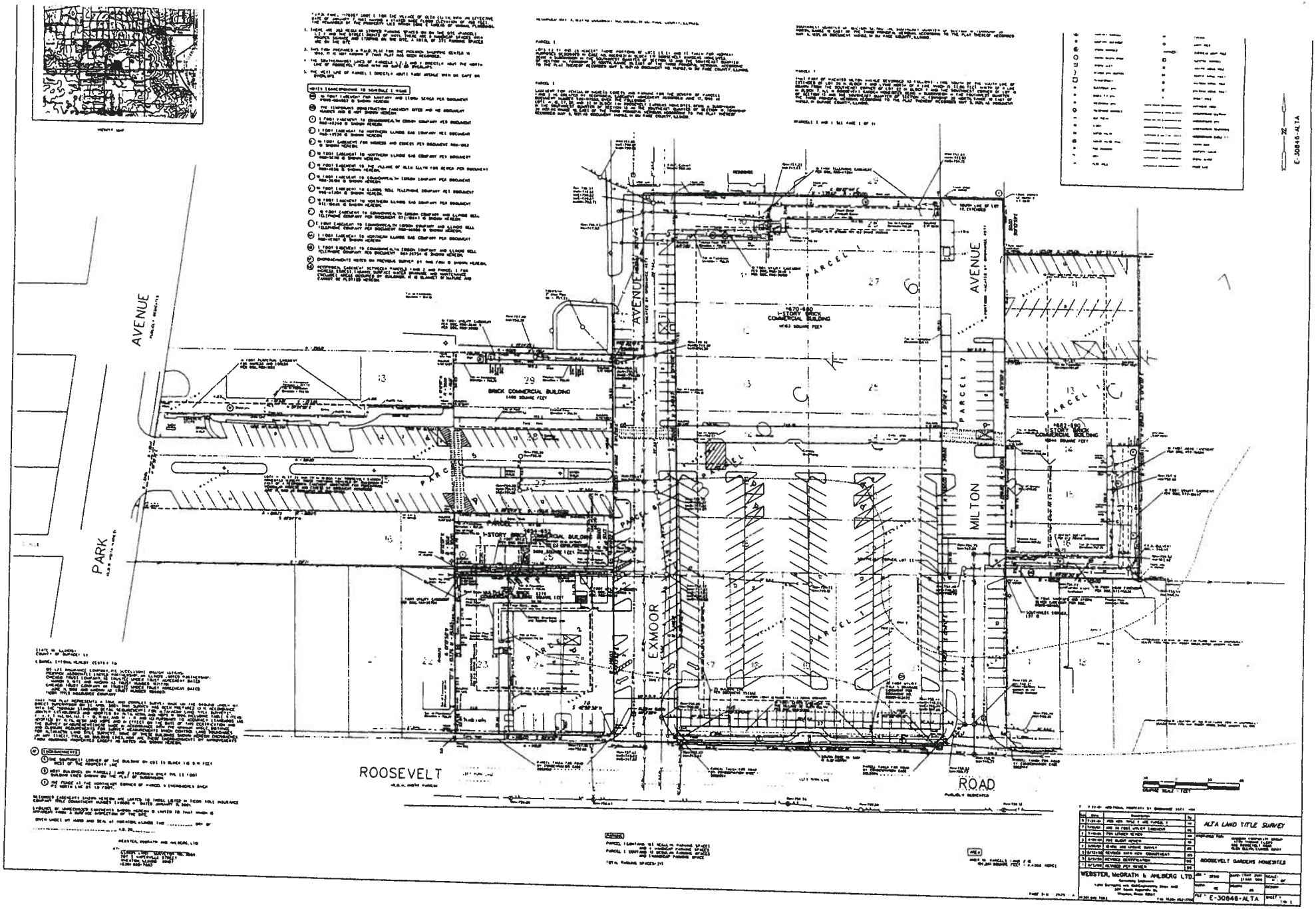
Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____



PARK AVENUE
ROOSEVELT ROAD
EXMOOR AVENUE
MILTON AVENUE
BRICK COMMERCIAL BUILDING
1-STORY BRICK COMMERCIAL BUILDING
PARCEL 1
PARCEL 7
ALTA LAND TITLE SURVEY
ROOSEVELT GARDENS HOMESITES
WEBSTER, McGRATH & AHLBERG LTD.
E-30846-ALTA

EXHIBIT "A"

PARCEL 1

The West 150 feet of Lot 5 in Glen Terrace Plan Development Resubdivision of Lots 1, 2 and 3 in Glen Terrace Plan Development Assessment Plat of the South 850 feet (as measured on a perpendicular to and parallel with the South line) of the following described property: Lots 4, 5, 6 and 7 of the Commissioner's Plat in Partition of the Estate of John Wiegand, deceased, in Circuit Court, DuPage County, Illinois, in the Southwest fractional quarter of Section 18, Township 39 North, Range 11, East of the Third Principal Meridian, (except that part of said Lots 4, 5, 6 and 7 lying in Milton Township), according to the plat thereof recorded November 8, 1965 as Document R65-44272, in DuPage County, Illinois.

PARCEL 2

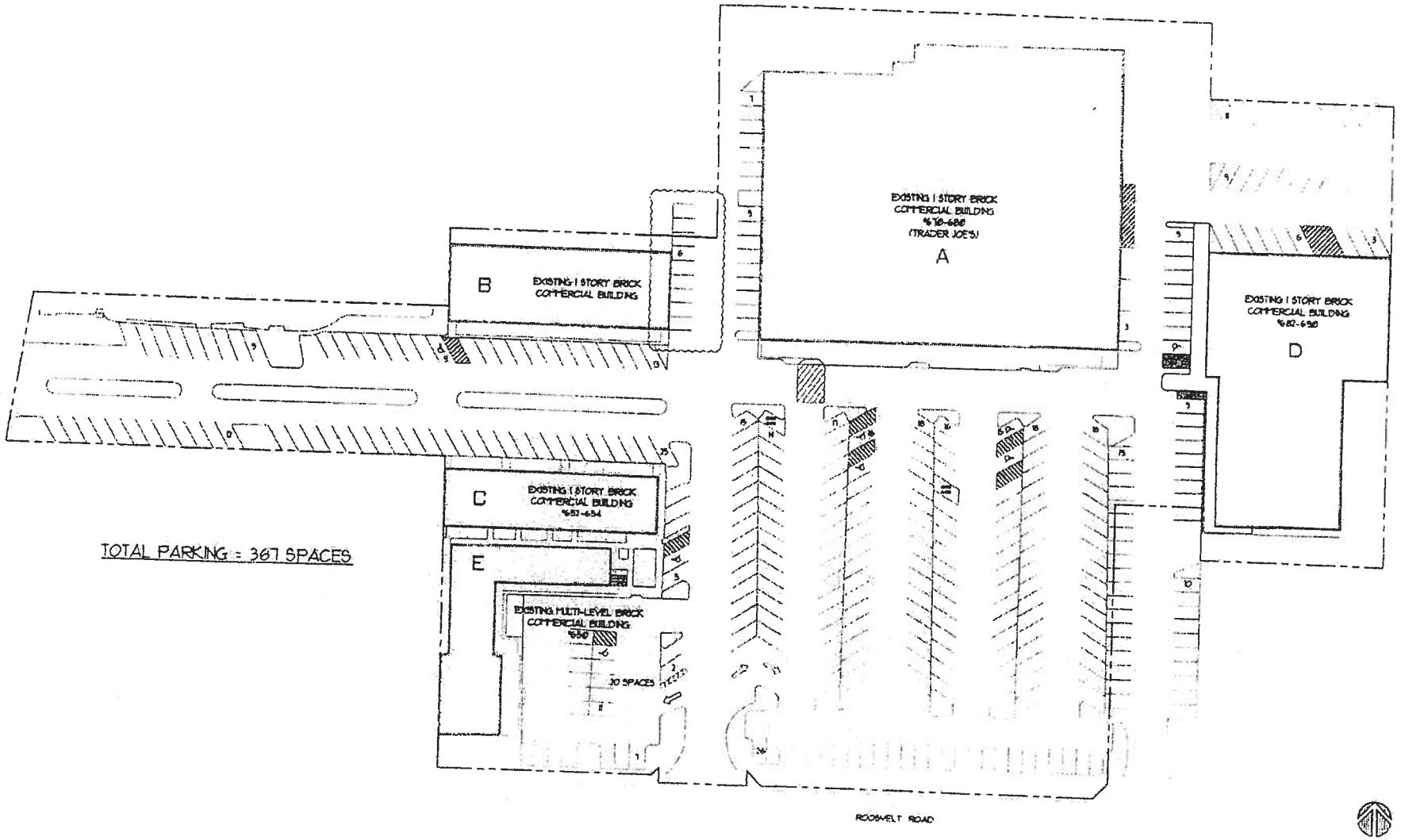
Lots 14, 15, 26, 27, 28 and 29 in Block 1 and Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Block 6 and Lots 11 to 16, both inclusive, in Block 7 in Roosevelt Garden-Homesites, being a Subdivision in the Southwest quarter of Section 13 and in the Southeast quarter of Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 5, 1921 as Document 148152, in DuPage County, Illinois.

PARCEL 3

Lots 23, 24 and 25 in Block 1 in Roosevelt Garden-Homesites, being a Subdivision in the Southwest quarter of Section 13 and in the Southeast quarter of Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded May 5, 1921 as Document 148152, in DuPage County, Illinois.

PARCEL 4

All right, title and interest in and to those certain Easements over certain premises all as set forth in Grants of Easements dated_____and recorded in the Recorder's Office of DuPage County, Illinois as Document No._____.



PICKWICK PLACE GLEN ELLYN, IL

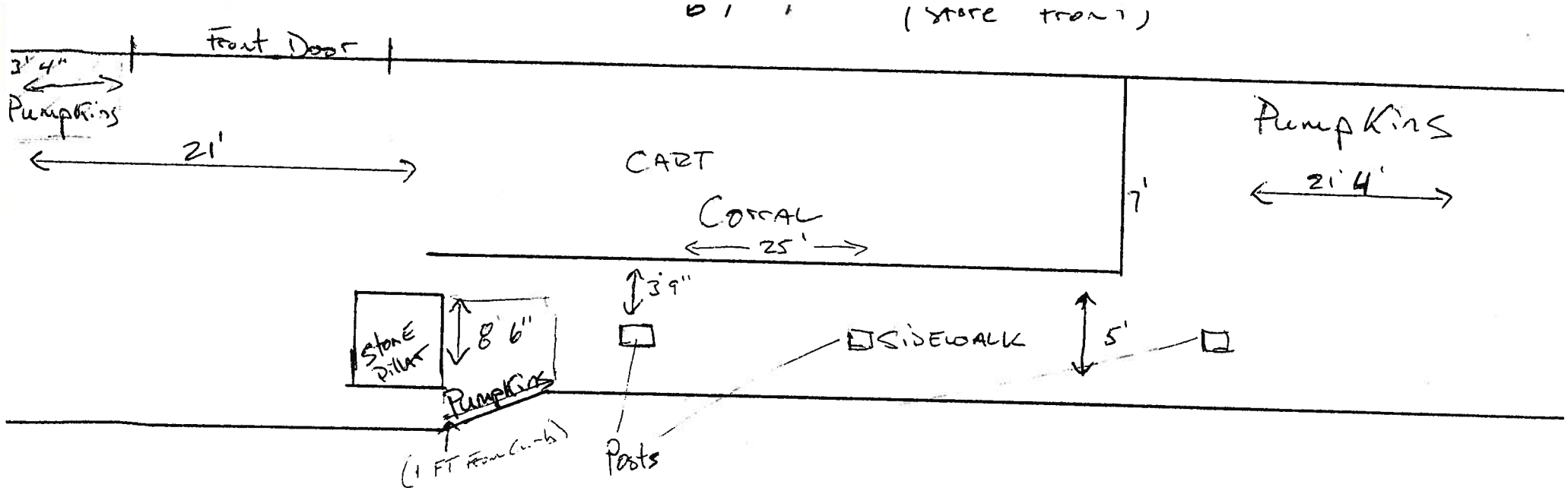
MADISON CORPORATE GROUP

SITE PLAN

SCALE: 1" = 60'-0"

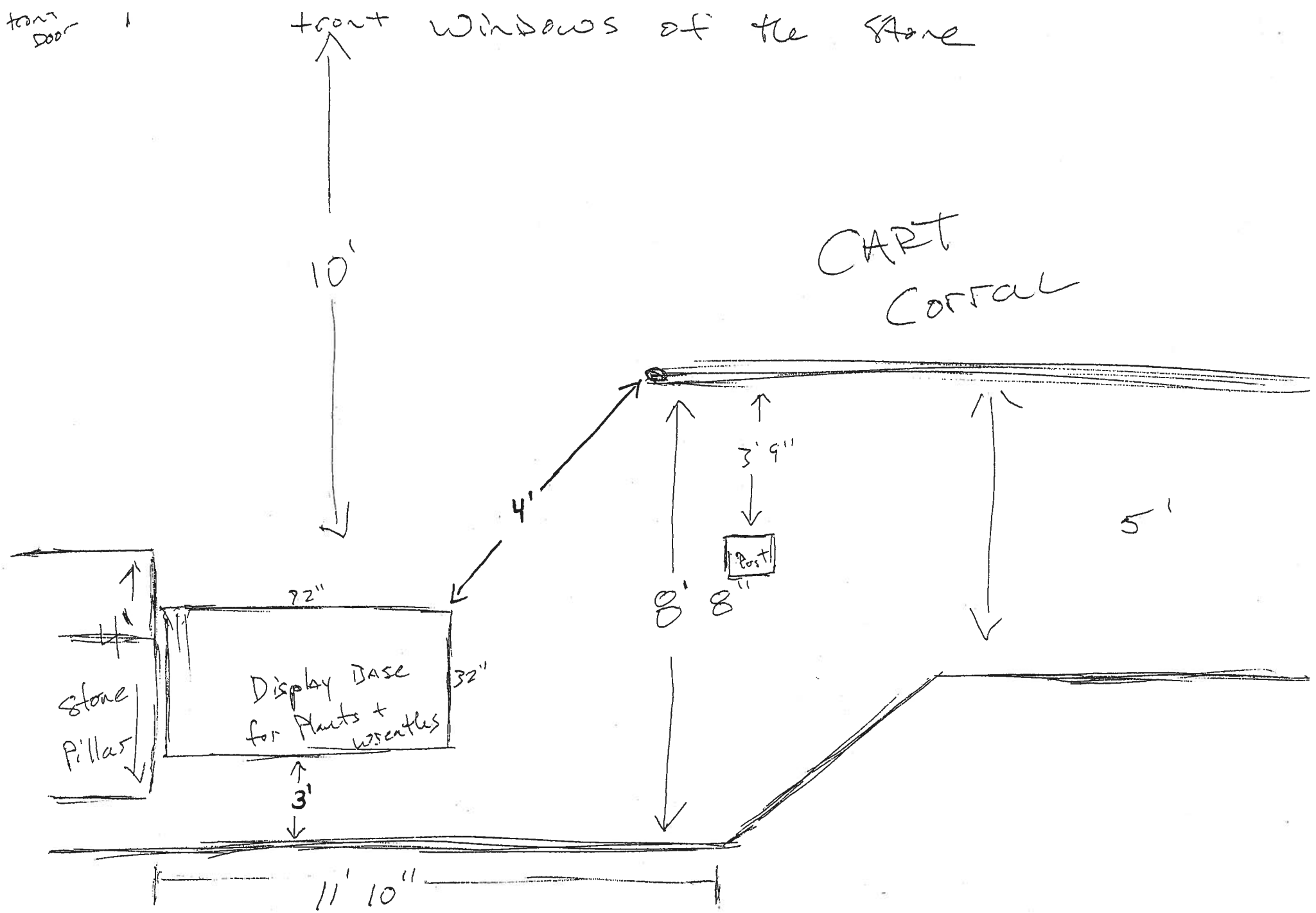
PPKS ARCHITECTS

DECEMBER 2007

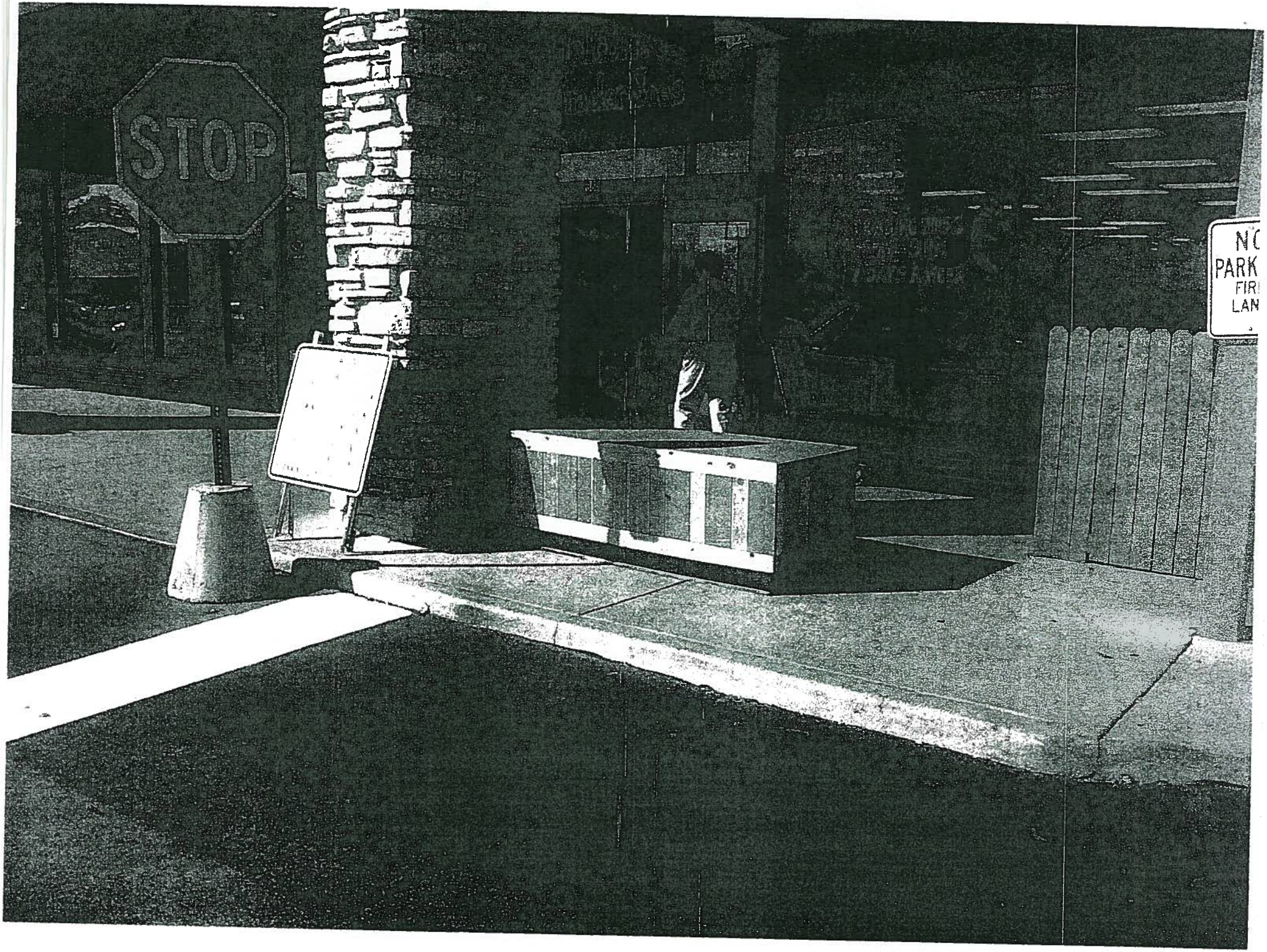
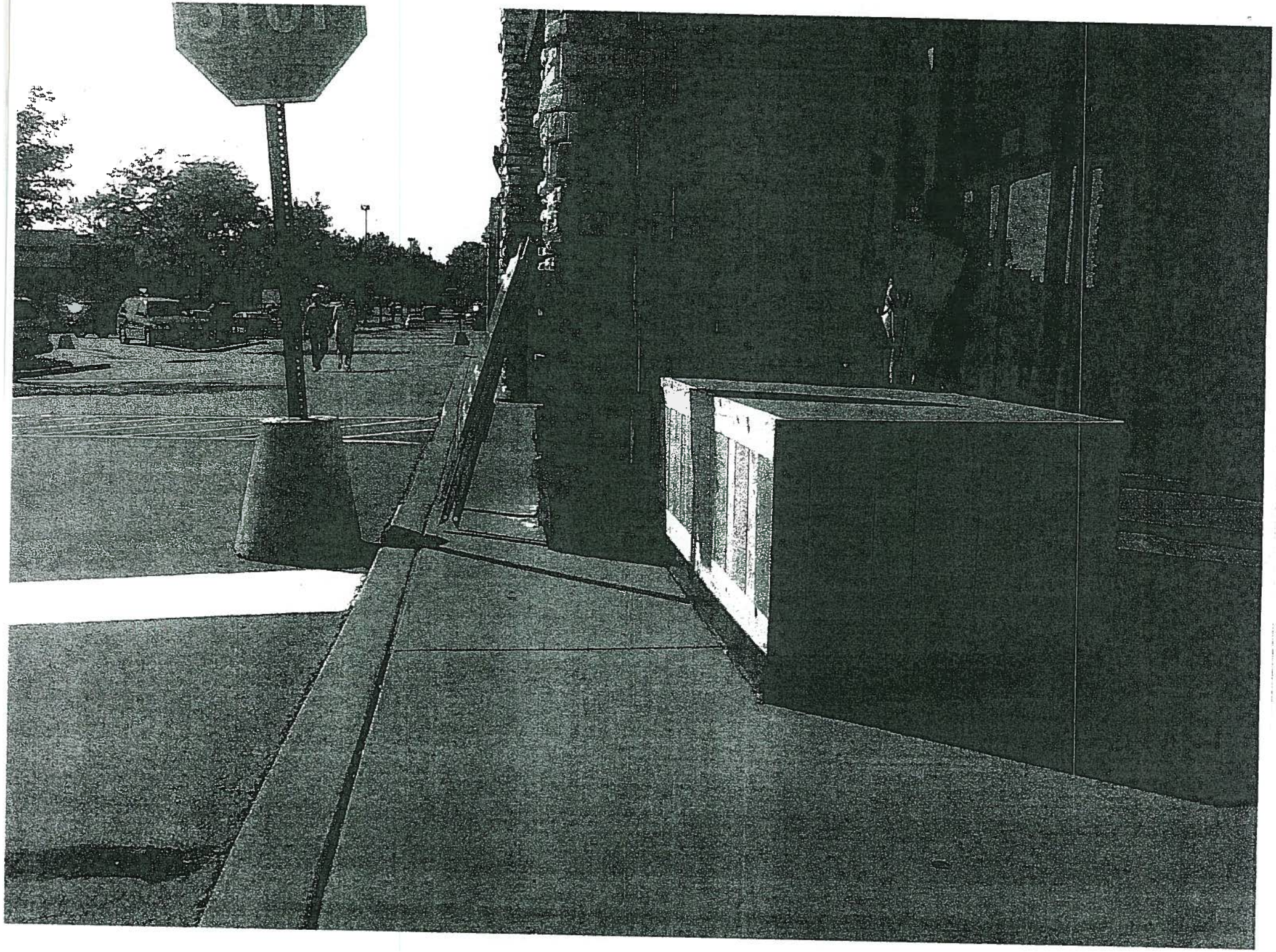


* AREAS For MELONS, Wreath, Plants, Signs, and Pumpkins.
April 1st To January 1st.

GLEN ELLYN
TRADER JOE'S



TRADER JOE'S
680 Roosevelt


STOP
NO
PARK
FIRE
LANE