

Draft
6/09/10

Agenda
Glen Ellyn Village Board of Trustees
Monday, June 14, 2010
8:00 p.m. – Galligan Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to be led by Richard Dunn, who will share information on the Kiwanis Club of Central DuPage.
4. Village Recognition:
 - A. May 6 letter from the FBI Unit Chief of the Terrorist Screening Center in Washington, D.C. commending Police Officer Brent Pacyga for providing valuable information to the agency.
 - B. Thank you note from the Glen Ellyn Women's Club expressing their gratitude to the Village for the use of the second-floor facilities for their monthly meetings.
 - C. May 25 letter thanking Police Officer Keith Duval for the manner in which he issued a warning ticket. The letter writer said Officer Duval was polite and appreciated the approach he used in explaining the reason for the warning ticket.
 - D. June 3 email from parent volunteers at Ben Franklin Elementary School thanking Sergeant Joe Baki and Police Officer Craig Holstead for participating in High Interest Day at the Glen Ellyn school.
 - E. May 28 email from a Ben Franklin parent volunteer thanking Custodial Supervisor Harold Kolze for preparing the Civic Center for the kindergarten field trip when they visited the Village President's office. She also thanked Police Chief Phil Norton and Glen Ellyn Volunteer Fire Co. Chief Scott Raffensparger for conducting tours of the Police and Fire Co. vehicles.
 - F. June 7 email from a Main Street resident thanking Public Works Utilities Inspector Bill Miller for the assistance he rendered during the final phase of a front-yard sewer project at her home.
 - G. Recent email from a resident who lives in the area of the Bryant Avenue/Thain's Addition Improvements Project thanking Public Works for the communication provided to the residents during the project.

- H. Public Works recently received a phone call from a Lenox Road resident reporting potholes on Lenox between Hawthorne and Oak. The resident called again on June 7 to thank Maintenance Workers Rick Mascarella and Mike Zitzka for the quick response to her request.
- I. The Village Board and Management Team congratulates the following employees who recently celebrated an anniversary as a Village employee:

Gary Bach	Public Works	Thirty Years
Christopher Dillmann	Glenbard Wastewater Authority	Ten Years
Diana Gonzalez	Finance	Five Years

5. Audience Participation

- A. Presentation by Environmental Commission Chairman Marcott of the Commercial Recycling Award to Tap House Grill.
- B. Other?

6. Consent Agenda (Pages 4 – 66)

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 Ladesic)*

A. Village Board Meeting Minutes:

- May 17, 2010 Regular Village Board Workshop
- May 24, 2010 Village Board Workshop
- May 24, 2010 Village Board Meeting

B. Total Expenditures (Payroll and Vouchers) - \$2,584,985.92.

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

- C. Motion to approve the recommendation of Village President Pfefferman that Tessa V. Loftus be appointed as a Youth Commissioner on the Architectural Review Commission for a term ending December 31, 2010.
- D. Ordinance No. 5868, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Ascertaining the Prevailing Rate of Wages for Laborers, Workmen, and Mechanics Employed by Contractors Performing Public Works for the Village of Glen Ellyn. *(Village Manager Jones)*
- E. Motion to waive Chapter 3-23 (Peddlers) of the Glen Ellyn Village Code in order to allow the Downtown Glen Ellyn Alliance to host the 2010 Bookfest event at various locations in the Central Business District on Saturday, June 19, 2010 between 9:30 a.m. and 6:00 p.m. *(Administrative Analyst Schrader)*

- F. Motion to authorize payment to CBMT Greenhouse, Inc., of Hampshire, Illinois for material costs associated with the Summer 2010 Central Business District flower plantings in the amount of \$13,788, to be expensed to the FY11 General Fund. *(Assistant Public Works Director Buckley)*
- G. Motion to authorize payment to the Glen Ellyn Park District for reimbursement of wetland remediation at Ackerman Park in the amount of \$11,944, to be expensed to the FY11 General Fund. *(Assistant Public Works Director Buckley)*
- H. ***Ordinance No. 5869, an Ordinance Repealing and Replacing Ordinance No. 5848, an Ordinance of the Village of Glen Ellyn 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. *(Assistant Public Works Director Buckley)*
7. Ordinance No. 5870, an Ordinance Granting Approval of a Special Use Permit and Zoning Variation to Allow a Private Preschool to Operate Out of St. Mark's Episcopal Church Located at 393 North Main Street. *(Trustee Thorsell)* (Page 67 – 106)
- Planning and Development Director Staci Hulseberg will present information on the request of St. Mark's Episcopal Church for approval of a special use permit and zoning variation to allow a private preschool to operate out of the existing church building at 393 North Main Street.
8. Reminders:
- The next Regular Village Board Workshop meeting of the Glen Ellyn Village Board is scheduled for Monday, June 21, 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, June 28, 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.
9. Other Business?
10. Reconvene executive session
11. Resolution No. 10-13, a Resolution Authorizing Negotiations with the College of DuPage about Jurisdictional Disputes. *(Trustee Ladestic)*
12. Adjournment
13. Press Conference

A-6A

**Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
May 17, 2010**

Time of Meeting: 6:30 P.M.

Present: President Pfefferman; Trustees Comerford, Cooper, Hartweg, Ladesic, Thorsell Henninger; Village Clerk Connors.
Staff present: Village Manager Jones, Schrader, Noller, Hulseberg, Norton, Minix, Stegall.

1. Call to Order

President Pfefferman called the Board Workshop to order at 6:30 P.M. with a roll call. Trustees Comerford, Cooper, Hartweg, Ladesic, Thorsell, and Henninger responded "Here."

2. Public Comments?

None.

3. May 24, 2010 Village Board Meeting Agenda Review

6D. Planning and Development Director Hulseberg explained that the Downtown Alliance was planning three First Friday activities to take place between 5p.m. and 8p.m. in an effort to bring more people to the downtown area during those hours. A question was raised as to whether there was any concern about street closure for this event. No objections have been heard thus far, but there had been some mention of dissatisfaction on the part of merchants if closures take place to often on a regular basis. Notification and a policy is being reviewed.

6E. Village Engineer Bob Minix presented information concerning street light installation in the Braeside area which is located east of I-355 and north of Roosevelt Road. This lighting is replacement lighting and some new lighting primarily for security reasons. The total project is anticipated to cost approximately \$700,000. The Village will receive Federal Community Development Block Grant funds in the amount of \$300,000 towards the cost of this project. This project will be scheduled as late in the year as possible in order to keep the capital improvements fund money in reserve as long as possible. In order to receive the block grant funds, an intergovernmental agreement with DuPage County is necessary.

The other item related to this project is a contract with an engineering firm for the design of the improvements. The engineering firm recommended is Pavia-Marting & Co. who has worked with the Village previously. They will perform a design study which will

include possible use of LED lights. Design work will be done in 2010, but work will be performed in 2011.

Tim Loftus, 296 Woodstock, asked about whether lights will reflect into the sky or if they will shine where they are meant to.

Dan Anderson ask if any other projects would have to be put aside for this street light project. The response was that it was anticipated that no other projects should be effected.

6F. Three vehicles have reached the end of their useful life for the Village and have been declared surplus. They will be placed for auction at the next DuPage Mayors and Managers auction.

7. Planning and Development Director Hulseberg presented information regarding a request for a 2nd floor addition over a garage at 349 Fairview Avenue. The addition would increase the floor area ratio to 46% instead for the maximum allowed 40%. Based on the Zoning Board of Appeals vote, staff is ready to prepare both approval and denial ordinances. The lot size is 50' x 135' which does not meet the minimum width. The property owner, Mr. Fry, spoke and answered questions from the Village Board indicating that he intended to repair the footing of the garage. A general consensus of the Village Board would be to approve the addition based on the homeowners assurances tonight.

8. Professional Engineer Bob Minix presented a detail of the scope of the reconstruction of Riford Road between Crescent and St. Charles. Seven contractor's bids were submitted to IDOT, the contracting agency for the project. The costs will be divided as follows: \$1.175 million to IDOT; \$190,000 to DuPage County; and \$1.3 million to the Village. Five construction engineering firms submitted bids. The lowest bidder was Civiltech who committed to do the project at the bid price as long as there was no additional work required. Sidewalks will be installed as part of the project with every effort to have a minimum impact on the trees.

9. Assistant Finance Director Larry Noller presented information regarding the increase in water rates beginning June 1, 2010. Water and Sewer costs are not supported by taxes but are billed to the resident directly based on usage. Rates to the Village from the DuPage Water Commission increased as of May 1, 2010. This is the 3rd of three years of announced increases. The monthly cost to the resident is for water and sewer which includes the purchase of Lake Michigan water, capital improvement of the system, payment to Glenbard Wastewater Authority and personnel costs. The average monthly usage for each residence is approximately 8,000 gallons. The increase will cost each Village residence about \$8 per month. Water meters were changed out about 10 years

ago. Meters of large customers will be tested this summer. The Environmental Commission will have information available concerning rain barrels on the Village's web site in the near future.

Mike Formento, 65 N. Exmoor, would like to see the water increase to Glen Ellyn residents take effect later in the year since June-August is typically the highest usage.

J.P. Anderson, 175 Lowell, asked about doing business with companies using a general performance contract where companies would give energy guarantees to the Village. These types of contracts may be applicable for the Village's lighting or metering projects.

4. Transitional Downtown Advisory Committee Recommendation

President Pfefferman offered a sincere thank you from himself and the Village Trustees to the Committee for their time and effort in preparing the proposal for the new downtown organization. The Interim Chairman, Pat Melady, 285 Milton, thanked Village staff for their assistance and introduced the committee and thanked them for all they did.

Planning and Development Director Hulseberg explained that a 2009 Village Board Resolution formed the Transitional Downtown Advisory Committee whose purpose was to advise the Village Board on the creation of a new downtown organization. The 13 members of the committee met for about two hours each time discussing likes and dislikes, goals, a transition plan, priorities, possible events, structure (7-9 member board) and responsibilities. The committee gave thought to a preferred and minimal budget and a staff needed to operate the organization. They identified possible revenue sources as membership dues (\$200), home rule sales tax, SSA for the downtown, and the Special Programs Fund. The recommendation assumes that the Downtown Alliance will no longer be in existence as of December 2010. Supplemental recommendations are on pages 13 and 14 of the report. Comparisons with other, similar suburban municipalities and portions were included in the report. The report recommended a 7-member board for the new organization be appointed by the Village Board by September 1, 2010 and that their first order of business would be to create a job description for an Executive Director and fill the position. Following that, the new board would develop a set of By-Laws. The Village Board discussed various portions of the report and asked for comments from the public.

Jane Availa, business owner at 477 N. Main, spoke in favor of the new organization.

Janie Patch, EDC Executive Director, spoke in favor of multiple organizations to promote the Village. She indicated the EDC will have an announcement after May 20 which could influence the Village Board's decision about downtown strategic plans.

Jessica Pekny, TDAC member thanked the Village Board for their cooperation.

Bob Cochrane, 468G Pennsylvania, spoke in favor of a parking garage in the downtown area.

Jim Meyers, 531 Stafford and a member of the TDAC, explained that the group did not always agree, but cooperated to move forward. They may have some duplication, but that does not mean that the Chamber and EDC should be eliminated. He asked the Village Board to be aware of these two groups. He expressed his pleasure in serving on the TDAC.

Lisa Sawasser, 303 Cumnor, spoke about branding. She expressed her view that branding and marketing should be all the same thing.

President Pfefferman announced that this meeting would be rebroadcast as well as available on the Village's web site. The TDAC report will available on the Village's web site and a copy is at the Glen Ellyn Library. The Village Board welcomes comments from the public in the next 2-3 weeks.

Comments were made on the list of other directions such as the dark windows and live entertainment recommendations which could be added to the list of 54 items. It is the Village Board's understanding that sometime this summer they will come back with a decision. It is important that the Village Board hear from the business community regarding changes in terms, goals and missions of the three organizations, as well as the addition of the list of activities to the supplemental list of the 54 items. Input should be given to the Village Board in the next 3-4 weeks.

5. Other Items?

Reminder of the Taste of Glen Ellyn May 20-23 and Village Fair May 20-24.

6. Adjournment

At 9:27 p.m. Trustee Comerford moved and Trustee Hartweg seconded a motion to adjourn. All voted "Aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,
Village Clerk

Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
May 24, 2010

Time of Meeting: 7:00 P.M.

Present: President Pfefferman; Trustees Comerford, Hartweg, Thorsell, Henninger; Village Clerk Connors; Attorney Krafthefer for Village Attorney Diamond. Trustee Ladesic arrived at 7:35. Trustee Cooper was excused. Staff present: Village Manager Jones, Schrader, Hulseberg, Norton, Noller, Minix.

1. Call to Order

President Pfefferman called the Board Workshop to order at 7:00 P.M. with a roll call. Trustees Comerford, Thorsell, Hartweg, and Henninger responded "Here."

2. Public Comments?

Deferred to later in the meeting if time allows.

3. Further Meeting Enhancements

The Village Board discussed a reduction in the number of newspaper articles especially those about different municipalities that are included in the Friday Information Packet. It was suggested that if information in the articles concern items that may be brought before a Village Board meeting, the articles should be separated from the FIP and printed and distributed or if short article, sent via e-mail.

At all 3rd Monday Workshops the Village has more time for public comment. The Workshops on the 2nd and 4th Mondays have a time constraint and in order to address everything, it was suggested that public comments on new topics should be at the end of the agenda and taken as time allows. The Village Board favored hearing non-agenda public comments at the beginning of the Village Board meetings and not during the pre-Board Workshops on the 2nd and 4th Mondays of the month.

President Pfefferman announced that the Village's Multimedia Specialist John Norton will be preparing a report, but as of now, it does not appear that it will be possible to properly televise the Village Board without using the dais. The question is whether residents prefer having the Workshops televised or whether they hesitate to speak in front of cameras and if televising workshops is necessary for transparency.

The Village Board discussed various options including a better seating arrangement for the 3rd Mondays' meetings; rules of engagement – speaking into microphones and

speaking up. John Norton will be asked to include points of microphone etiquette with his report.

Commissions have expressed appreciation of Trustee liaison roles, but have a desire to meet with the Village Board no more than once a year. President Pfefferman asked for ideas about being more proactive in the future. Could time be set aside during the first 30 minutes of the third Monday's Workshop meeting.

4. Hill Avenue Bridge

Village Manager Jones presented a background and update regarding the Village of Lombard request that Glen Ellyn participate in 50% of the cost to rehabilitate the Hill Avenue bridge. In the fall of 2009, Lombard asked if the Village of Glen Ellyn would participate. The total cost for the Village to participate is estimated to be about \$300,000. The Village of Glen Ellyn approached school districts 41 and 87 to request their assistance with a portion of the cost. Both districts declined to participate. Five area businesses along Hill Avenue were contacted – four were not responsive, one business would be interested in making a cash contribution after annexation to Glen Ellyn. Glen Oak Country Club is not interested in participating. Manager Jones then detailed the pros and cons given the rate of return based on property taxes to the Village of Glen Ellyn. Police Chief answered questions regarding possible traffic impact. The Village Board suggested asking for input via E-Blast, but information shows that although about 1,000 are sent out, only about 400 are opened. Administrative Analyst Schrader was asked to obtain public feed-back by any means she deemed appropriate.

5. Core Services Project Discussion

Village Manager Jones explained this report was prepared to show what the Village does on a day-to-day basis. Originally it was intended to help in putting together the FY2010/11 budget. It could also be used to determine what the essential duties necessary to the residents are, and what will be important to the strategic plan. Over 400 separate items done as a staff/team were identified and ranked as to what was most important as a core, but may not be essential. The Village Board was asked to identify in one of three ways everything that was done: life safety, essential, or important. A list was created using a weighted average technique. Manager Jones divided the list into essential and non-essential (mostly needs vs. wants). Manager Jones broke the list into 2/3-1/3 and highlighted in blue non-core items. The Village needs to fund core services and needs to determine what they are; this list was intended to assist in the process. Some items have direct costs, but some do not. This is a value judgment. This can be very difficult. The Recreation Department could probably be taken off the list since it is an Enterprise Fund. Department Managers have reviewed the list and made their comments. Village Board evaluation is the next step.

6. Downtown Strategic Plan Implementation

Deferred to a future meeting

7. Other Items?

None

8. Adjournment

At 7:59 p.m. the meeting was adjourned to the Regular Village Board Meeting in the Galligan Board Room.

Submitted by:

Suzanne R. Connors,
Village Clerk

**Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
May 24, 2010**

Call to Order

Village President Pfefferman called the meeting to order at 8:02 p.m.

Roll Call

Upon roll call by Village Clerk Connors, Village President Pfefferman and Trustees Comerford, Hartweg, Henninger, Ladesic and Thorsell answered, "Present." Trustee Cooper was excused.

Pledge of Allegiance

The Pledge of Allegiance was led by Janie Patch, Executive Director of the Glen Ellyn Economic Development Corporation. Following the Pledge, Ms. Patch presented a \$10,000 check from the EDC to the owners of the Glen Oak Restaurant. This money was a grant toward the cost of the recent upgrade of the restaurant.

Village Recognition

- a. The Village Board accepted the resignation of Cheryl Conley from the Recreation Commission and thanked her for her service to the Village.
- b. Letter dated May 4, 2010 from High School District 87, forwarding their thanks to Administrative Analyst Kristen Schrader for supporting the District's recycling and green efforts by offering the Village's leftover recycling bins to the schools.
- c. Note of thanks received May 17, 2010 from Elementary School District 41 to Police Chief Norton, expressing their appreciation for his participation in their anti-bullying program.

Audience Participation

- a. Historic Preservation Commission Member Timothy Loftus on behalf of Chairman Lee Marks presented the 2009 Historic Preservation Awards.
- b. Police Chief Phil Norton and Boogie Madden presented the Madden Scholarship winners.

- c. Carol White spoke concerning the Downtown Alliance up-coming First Fridays planned for June 4, July 2, and August 6 between 5p.m. and 8p.m. Each month will include difference activities.
- d. Chris Lifka, 627 Davis Terrace, lives next door to a home in an R-2 zoned area that is advertised as a vacation rental. He distributed his prepared remarks to the Village Board and read them asking the Village Board to consider enacting an ordinance placing restrictions on short-term rentals in R-2 zoned neighborhoods.

William Hardy, 633 Davis Terrace, the owner of the home explained that he has the house on the market, but has been unable to sell it. In the meantime, he is offering it for rent for 1-2 weeks and not by the hour, only a 3 day minimum. He explained that other homes in Glen Ellyn are rented the same way that he does.

Lori Forte, the Glen Ellyn real estate broker who lists the home at 633 Davis Terrace for sale, spoke in favor of allowing short term rentals for homes on the market during these difficult real estate economic times.

Claudia Hardy, William Hardy's sister, explained that Mr. Hardy would like to stay in the house, but cannot at this time unless he can do so by renting it once in a while to bring in some income to off-set the expense of the home.

The Village Board indicated they would take all points of view into consideration in their future deliberations.

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 Comerford moved and Trustee Hartweg seconded the motion that the following items included on the Consent Agenda and the minutes of April 12, 2010 Workshop and May 10, 2010 Village Board Meeting as amended be approved:

- a. Minutes of the following Village Board Meetings:
 - Workshop Meeting
 - April 12, 2010
 - April 19, 2010
 - April 26, 2010
 - May 10, 2010
 - Regular Meeting
 - April 26, 2010
 - May 10, 2010
- b. Total **Expenditures** (Payroll and Vouchers) - \$1,974,858.22.

The vouchers were reviewed by Trustee Comerford prior to the meeting.

- c. Waive Section 10-4-17.2(B)25 for the C5B Central Business District of the Village Code concerning a special use of outdoor sales, storage, tents, promotional activities and events and Section 6-2-2.5(B)3 of the Village Code concerning unnecessary noises for **Bridge Communities' Sleep Out Rally** to occur on Saturday, November 6, 2010 from 6:30 p.m. to 8:00 p.m. in the Crescent Boulevard parking lot in downtown Glen Ellyn.
- d. Waive Sections 8-1-11 (Street Obstructions) and 8-1-12 (Merchandise on Streets) of the Glen Ellyn Village Code, Chapter 3-23 (Peddlers) of the Village Code, applicable outdoor sale sections of the Zoning Code and Section 10-4-17.1(B)32 (Promotional Events) of the Zoning Code in order to allow the Downtown Glen Ellyn Alliance to host the **First Friday's in Glen Ellyn** event on June 4, July 2 and August 6, 2010 between the hours of 5:00 p.m. and 8:00 p.m. in the Central Business District.
- e. Actions related to the **Braeside Neighborhood Lighting Improvements Project**:

The Braeside Neighborhood Lighting Improvements project involves the installation of approximately 60 street lighting units on all subdivision streets to promote increased night-time security. Total project costs are estimated to be about \$700,000 with the construction work projected to be about \$600,000. Steps required to implement the lighting project at this time include approval of a proposed intergovernmental agreement between the Village and DuPage County governing the receipt of Federal Community Development Block Grant funds and hiring of a design engineer.

 - 1. **Resolution No. 10-12**, a Resolution Authorizing the Execution of an Agreement between the Village of Glen Ellyn and the County of DuPage Governing the Receipt by the Village of Community Development Block Grant Funds in the Amount of \$300,000 to Assist in the Funding of the Braeside Neighborhood Lighting Improvements Project.
 - 2. Engineering services agreement with Pavia-Marting and Co. of Roselle, Illinois for the design of street lighting improvements for the Braeside Neighborhood Lighting Improvements Project, in a not-to-exceed amount of \$55,000 (including a 10-percent contingency), to be expensed to the FY 10-11 Capital Projects Funds.
- f. Declare certain pieces of **equipment and vehicles surplus** and approve the disposal of these various obsolete Village vehicles and equipment.
- g. Recommendation of Village President Pfefferman that **Robert A. Cornwell be appointed to the Recreation Commission** for a term ending December 31, 2012.

Bob Minix presented information regarding the addition of lights between intersections in the Braeside Neighborhood Lighting Improvements project. The addition of the lights is primarily for security purposes.

Minutes of April 12, 2010 should be amended to reflect that Trustee Hartweg was present at the beginning of the Workshop meeting at 6:31 p.m. The minutes of the May 10, 2010 minutes should be amended to reflect that Village Manager Jones presented the Spirit of Glen Ellyn awards and not President Pfefferman.

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

Ordinance No. 5866 – 349 Fairview Avenue – Zoning Code Variation

Planning and Development Director Staci Hulseberg presented information on a request by Kevin and Julie Fry for a variation from the Glen Ellyn Zoning Code to allow the construction of a second floor addition over an existing reconstructed attached garage that results in a floor area ratio of 46.15 percent in lieu of the maximum permitted floor area ratio of 40 percent.

Trustee Ladesic moved and Trustee Hartweg seconded the motion that Ordinance No. 5866 be passed, an Ordinance Approving a Variation of the Zoning Code to Allow a Second Floor Addition to the Residence at 349 Fairview Avenue.

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

Riford Road Reconstruction

Professional Engineer Bob Minix presented information for actions associated with the pending reconstruction of Riford Road between Crescent Boulevard and St. Charles Road, including improvements on St. Charles Road. The project would receive Federal Surface Transportation Program (STP) funds covering 70 percent of construction costs of eligible roadway costs. The project recently appeared on the April 23, 2010 IDOT letting, with the firm of R. W. Dunteman of Addison, Illinois submitting the low of seven bids at \$2,453,000, about 23 percent below the final engineer's estimate. With project construction imminent, two Village actions were required, including allocating funds for the local agency share of construction expenses and hiring an engineering firm for construction oversight.

Trustee Henninger moved and Trustee Thorsell seconded the motion that the following actions be approved:

- a. **Payments to the Illinois Department of Transportation** for Local Agency construction costs associated with the Riford Road Improvements Project in the

amount of \$1,370,000 (including contingencies), to be expensed to the FY 10-11 Water, Sanitary Sewer and Capital Project Funds.

- b. **Agreement with Civiltech Engineering, Inc.** of Itasca, Illinois for construction phase engineering services associated with the Riford Road Improvements Project in a not-to-exceed amount of \$230,000 (including a 5-percent contingency), to be expensed to the FY 10-11 Water, Sanitary Sewer and Capital Projects Funds.

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

Ordinance No. 5867-VC – Water and Sewer Rate Charges

Assistant Finance Director Larry Noller presented a recommendation to increase the rates charged for monthly water and sewer service by 10 percent effective with bills issued on June 1, 2010. The rate increase is needed to cover a projected \$360,000 increase in our cost of purchasing water through the DuPage Water Commission. The impact of this rate adjustment to the average Glen Ellyn household using 8,000 gallons of water per month is \$8.00 per month.

Trustee Hartweg moved and Trustee Henninger seconded the motion that Ordinance No. 5867-VC be passed, an Ordinance to Amend Section 7-11-28 of the Village Code of the Village of Glen Ellyn, Illinois Regarding Water and Sewer Rates and Charges.

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

Reminder

- The next Regular Village Board Meeting is scheduled for Monday, June 14, 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 9:42 p.m., Trustee Hartweg moved and Trustee Comerford seconded the motion that the Regular Meeting of the Village Board of Trustees be adjourned. All Trustees present voted "Aye." Motion carried.

Respectfully Submitted,

Suzanne R. Connors
Village Clerk

A-60



To: President & Village Board
From: Steve Jones, Village Manager
Date: June 1, 2010
Re: Prevailing Wage Ordinance



Background

The Village is required to adopt a prevailing wage ordinance on an annual basis for public works contracts. This is a statutory requirement. The ordinance establishes wages at various levels depending upon the labor market location within the state.

Issues

None-statutory requirement

Action Requested

Adoption of the ordinance

Recommendation

Adoption of the ordinance

Attachments

Exhibit A – Prevailing wages for various labor classifications

Exhibit B – Draft public notice to be published

Village of Glen Ellyn

Ordinance No. _____

**An Ordinance of the Village of Glen Ellyn
DuPage County, Illinois,
Ascertaining the Prevailing Rate of Wages for Laborers,
Workmen, and Mechanics Employed by Contractors Performing
Public Works for the Village**

**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 of the Village of Glen Ellyn
DuPage County, Illinois,
Ascertaining the Prevailing Rate of Wages for Laborers,
Workmen, and Mechanics Employed by Contractors Performing
Public Works for the Village**

Whereas, the State of Illinois has enacted “An Act regulating wages of laborers, mechanics and other workers employed in any public works by the state, county, city, or any public body or any political subdivision or by anyone under contract for public works,” approved June 26, 1941, as amended, being Chapter 820 ILCS 130/1-12, Illinois Compiled Statutes; and

Whereas, the aforesaid Act requires that the Village of Glen Ellyn, Illinois, investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics, and other workers in the locality of DuPage County employed in performing construction of public works for the Village of Glen Ellyn;

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: To the extent and as required by “An Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works,” approved June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in construction of public works coming under the jurisdiction of the Village of Glen Ellyn is hereby ascertained to be the same as the prevailing rate of wages for construction work in the DuPage County area as determined by the Illinois

Department of Labor for June 2010, a copy of that determination being attached hereto as Exhibit "A" and incorporated herein by reference. The definition of any terms appearing in this Ordinance which are also used in the aforesaid Act shall be the same as in said Act.

Section Two: Nothing herein shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works of the Village of Glen Ellyn to the extent required by the aforesaid Act.

Section Three: The Village Clerk shall publicly post or keep available for inspection by any interested party in the main office of the Village of Glen Ellyn this determination of such prevailing rate of wage.

Section Four: The Village Clerk shall mail a copy of this determination to any employer and to any association of employers and to any person or association of employees who have filed, or file their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

Section Five: The Village Clerk shall promptly file a certified copy of this Ordinance with both the Secretary of State Index Division and the Department of Labor of the State of Illinois.

Section Six: The Village Clerk shall cause a notice to be published in a newspaper of general circulation within the area that the determination of prevailing wages has been made. Said notice shall conform substantially to the notice attached hereto as Exhibit "B." Such publication shall constitute notice that this is the determination of the Village of Glen Ellyn and is effective.

Passed by the Village 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 ____.)

EXHIBIT A

Du Page County Prevailing Wage for June 2010

Trade Name	RG	TYP	C	Base	FRMAN	*M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN		ALL		35.200	35.700	1.5	1.5	2.0	9.130	8.370	0.000	0.400
ASBESTOS ABT-MEC		BLD		31.540	0.000	1.5	1.5	2.0	9.670	9.610	0.000	0.520
BOILERMAKER		BLD		43.020	46.890	2.0	2.0	2.0	6.720	9.890	0.000	0.350
BRICK MASON		BLD		39.030	42.930	1.5	1.5	2.0	8.800	10.67	0.000	0.740
CARPENTER		ALL		40.770	42.770	1.5	1.5	2.0	9.840	9.790	0.000	0.490
CEMENT MASON		ALL		38.000	40.000	2.0	1.5	2.0	7.700	14.45	0.000	0.380
CERAMIC TILE FNSHER		BLD		33.600	0.000	2.0	1.5	2.0	6.950	8.020	0.000	0.540
COMMUNICATION TECH		BLD		32.650	34.750	1.5	1.5	2.0	7.650	11.98	0.500	0.490
ELECTRIC PWR EQMT OP		ALL		33.140	42.570	1.5	1.5	2.0	4.750	10.27	0.000	0.250
ELECTRIC PWR GRNDMAN		ALL		25.680	42.570	1.5	1.5	2.0	4.750	7.960	0.000	0.190
ELECTRIC PWR LINEMAN		ALL		39.420	42.570	1.5	1.5	2.0	4.750	12.22	0.000	0.300
ELECTRIC PWR TRK DRV		ALL		26.520	42.570	1.5	1.5	2.0	4.750	8.230	0.000	0.200
ELECTRICIAN		BLD		36.200	39.820	1.5	1.5	2.0	8.650	14.07	3.980	0.580
ELEVATOR CONSTRUCTOR		BLD		46.160	51.930	2.0	2.0	2.0	10.03	9.460	2.770	0.000
FENCE ERECTOR	NE	ALL		30.700	32.200	1.5	1.5	2.0	7.950	8.430	0.000	0.500
FENCE ERECTOR	W	ALL		40.200	42.210	2.0	2.0	2.0	8.140	15.16	0.000	0.230
GLAZIER		BLD		37.000	38.500	1.5	1.5	2.0	7.340	12.05	0.000	0.740
HT/FROST INSULATOR		BLD		42.050	44.550	1.5	1.5	2.0	9.670	10.81	0.000	0.520
IRON WORKER	E	ALL		40.750	42.750	2.0	2.0	2.0	11.00	15.99	0.000	0.300
IRON WORKER	W	ALL		40.200	42.210	2.0	2.0	2.0	8.140	15.16	0.000	0.230
LABORER		ALL		35.200	35.950	1.5	1.5	2.0	9.130	8.370	0.000	0.400
LATHER		ALL		40.770	42.770	1.5	1.5	2.0	9.840	9.790	0.000	0.490
MACHINIST		BLD		42.770	44.770	1.5	1.5	2.0	7.750	8.690	0.650	0.000
MARBLE FINISHERS		ALL		29.100	0.000	1.5	1.5	2.0	8.800	10.67	0.000	0.740
MARBLE MASON		BLD		39.030	42.930	1.5	1.5	2.0	8.800	10.67	0.000	0.740
MATERIAL TESTER I		ALL		25.200	0.000	1.5	1.5	2.0	9.130	8.370	0.000	0.400
MATERIALS TESTER II		ALL		30.200	0.000	1.5	1.5	2.0	9.130	8.370	0.000	0.400
MILLWRIGHT		ALL		40.770	42.770	1.5	1.5	2.0	9.840	9.790	0.000	0.490
OPERATING ENGINEER		BLD	1	45.100	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	2	43.800	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	3	41.250	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	4	39.500	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	5	48.850	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	6	46.100	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		BLD	7	48.100	49.100	2.0	2.0	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	1	43.300	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	2	42.750	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	3	40.700	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	4	39.300	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	5	38.100	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	6	46.300	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
OPERATING ENGINEER		HWY	7	44.300	47.300	1.5	1.5	2.0	11.70	8.050	1.900	1.150
ORNAMNTL IRON WORKER E		ALL		40.200	42.450	2.0	2.0	2.0	8.700	14.04	0.000	0.500
ORNAMNTL IRON WORKER W		ALL		40.200	42.210	2.0	2.0	2.0	8.140	15.16	0.000	0.230
PAINTER		ALL		39.680	41.680	1.5	1.5	1.5	8.100	8.200	0.000	1.000
PAINTER SIGNS		BLD		31.740	35.640	1.5	1.5	1.5	2.600	2.540	0.000	0.000
PILEDRIVER		ALL		40.770	42.770	1.5	1.5	2.0	9.840	9.790	0.000	0.490
PIPEFITTER		BLD		39.500	41.500	1.5	1.5	2.0	9.900	12.99	0.000	1.360
PLASTERER		BLD		32.000	33.500	1.5	1.5	2.0	6.450	6.770	0.000	0.570
PLUMBER		BLD		39.500	41.500	1.5	1.5	2.0	9.900	12.99	0.000	1.360
ROOFER		BLD		37.000	40.000	1.5	1.5	2.0	7.500	6.020	0.000	0.330
SHEETMETAL WORKER		BLD		41.660	43.660	1.5	1.5	2.0	8.810	10.66	0.000	0.780
SPRINKLER FITTER		BLD		40.500	42.500	1.5	1.5	2.0	8.500	6.850	0.000	0.500
STEEL ERECTOR	E	ALL		40.750	42.750	2.0	2.0	2.0	10.95	15.99	0.000	0.300
STEEL ERECTOR	W	ALL		40.200	42.210	2.0	2.0	2.0	8.140	15.16	0.000	0.230
STONE MASON		BLD		39.030	42.930	1.5	1.5	2.0	8.800	10.67	0.000	0.740

TERRAZZO FINISHER	BLD	35.150	0.000	1.5	1.5	2.0	6.950	10.57	0.000	0.380
TERRAZZO MASON	BLD	39.010	42.010	1.5	1.5	2.0	6.950	11.91	0.000	0.510
TILE MASON	BLD	40.490	44.490	2.0	1.5	2.0	6.950	9.730	0.000	0.610
TRAFFIC SAFETY WRKR	HWY	24.300	25.900	1.5	1.5	2.0	3.780	1.875	0.000	0.000
TRUCK DRIVER	ALL 1	32.550	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL 2	32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL 3	32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL 4	33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TUCKPOINTER	BLD	39.200	40.200	1.5	1.5	2.0	7.830	10.25	0.000	0.770

Legend: M-F>8 (Overtime is required for any hour greater than 8 worked each day, Monday through Friday.)

OSA (Overtime is required for every hour worked on Saturday)

OSH (Overtime is required for every hour worked on Sunday and Holidays)

H/W (Health & Welfare Insurance)

Pensn (Pension)

Vac (Vacation)

Trng (Training)

Explanations

DUPAGE COUNTY

IRON WORKERS AND FENCE ERECTOR (WEST) - West of Route 53.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial/Decoration Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration such as the day after Thanksgiving for Veterans Day. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

TRAFFIC SAFETY - work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in

tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS TECHNICIAN

Low voltage installation, maintenance and removal of telecommunication facilities (voice, sound, data and video) including telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, micro waves, V-SAT, bypass, CATV, WAN (wide area networks), LAN (local area networks), and ISDN (integrated system digital network), pulling of wire in raceways, but not the installation of raceways.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators; Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches; Bobcats (up to and including $\frac{3}{4}$ cu yd.) .

Class 4. Bobcats and/or other Skid Steer Loaders (other than bobcats up to and including $\frac{3}{4}$ cu yd.); Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall .

Class 7. Mechanics.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines: ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix

Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane: Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dowell Machine with Air Compressor; Dredges; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Hydraulic Backhoes; Backhoes with shear attachments; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Trenching Machine; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; All Locomotives, Dinky; Off-Road Hauling Units (including articulating)/2 ton capacity or more; Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Scoops - Tractor Drawn; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper; Scraper - Prime Mover in Tandem (Regardless of Size): Tank Car Heater; Tractors, Push, Pulling Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Fireman on Boilers; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Hydro- Blaster; Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. Bobcats (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Gradall and machines of like nature.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters Unskilled dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special

determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

EXHIBIT B

Prevailing Wage Notice

The President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance No. 5868 ascertaining the prevailing rate of wages in accordance with the Prevailing Wage Act, 820 ILCS 130/1, *et seq.*, at a meeting of the Village Board on the 14th day of June, 2010. Said ordinance lists the applicable prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in the construction of public works coming under the jurisdiction of the Village of Glen Ellyn, which is the same as determined by the Illinois Department of Labor for DuPage County for June, 2010. The original ordinance is a part of the official records of the Village of Glen Ellyn and is on file and available for examination in the office of the Village Clerk of the Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois 60137.

Dated the 15th day of June, 2010.

Suzanne R. Connors
Village Clerk
Village of Glen Ellyn, Illinois

DRAFT

A-6E

June 15, 2010



Carol White
Downtown Glen Ellyn Alliance
286 N. Park Boulevard
Glen Ellyn, IL 60137

RE: Updated Requests - Bookfest 2010 Event

Dear Ms. White:

This letter is to confirm action taken at the Village Board Meeting on Monday, June 14, 2010 regarding the Bookfest 2010 event scheduled to occur in the Central Business District on Saturday, June 19, 2010 as described in the Alliance's updated request letter of May 25, 2010. In addition to the sections of Village Code previously waived by the Village Board at the April 12, 2010 Village Board Meeting for the Bookfest event, the following code waivers and requests were approved:

1. Approval for the event to occur on Saturday, June 19, 2010 between the hours of 9:30 a.m. and 6:00 p.m. at various locations in the Central Business District.
2. Chapter 3-23 of the Village Code concerning peddlers has been waived for the event. The provision, in addition to previously waived codes, allows existing merchants in the Village to display merchandise on the sidewalks during the Bookfest event, 9:30 a.m. to 6:00 p.m. However, merchants in the Village may only use sidewalks for this purpose. A minimum five-foot wide pathway of sidewalk area must remain free and clear for accessibility purposes.
3. As in the past, the only entities allowed to participate in this event are those businesses or organizations that are licensed, registered, or otherwise legitimately conduct their business or activity from within the boundaries of the Village of Glen Ellyn. Businesses or organizations that do not satisfy these requirements will not be permitted to participate as vendors in the Bookfest event and shall be deemed not to be exempted from the aforementioned Code waivers and shall be deemed to be engaging in peddling without the proper license.

Copies of your letter, together with this reply, are being furnished to appropriate team members so that necessary arrangements can be made to carry out the requests of your organization. If you have any questions, please contact the appropriate Village personnel.

Sincerely,

Steve Jones
Village Manager

cc: Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Dave Buckley, Assistant Public Works Director
Danamarie Izzo, Personnel Analyst
Patti Underhill, Administrative Services Coordinator

X:\Admin\Downtown Glen Ellyn Alliance\UpdatedBookfest2010

May 25, 2010

Staci Hulesberg
Director of Village Planning
500 Duane St.
Glen Ellyn, IL 60137

RE: BookFest 2010: A Celebration of Books, Saturday, June 19, 2010

Dear Staci:

This letter is to ask for approval for the following request:

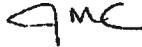
1. Approval to waive Chapter 3-23, Section 8-1-11 and Section 8-1-12 of the Village Code concerning peddlers, the obstruction of public ways, and the display and sale of merchandise on public ways. The provision allows existing merchants in the Village to display merchandise on the sidewalks during BookFest. We do understand that merchants in the Village may only use sidewalks for this purpose. A minimum five-foot pathway of sidewalk area must remain free and clear for accessibility purposes. We ask this be done between the hours of 9:30am and 6:00pm.

Thank you for your help in this matter.

Carol White
Special Events, Downtown Glen Ellyn Alliance

A-6F

To: Steve Jones, Village Manager

From: Joe Caracci, Public Works Director 

Date: June 3, 2010

Re: CBD Flowers – Purchase Authorization



Background

The Public Works Department annually plants various flower themes in the Central Business District as well as at Stacy's Corner. Three seasonal plantings occur (Spring, Summer and Fall) in order to provide color in our highly visible areas for the entire growing season. These flowers are planted in our multiple beds throughout town as well as in our pots and planters that are on display. Planting is done by a combination of Public Works crews and Village of Glen Ellyn Volunteers.

In order to assure that our desired plants are available and ready for the appropriate planting season, we utilize a local grower who prepares to grow our order in January. Our order typically goes in late December for the following season. Public Works has utilized the same grower (CBMT Greenhouse, Inc.) for the past ten (10) years with great success. The quality and service we receive is second to none.

Issues

Our General Fund budget includes \$40,500 for CBD Appearance items. Included in this budget line item is \$27,300 for planting material for our flower program. Of this \$27,300, about \$20,000 goes toward flower purchase while the remaining is reserved for topsoil, mulch, etc. Typically our summer planting invoice ranges from \$9,000 to \$14,000 depending on the flowers. This year's invoice for summer flowers was \$13,787.50. These plants have been received and are in the process of being installed. We have once again been very impressed with the quality of our stock from CBMT this year. Since this invoice exceeds the \$10,000 administrative limit, Village Board approval is requested.

At the direction of the Village Board, we have been in contact with the Recreation Department and will be researching the possibility of a combined order for next year. We are also in the process of reaching out to our other taxing bodies to gauge their interest in participating in a joint purchase.

Action Requested

Bob Minix will present this item at the June 14, 2010 Village Board Meeting.

1. Motion to authorize payment to CBMT Greenhouse, In. of Hampshire, IL for material costs associated with the Summer 2010 Central Business District Flower Plantings in the amount of \$13,788, to be expensed to the FY11 General Fund.

Recommendation

I recommend approval of the contract.

Attachments

- Memorandum dated June 1, 2010 (with attachments) authored by Assistant Public Works Director Dave Buckley

Glen Ellyn Public Works Department

Interoffice Memorandum

to: Joseph M. Caracci, Public Works Director
from: David Buckley, Assistant Public Works Director *DB*
subject: CBD Flower Planting Expenses
date: June 1, 2010

Public Works orders all the flowers in Glen Ellyn's Central Business District (CBD) and plants the majority of flowers with volunteers planting a number of smaller planting beds. There are three different plantings of flowers corresponding with the Spring, Summer and Fall seasons. This is done to provide color throughout the whole growing season as some plants are hardier in cooler weather while some thrive in warm weather. The ordering of flowers is done in December/January to provide growers enough notice to meet delivery dates in March, May and September.

This year Public Works is again using CBMT for all flower purchases. CBMT's quality is exceptional and they are able to provide all plant material. All plant growers are not equal as some cannot provide the needed inventory for the three seasons of planting while some who can provide the inventory do not have the highest quality of plants. Public Works used the rule of three for flower purchases 15 years ago, but it did not accomplish the main purpose of the policy: to receive adequate products for reasonable prices. When you order the volume and variety of plants as Public Works does, it is vital to have a trustworthy grower who understands your needs and can consistently provide you with quality flowers that you want.

Public Works has used CBMT for the majority of all flower purchases for the last ten years. The owner/grower of this company was used for over 12 years. He was the grower at Heinz Brothers, which Public Works ordered from, until he left to form his own company (CBMT) in 1998; he has since retired. He has trained the new owner of CBMT in his growing methods, and Public Works continues to do business with the company. CBMT's growing methods and commitment to plant excellence is what produces the exceptional colors that are enjoyed throughout the CBD by residents and visitors alike.

Public Works is presently working with the Recreation Department to see if combining future flower orders as a joint purchase could be advantageous to both departments. We also plan to reach out to other taxing bodies to gauge their interest in a combined order. This may create more economies of scale and reduce the need for Board approval of purchased flower invoices each year.

Over the years, the level of funding in the approved budget has grown to include greater planting areas and more plush displays. Our current FY11 budget identifies \$27,300 for the material costs associated

with the three seasonal plantings. This summer we received an invoice in the amount of \$13,787.50 that will require approval from the Board prior to payment.

At this time, I am requesting Village Board approval to pay the attached invoice to CBMT, in the amount of \$13,787.50 to be expensed to the General Fund (Account No. 143200 521057).

Enc. As noted

throughout the Village. The anticipated life of a pavement marking is three years. Due to recent revenue losses and general economic conditions our pavement marking program has been drastically reduced and deferred over the past three years. Our goal is to get back on track with a catch up year completing our asphalt program (\$45,000) from last year and our scheduled concrete pavement marking program (\$45,000).

9. **Maintenance - Traffic Signals: (\$20,000)** Provides \$13,000 for maintenance costs shared with IDOT for traffic signals at Baker Hill/Roosevelt Road, Pershing Avenue/Route 53, DuPage Blvd./Route 53, and Spring Avenue/Route 53 intersections. IDOT pays 100% of the maintenance costs of all other signals on state roads. DuPage County is responsible for signals on Geneva and St. Charles Roads. Also includes \$7,000 for contract and in-house maintenance of six signalized intersections, six flashing lights at three locations in the CBD, a flashing signal at Hill/Golf (Glen Oak CC), and the Opticom emergency vehicle traffic signal override system equipment.
10. **Maintenance - Streetlights: (\$45,000)** Provides for contract electrical maintenance services (\$20,000) and streetlight parts (\$25,000) necessary to maintain more than 700 lights and posts throughout Glen Ellyn. Streetlight maintenance continues to be a large proportion of the Operations Division workload each year as more lights are added in several locations.
11. **Professional Services/Other: (\$21,000)** Includes \$3,000 for weather forecasting and monitoring, \$15,000 for Consulting Forester charges related to Tree Protection Ordinance enforcement, and \$3,000 for electrical contractor services.
12. **CBD Appearance: (\$40,500)** Amount shown includes: \$27,300 for material costs for three seasonal CBD flower plantings, \$1,200 for American flags, \$4,000 for seasonal floral clock displays, and \$4,000 for miscellaneous needs to improve the CBD appearance. Also this year we look to replace 4 permanent planters/pots near the flower clock (\$4,000). 
13. **Professional Services/Snow Removal: (\$20,000)** Provides for contracted snow removal primarily from the CBD (Central Business District) and disposal at Ackerman Park and/or the Village Green Parking Lot on Lambert Road.
14. **Tree Trimming: (\$50,000)** Funds contractor trimming of parkway trees 10" Diameter Breast Height (DBH) and larger through our winter pruning program. DBH is the measurement of a tree's diameter at a height of four and one half feet above the ground. Due to budget cutbacks, last year's program was reduced and covered only half of the intended Zone E trees. The 2010-2011 Program will include all trees east of Park, west of Bryant, north of Fairview and south of the UPRR. Estimated quantities are 730 trees (contracted @ \$50,000) and 460 trees (performed in-house @ \$0).
15. **Tree Removal: (\$83,000)** Provides for contractor removal (\$70,000) of approximately 100 trees of 15" diameter and larger. This year we also will begin to utilize the tree contractor to remove contractor stumps (\$13,000) generated between the months of November and

CBMT GREENHOUSE, INC.
 11N881 WAUGHON RD.
 HAMPSHIRE, IL 60140

INVOICE
 No. 25427
 May 21, 2010

847-683-4784 Fax: 847-683-4785

Sold To: 630-742-1337

Ship To: 630-742-1337

VILLAGE OF GLEN ELLYN
 PUBLIC WORKS DEPARTMENT
 30.SO. LAMBERT ROAD
 GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
 PUBLIC WORKS DEPARTMENT
 30.SO. LAMBERT ROAD
 GLEN ELLYN, IL 60137
 STEPHANIE CHANDLER

P.O.	Order Date	Order	Ship Via	Ship Date	Terms	Due Date
2010 SUMMER	01/04/10	13770	CBMT	05/21/10	2% 10 N 30	06/20/10
Product			Shipped		Price	Total
MILLET JESTER			30		1.85	\$55.50
PETUNIA SURFINIA BLUE VIOLET			180		1.85	\$333.00
SALVIA OCEANA BLUE			30		2.00	\$60.00
TRADESCANTIA F. ZEBRINA			50		1.80	\$90.00

CHARGES			
DELIVERY CHARGE PER CART	10	8.00	\$80.00
Type Totals			
1 GALLON	36		
1801 FLAT	7		
4 INCH ROUND POT	4320		
4.5" ROUND POT	2850		

A 2% PER MONTH FINANCE CHARGE WILL BE APPLIED TO THE UNPAID BALANCE OVER 30 DAYS.

PLEASE SEND REMITTANCE TO:

C.B.M.T., INC.
 C/O HEATHER STEVENSON
 38W054 CREEKSIDE DRIVE
 ST. CHARLES, IL. 60175

THANK YOU VERY MUCH.

CODE	AMOUNT	APPROVAL	DATE
143200 521057	13,787.50	CS	5/27/10

Product Total: 7213
 Discount If Paid By: 05/31/10 \$274.15

Final Total: \$13,787.50

CBMT GREENHOUSE, INC.
 11N881 WAUGHON RD.
 HAMPSHIRE, IL 60140

INVOICE
 No. 25427
 May 21, 2010

847-683-4784 Fax: 847-683-4785

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 STEPHANIE CHANDLER

P.O.	Order Date	Order	Ship Via	Ship Date	Terms	Due Date
2010 SUMMER	01/04/10	13770	CBMT	05/21/10	2% 10 N 30	06/20/10
Product			Shipped		Price	Total
1 GALLON						
CALAMAGROSTIS KARL FORESTER			6		6.50	\$39.00
MISCANTHUS S. GOLD BAR			30		7.50	\$225.00
			<u>36</u>	1 GALLON		
1801 FLAT						
ALYSSUM SNOW CRYSTAL			7		11.50	\$80.50
			<u>7</u>	1801 FLAT		
4 INCH ROUND POT						
COLEUS WIZARD PINEAPPLE			900		1.80	\$1,620.00
COLEUS WIZARD VELVET RED			720		1.80	\$1,296.00
DICONDRA ARGENTIA SILVER FALLS			50		2.00	\$100.00
DUSTY MILLER SILVER DUST			160		1.80	\$288.00
EUPHORBIA DIAMOND FROST			150		2.00	\$300.00
IPOMOEA ACE OF SPADES			80		1.80	\$144.00
IPOMOEA MARGUERITE			60		1.80	\$108.00
IRESENE PURPLE LADY			210		1.80	\$378.00
SALVIA RED HOT SALLY II			150		1.80	\$270.00
TALINUM LIMON			50		1.80	\$90.00
ZINNIA ZAHARA MIX			1790		1.85	\$3,311.50
			<u>4320</u>	4 INCH ROUND POT		
4.5" ROUND POT						
ABUTILON FAIRY CORAL RED			450		2.00	\$900.00
ANGELONIA ANGELFACE DK VIOLET			430		1.85	\$795.50
ANGELONIA ANGELFACE PINK			540		1.85	\$999.00
ARGYR. MOLIMBA MINI YELLOW			290		1.85	\$536.50
ASPARAGUS SPRENGERI			30		2.00	\$60.00
CALIBRACHOA CABARET PURPLE			160		2.00	\$320.00
CALIBRACHOA CABARET RED			160		2.00	\$320.00
CALIBRACHOA CABARET YELLOW			160		2.00	\$320.00
IPOMOEA SW. HEART RED			60		1.80	\$108.00
LANTANA LUCKY YELLOW			280		2.00	\$560.00

A-66



To: Steve Jones, Village Manager

From: Joe Caracci, Public Works Director *JMC*

Date: June 7, 2010

Re: Park District Payment – Ackerman Wetland Violation

Background

Winter 2007/2008 and Winter 2008/2009 were very heavy with respect to snow accumulation. As part of the Public Works Snow and Ice Management Plan, snow accumulation in the CBD is loaded and trucked to a remote location. Per an IGA with the Park District, appropriate space must be provided at one of the Park District facilities. During these two heavy seasons, our snow was transported to the northeast corner of Ackerman Park.

Issues

As a result of our dumping, wetland violations occurred at the dumping site that required remediation. The melted snow apparently caused debris to accumulate in the wetland buffer. The total cost of the remediation (including engineering) was \$23,887.33. The Park District has paid for the remediation and has requested that we reimburse the cost to them. Although our actions were the direct cause of the violation, I felt that we are not solely liable or responsible for the remediation. Since we were unaware of the presence of the wetland and were directed to dump at the site by the Park District, we felt splitting the cost was more appropriate. The Park District has agreed to accept these terms and requests reimbursement of one-half the cost, or \$11,943.67. As this amount exceeds our administrative limits, Village Board authorization is requested.

Action Requested

Dave Buckley will present to answer any questions regarding this item at the June 14, 2010 Village Board Meeting.

1. Motion to authorize payment to the Glen Ellyn Park District for reimbursement of wetland remediation at Ackerman Park in the amount of \$11,944, to be expensed to the FY11 General Fund.

Recommendation

I recommend approval of the contract.

Attachments

- Email thread between Dave Scarmardo (PD) and Joe Caracci (between May 25, 2010 and June 5, 2010)

- **Email thread between Steve Jones and Joe Caracci (between February 23, 2010 and February 25, 2010) which includes original Park District request letter (dated Feb 22, 2010)**
- **Backup material from ERA for engineering services related to the NE wetland remediation dated June 7, 2010**
- **Backup material from Park District – Outdoor Design and Construction, Inc. Proposal dated February 15, 2010**

Joe Caracci

From: Dave Scarmardo [dscarmardo@gepark.org]
Sent: Wednesday, June 02, 2010 3:39 PM
To: Joe Caracci
Cc: Cory Atwell; Steve Jones
Subject: RE: Ackerman NE Wetland

Joe, I concur with your message and our arrangement that was discussed back in March. The district accepts your offer of \$11,943.67; furthermore, this type of communication is fine nothing more formal is necessary to complete the deal... Thanks again for working with the district in this matter...

Regards,
Dave Scarmardo CPRP
Superintendent of Parks
Glen Ellyn Park District
630-858-2462 X 125
FAX 630-858-2479



SAVE A TREE... Consider the environment before printing this email!

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From: Joe Caracci [mailto:jcaracc@glenellyn.org]
Sent: Wednesday, June 02, 2010 1:42 PM
To: Dave Scarmardo
Cc: Cory Atwell; Steve Jones
Subject: RE: Ackerman NE Wetland

Dave,

As we discussed back in March, the Village is willing to take on some liability here because it was our actions (snow removal storage) that ultimately caused the violation in the NE corner of Ackerman. However, we feel this should be a shared responsibility as we were never informed of any wetland buffers in the area and did dump our snow where instructed by the Park District. Back in March I expressed my desire to split the costs for the remediation (and engineering) for the NE violation. If that is still satisfactory to the Park District, please either reply to this email stating such or send me over an invoice (if you need a more formal process). I can pay off the email notification. The total cost would be \$11,943.67.

If this is not satisfactory to the Park District, please let me know and we can meet to discuss.

Respectfully,

Joe

Joseph M. Caracci, P.E.
Public Works Director
Village of Glen Ellyn
30 South Lambert Road
Glen Ellyn, IL 60137
phone - (630) 547-5515
fax - (630) 469-3128

From: Dave Scarmardo [mailto:dscarmardo@gepark.org]
Sent: Tuesday, May 25, 2010 8:58 AM
To: Joe Caracci
Cc: Cory Atwell
Subject: Ackerman NE Wetland

Joe, the Northeast wetland has been restored per the county requirements. The cost for the remediation work was \$6,000. I was also able to finally get ERA to break out the costs between the NE, and NW fees charged to the District. It appears the cost for Engineering for the NE portion was \$17,887.33. the grand total for the engineering and restoration work is \$23,887.33. Please advise how you would like to proceed with the reimbursement for these services.

Regards,
Dave Scarmardo C.P.R.P
Superintendent of Parks
Glen Ellyn Park District
630-858-2462 X 125
FAX 630-858-2479



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Joe Caracci

From: Steve Jones
Sent: Thursday, February 25, 2010 1:29 PM
To: Joe Caracci
Cc: Staci Hulseberg
Subject: RE: Wetland Violation @ Ackerman

Could you please meet with Dave and negotiate some resolution to this? We certainly seem to have some responsibility. I am comfortable with your judgment as to what percentage is appropriate. Perhaps the PD needs to be reminded of some of the points noted below.

From: Staci Hulseberg
Sent: Wednesday, February 24, 2010 2:47 PM
To: Joe Caracci; Steve Jones
Subject: RE: Wetland Violation @ Ackerman

Here is some additional information I found.

Staci

From: Joe Caracci
Sent: Wednesday, February 24, 2010 11:32 AM
To: Steve Jones
Cc: Staci Hulseberg; Dave Buckley
Subject: RE: Wetland Violation @ Ackerman

Steve,

Here is my take on this situation. Per our IGA (Village Green) with the Park District, they are required to provide a location for the Village to stockpile snow from the CBD during the winter months. Each year we ask the Park District where they would like us to store the snow. Last year, we were told Ackerman was once again the desired location. The Park District identified the exact location to dump that started with a gravel pad at the northeast corner of the property. Once this pad was filled, we were to continue stockpiling along the shoulder of the outer access drive. We followed this direction (which was very similar to past years). There were some occasions that while pushing back snow to make more room, our operations pushed snow beyond the gravel pad. Therefore, we feel that our attempts to gain more space during a heavy winter went beyond our limits.

That being said, I do not believe we should assume all the responsibility for this violation. As it turns out the location we were directed by the Park District to stockpile the snow was already within the wetland buffer. Therefore, I feel the majority of the burden on this particular violation should be the responsibility of the Park District. How are we to know where wetlands are identified on Park District property?

We did notify the Park District when the violation was raised that we would assume some responsibility. As far as paying 50% of the cost of both violations, I would need to see additional justification as to what expenses were attributable to each violation. After that was established, we could work out a participation level for the eastern violation. I would feel comfortable splitting the costs of the eastern violation (engineering and remediation). Again, I do not feel that we should be 100% responsible for the eastern violation if the Park District instructed us to dump in the buffer without our knowledge of the limits.

As a result of the violation, we have changed our dumping procedures. This past fall we identified the wetland buffer limits with the Park District and are now dumping outside these limits. Knowing these limits now, I would feel comfortable contributing to future violations if caused by our negligence.

Joe

From: Steve Jones
Sent: Tuesday, February 23, 2010 5:11 PM
To: Joe Caracci
Cc: Staci Hulseberg
Subject: Wetland Violation @ Ackerman

What is our position in this matter? Are we 50% responsible?

↳ see letter from PD dated Feb. 22, 2010.



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

Office: (630) 547-5200
Fax: (630) 469-8849
email: sjones@glenellyn.org
web site: www.glenellyn.org



Please do not print this email unless it is absolutely necessary. Help foster environmental awareness.



February 22, 2010

Mr. Steve Jones, Village Manager
Village of Glen Ellyn
505 Duane Street
Glen Ellyn, IL 60137

RE: Ackerman Wetland Violation

Dear Mr. Jones:

As you are aware, the Village and Park District have an intergovernmental agreement to use Ackerman Park for stockpiling snow. The Park District was cited for wetland violations in two locations at Ackerman Park. One of the violations is located on the western edge of the park; furthermore, this violation is being addressed, and will be brought into compliance this spring. However, the eastern wetland violation is a direct result of the Village's contractor(s) dumping snow from the downtown business district throughout the winter months.

Additionally, the snow that is stockpiled on Park District property is pushed in to the delineated wetland to the east of district property. Though this is necessary to make more room for additional snow from the downtown business district, these actions have resulted in wetland violations since they encroach within the fifty foot buffer delineation established by DuPage County's wetland ordinance. To date, the Glen Ellyn Park District has incurred \$53,522 in engineering fees for the mitigation plans for both violations.

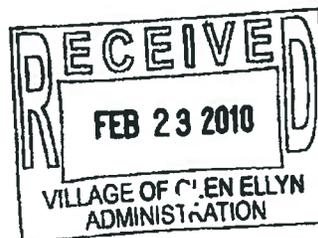
Since the eastern violation is in no way related to any activities that the park district was responsible for, Staff is requesting that the Village of Glen Ellyn share the responsibility for half of the engineering fees incurred by the park district, as well as any remediation expenses to bring the area into compliance with the County's ordinance. The Glen Ellyn Park District is requesting reimbursement from the Village in the amount of \$26,761 to help offset these aforementioned expenditures. Once the remediation plan is completed, staff will forward these remediation expenses to the Village.

If you have questions or comments, please feel free to contact me so we can discuss this further.

Sincerely,

Dave Scarmardo
Superintendent of Parks
(630) 858-2462 ext. 125

cc: Cory Atwell, Executive Director
Joe Caracci, Public Works Director, Staci Hulseberg, Village Planner



185 Spring
Avenue

Glen Ellyn, IL
60137.

Ph: (630) 858-2462.
Ex. 125

Fax: (630) 858-
4378



ENGINEERING RESOURCE ASSOCIATES, INC.
 Consulting Engineers, Scientists & Surveyors

June 7, 2010
 Inv. No: 270510.Permitting

Dave Scarmardo
 Glen Ellyn Park District
 185 Spring Avenue
 Glen Ellyn, IL 60137

Project 270510.00 Ackerman Park, Glen Ellyn
- NE wetland mitigation and permitting

Phase 05 Final Design
Professional Services

	Hours	Amount
Total Labor	11.00	491.04

Total this Phase \$491.04

Phase 12 Meetings/Coordination
Professional Services

	Hours	Amount
Total Labor	.50	42.20

Total this Phase \$42.20

Phase 20 Environmental Delineation/investigation
Professional Services

	Hours	Amount
Total Labor	45.50	2,890.69

Total this Phase \$2,890.69

www.eraconsultants.com

Warrenville
 3s701 West Avenue, Suite 150
 Warrenville, IL 60555
 T 630.393.3060
 F 630.393.2152

Chicago, IL

Geneva, IL

Project 270510.00 Ackerman Park, Glen Ellyn

Phase 21 Environmental Permitting

Professional Services

	Hours	Amount
Total Labor	138.50	8,862.83
Total this Phase		\$8,862.83

Phase 22 Environmental Design

Professional Services

	Hours	Amount
Total Labor	22.75	1,402.38
Total this Phase		\$1,402.38

Phase 32 Topo/Route Survey

Professional Services

	Hours	Amount
Total Labor	.25	35.05
Total this Phase		\$35.05

Phase GEN GENERAL

Professional Services

	Hours	Amount
Total Labor	70.50	4,163.04
Total this Phase		\$4,163.04

Total this Invoice \$17,887.23

www.eraconsultants.com

Warrenville
3s701 West Avenue, Suite 150
Warrenville, IL 60555
T 630.393.3060
F 630.393.2152

Chicago, IL

Geneva, IL

OUTDOOR DESIGN AND CONSTRUCTION, INC.
 2811 STACIA COURT
 JOLIET, IL 60431
 815-671-7518 cell
teparmenter@sbcglobal.net



February 15, 2010

Mr. Dave Scarmardo
 Mr. James Warnstedt
 Glen Ellyn Park District
 185 Spring Avenue
 Glen Ellyn, Illinois 60137

Re: Proposal for Professional Services – Ackerman Park NE Wetland Restoration

Dear Dave, James:

Outdoor Design and Construction, Inc. is pleased to submit the following site development proposal for your consideration. This proposal anticipates the labor & material to install native prairie seed/plugs at the NE Wetland Restoration Area as described in the After-The-Fact Permit submittal, as prepared by Engineering Resources.

SITE PLANTINGS:

Herbicide application to all invasive plant species	\$ 300
Bed Preparation	\$ 500 - include
298 – 2.5" Prairie Plugs	\$2,820
Install Erosion Control Blanket, 300 SY, to disturbed areas	\$ 450
Hardwood Mulch	\$ 300
Topsoil (to be determined)**	
No Mow Sign (By Park District)	
Total	\$4,370

OPTIONAL:

130 LF of Split Rail Fence (in lieu of boulders)	\$ 900 - include
	$500.00 \times 2 = \$1,000$
	80.00

*Additional Topsoil 2 semi loads
 5.00 x 2 = 20.00*

**All planting areas shall have a minimum of 12" of clean uncompacted topsoil. If planting areas do not have suitable topsoil, ODC will submit cost for excavation and installation of clean topsoil to a depth of 12" as specified by Restoration Plan.

\$6,350.00

Exhibit D

Photo 1

Site: Ackerman Park NE Wetland
Glen Ellyn Park District

Date: April 25 & May 15, 2008

Description: Photo facing east toward area of wetland/buffer fill.

Investigator: Engineering Resource Assoc.



Photo 2

Site: Ackerman Park NE Wetland
Glen Ellyn Park District

Date: April 25 & May 15, 2008

Description: Photo facing east toward wetland and wetland buffer areas.

Investigator: Engineering Resource Assoc.



Photo 3

Site: Ackerman Park NE Wetland
Glen Ellyn Park District

Date: April 25 & May 15, 2008

Description: Photo facing northeast toward wetland/buffer violation.

Investigator: Engineering Resource Assoc.



A-6H



To: Steve Jones, Village Manager

From: Joe Caracci, Public Works Director

Date: June 4, 2010

Re: Lambert Road Undergrounding – ComEd Rider LGC Ordinance Modification

Background

In February 2010, the Village Board approved Ordinance No. 5848 requiring ComEd to place existing electrical wires along portions of Lambert Road underground in accordance with Rider LGC. Rider LGC (Local Government Compliance) gives ComEd the authority to underground the overhead wires and pass the costs associated on to the ComEd customers within Glen Ellyn. After a number of Village Board discussions regarding scope and cost, a decision was made to reduce initial scope to the undergrounding of the wires currently located on the east side of Lambert from Roosevelt Road to a point approximately 150 feet south of Taft Avenue (where the wires then cross over Lambert to the west side). The maximum estimated cost of this work (provided by ComEd) was \$323,000. Upon approval of the Ordinance, ComEd was to perform detailed engineering in order to come up with a final design cost estimate. ComEd was not allowed to proceed with construction until this final estimate was reviewed by the Village.

ComEd has performed their detailed engineering and has provided the Village with a pre-final design estimate. Once again, the costs have increased to a point where I must seek Village Board approval.

Issues

The cost of the project as described above has increased from \$323,000 to \$390,000. This would still include the undergrounding that would eliminate the wires on the east side of Lambert as well as the crossing over Lambert Road. This increase in cost would result in a corresponding increase to a typical resident (utilizing 1,000 kWh per month) from \$18.88 to \$21.20 for the project.

ComEd also provided a cost to only underground the wires between Roosevelt and Taft. Originally, this cost was estimated (in June 2009) at \$208,000. This new cost is \$305,000. This would leave three poles on the east side of Lambert south of Taft as well as the crossing over Lambert Road to a pole on the west side. This decrease in cost (from the recently approved scope) would result in a corresponding decrease to a typical resident (utilizing 1,000 kWh per month) from \$18.88 to \$16.58 for the project.

Action Requested

I have prepared an Ordinance that repeals Ordinance No. 5848 (approved on February 9, 2010) with a change to Section 2 that modifies the cost from \$323,000 to \$390,000. Also changed in the Ordinance is attachment, which was replaced with the new cost estimate from ComEd.

The Village Board is requested to either:

1. Approve the new Ordinance which instructs ComEd to continue with the original scope of work at the modified project cost of \$390,000, or
2. Do not approve the new Ordinance and we will instruct ComEd to proceed with the reduced scope project at a cost of \$305,000 (which is below the original authorization established in Ordinance 5848).

Recommendation

I recommend approval of the new Ordinance which will allow us to proceed with the original scope at the increased cost of \$390,000.

Attachments

- Letter from ComEd dated May 24, 2010
- Proposed Ordinance (repealing Ordinance No. 5848)
- Ordinance No. 5848



ATTACHMENT 1

Commonwealth Edison Company www.excelbpfcorp.com
Public Relocation Department
Two Lincoln Centre
Oak Brook Terrace, IL 60181

An Exelon Company

May 24, 2010

Mr. Joe Caracci, P.E.
Public Works Director
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Re: Relocation of overhead electric facilities along Lambert Rd. from Roosevelt Rd. to Taft Ave. and also the inclusion of the 3 poles south of Taft Ave. on the east side of Lambert Rd.

Mr. Caracci,

This letter is in reply to an inquiry regarding the Village of Glen Ellyn (the Village) request to relocate ComEd's (the Company) overhead electric lines underground as an Option 1 - along Lambert Road from Roosevelt Rd. to Taft Ave., and an Option 2 - the potential inclusion of the three poles south of Taft Ave. on the east side of Lambert Rd. as a total cost with Option 1.

The pre final design cost estimate to relocate the existing overhead facilities underground is approximately \$305,000 and \$390,000, respectively. Please remember these costs represent a pre final design cost estimate only. If the second option is chosen, ComEd will be requesting an easement for the switchgear installation required with this option. ComEd will draw up the easement paper work and require the Village to get the necessary sign off. Once the new easement has been signed and recorded, ComEd will then prepare to final the design and issue it to our construction work force. The actual construction costs may be higher or lower depending on the mutual agreement of relocated equipment, final construction, difficulty of work area and what the accepted contract bid is for performing some or all of the work. This estimate is for the relocation of ComEd electric facilities only. The Village will need to contact other utilities for their relocation cost, if applicable. Keep in mind as well; this includes only a rough grade back fill of all areas disturbed by the ComEd construction removal and installation of equipment. All finished grading, sodding and/or seeding is to be completed by the Village within both the right-of-way and private property areas.

The Village has currently elected to go with the Rider LGC, Local Government Compliance, where ComEd adds an additional "per kilowatt-hour charge" onto the monthly bills of all customers within the municipal boundaries of the Village of Glen Ellyn. As costs for this project are incurred each month, the appropriate share of those costs will be reflected as a separate line item charge on the monthly bills of the customers. The "per kilowatt-hour" charges will continue until the project is completed and all costs for the project are reflected on ComEd's books of account.

The Village should take special note of the fact that ComEd must meet our obligations at least cost. This means that ComEd must install facilities at least cost, which is currently an overhead pole line. Should the proposed underground line need to be replaced or one or more additional distribution lines be brought through for the future, this new construction may be done as an overhead pole line. If the Village would want this new pole line underground, then the Village will be responsible for the cost to bury the proposed overhead facilities.

If you have questions please feel free to call me directly.

Sincerely,

Mark Bartolameolli, PMP
Project Manager
(630) 437-3182 Office
(847) 846-3375 Cell

'Cc': John O'Halloran, External Affairs Manager

Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Repealing and Replacing Ordinance No. 5848,
An Ordinance of the Village of Glen Ellyn
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**

**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 Repealing and Replacing Ordinance No. 5848,
An Ordinance of the Village of Glen Ellyn
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**

Be it hereby 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: Ordinance No. 5848, passed on February 9, 2010, is hereby repealed and replaced with the following:

“Whereas, The Village of Glen Ellyn has received confirmation from the DuPage Mayors and Managers Conference (DMMC) of funding through the Surface Transportation Program (STP) for the Lambert Road at Roosevelt Road Intersection Improvement Project; and

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

Whereas, visual enhancements and aesthetic improvements are important to the public and residents, and enhance the image of the Village; and

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, Commonwealth Edison owns and maintains overhead wires within the Lambert Road corridor; and

Whereas, under Rider LGC, as approved by the Illinois Commerce Commission, Commonwealth Edison Company is permitted to recover the cost of complying with non-standard requirements imposed by municipalities; and

Whereas, the undergrounding of Commonwealth Edison's distribution lines within the Lambert Road corridor is a non-standard municipal requirement; and

Whereas, the corporate authorities of the Village desire to require Commonwealth Edison to place distribution wires along Lambert Road between Roosevelt Road and a point approximately 150 feet south of Taft Avenue underground provided that Commonwealth Edison recovers the cost of placing the wires underground only as allowed under Rider LGC; and

Whereas, the net Village costs for undergrounding the overhead wires will reflect a credit from Commonwealth Edison equivalent to the expense normally borne exclusively by the utility when overhead wires are maintained but moved out of the way of the project improvements, if any such relocations would be required.

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 recitals set forth hereinabove shall be and are hereby adopted as findings as if said recitals were fully set forth within this Section One.

Section Two: Commonwealth Edison shall be and hereby is required to place underground all of its distribution wires (with appurtenant equipment such as transformers, switchgear and closures to be placed above ground) located at the following location: Lambert Road between Roosevelt Road and a point approximately 150 feet

south of Taft Avenue provided that Commonwealth Edison shall recover the costs incurred in placing the wires underground only as permitted under and in accordance with Rider LGC. The current maximum estimate of cost for the project is \$390,000. This cost is outlined in Attachment 1. Upon approval of this Ordinance and after completion of final engineering design, ComEd will provide a final design cost estimate for the Village. ComEd will not proceed with construction without written approval from the Village.

Section Three: This Ordinance and each of its terms shall be effective legislative act of a home rule municipality without regard to whether such Ordinance should (A) contain terms contrary to the provisions of current or subsequent non-preemptive State law or (B) legislate in a manner regarding a matter not delegated to municipalities by State law. It is the intent of the corporate authorities of the Village of Glen Ellyn that, to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive State law, this Ordinance shall supersede State law in that regard within its jurisdiction.

Section Four: Without regard to any other provision contained within this Ordinance, the Village retains its right to compel Commonwealth Edison, pursuant to its franchise agreement with the Village, to relocate overhead distribution facilities in accordance with that agreement and to contend that, without regard to this Ordinance, some or all of the cost of this requested relocation is to be paid for by Commonwealth Edison in accordance with the franchise agreement rather than in accordance with Rider LGC. The Village retains its right to seek a refund from any charges made under Rider LGC if it is determined that Commonwealth Edison has a full or partial obligation to

place the requested overhead distribution facilities underground in accordance with the franchise agreement.

Section Five: Commonwealth Edison shall present to the Village on a monthly basis, costs which it has incurred in performing the work. The costs shall include all matters relating to the work, including engineering costs and any deposits required. The Customer shall receive notice of and shall be allowed to attend any pre-construction or project progress meetings, and when requested by the Customer, a weekly report shall be forwarded to the Customer on the status of the project. All information should be directed to the Glen Ellyn Public Works Director.

Section Six: The total Customer charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered, and additional labor and material are required to complete the work, or if the scope of the work is altered, Commonwealth Edison shall notify the Village of the anticipated additional cost. The Village may comment on the need or applicability of such additional charge. If reasonable, the additional charge shall be added to the total Customer charge, which shall be collected through Rider LGC.”

Section Two: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

Passed by the Village 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__.)

Village of Glen Ellyn

Ordinance No. 5848

**An Ordinance of the Village of Glen Ellyn
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**

Adopted by the
President and the Board of Trustees
of the
Village of Glen Ellyn,
DuPage County, Illinois
this 8th day of February, 2010.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County,
Illinois, this 9th day of February, 2010.

Ordinance No. 5848

**An Ordinance of the Village of Glen Ellyn
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**

Whereas, The Village of Glen Ellyn has received confirmation from the DuPage Mayors and Managers Conference (DMMC) of funding through the Surface Transportation Program (STP) for the Lambert Road at Roosevelt Road Intersection Improvement Project; and

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

Whereas, visual enhancements and aesthetic improvements are important to the public and residents, and enhance the image of the Village; and

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, Commonwealth Edison owns and maintains overhead wires within the Lambert Road corridor; and

Whereas, under Rider LGC, as approved by the Illinois Commerce Commission, Commonwealth Edison Company is permitted to recover the cost of complying with non-standard requirements imposed by municipalities; and

Whereas, the undergrounding of Commonwealth Edison's distribution lines within the Lambert Road corridor is a non-standard municipal requirement; and

Whereas, the corporate authorities of the Village desire to require Commonwealth Edison to place distribution wires along Lambert Road between Roosevelt Road and a point approximately 150 feet south of Taft Avenue underground provided that Commonwealth Edison recovers the cost of placing the wires underground only as allowed under Rider LGC; and

Whereas, the net Village costs for undergrounding the overhead wires will reflect a credit from Commonwealth Edison equivalent to the expense normally borne exclusively by the utility when overhead wires are maintained but moved out of the way of the project improvements, if any such relocations would be required.

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 recitals set forth hereinabove shall be and are hereby adopted as findings as if said recitals were fully set forth within this Section One.

Section Two: Commonwealth Edison shall be and hereby is required to place underground all of its distribution wires (with appurtenant equipment such as transformers, switchgear and closures to be placed above ground) located at the following location: Lambert Road between Roosevelt Road and a point approximately 150 feet south of Taft Avenue provided that Commonwealth Edison shall recover the costs incurred in placing the wires underground only as permitted under and in accordance with Rider LGC. The current maximum estimate of cost for the project is \$323,000. This cost is outlined in Attachment 1. Upon approval of this Ordinance and after completion of final engineering design, ComEd will provide a final design cost estimate for the Village. ComEd will not proceed with construction without written approval from the Village.

Section Three: This Ordinance and each of its terms shall be effective legislative act of a home rule municipality without regard to whether such Ordinance should (A) contain terms contrary to the provisions of current or subsequent non-preemptive State law or (B) legislate in a manner regarding a matter not delegated to municipalities by State law. It is the intent of the corporate authorities of the Village of Glen Ellyn that, to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive State law, this Ordinance shall supersede State law in that regard within its jurisdiction.

Section Four: Without regard to any other provision contained within this Ordinance, the Village retains its right to compel Commonwealth Edison, pursuant to its franchise agreement with the Village, to relocate overhead distribution facilities in accordance with that agreement and to contend that, without regard to this Ordinance, some or all of the cost of this requested relocation is to be paid for by Commonwealth Edison in accordance with the franchise agreement rather than in accordance with Rider LGC. The Village retains its right to seek a refund from any charges made under Rider LGC if it is determined that Commonwealth Edison has a full or partial obligation to place the requested overhead distribution facilities underground in accordance with the franchise agreement.

Section Five: Commonwealth Edison shall present to the Village on a monthly basis, costs which it has incurred in performing the work. The costs shall include all matters relating to the work, including engineering costs and any deposits required. The Customer shall receive notice of and shall be allowed to attend any pre-construction or project progress meetings, and when requested by the Customer, a weekly report shall be forwarded to the Customer on the status of the project. All information should be directed to the Glen Ellyn Public Works Director.

Section Six: The total Customer charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered, and additional labor and material are required to complete the work, or if the scope of the work is altered, Commonwealth Edison shall notify the Village of the anticipated additional cost. The Village may comment on the need or applicability of such additional charge. If reasonable, the additional charge shall be added to the total Customer charge, which shall be collected through Rider LGC.

Section Seven: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

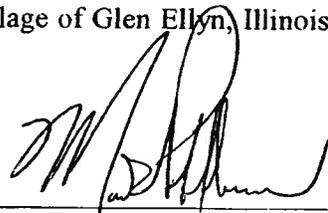
Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8th day of February, 2010.

Ayes: Henninger, Ladesic, Comerford, Hartweg, Thorsell

Nays: - 0 -

Absent: Cooper

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 8th day of February, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Suzanne R. Connors
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 9th day of February, 2010.)

Attachment 1



Commonwealth Edison Company www.exeloncorp.com
Public Relocation Department
Two Lincoln Centre
Oak Brook Terrace, IL 60181

An Exelon Company

January 27, 2010

Mr. Joe Caracci, P.E.
Public Works Director
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Re: Relocation of overhead electric facilities along Lambert Rd. from Roosevelt Rd. to the three poles south of Taft Ave. and the underground across Lambert Rd., and the exclusion of the 3 poles on the north side of Taft Ave., east of Lambert Rd.

Mr. Caracci,

This letter is in reply to an inquiry regarding the **Village of Glen Ellyn (the Village)** request to relocate ComEd's (the Company) overhead electric lines along Lambert Road.

The pre final engineered cost to relocate the existing overhead facilities is approximately **\$323,000**. The pre final break down of the costs is as follows;

- Overhead - \$90,000
- Underground - \$75,000
- Contractor - \$85,000
- Material - \$58,000
- Engineering - \$15,000

Please remember this cost represents a pre final engineered design cost estimate only. The final design cost estimate and construction costs may be higher or lower depending on the mutual agreement of relocated pole placement, final construction, difficulty of work area and what the accepted contract bid is for performing some or all of the work. This estimate is for the relocation of ComEd electric facilities only. The Village will need to contact other utilities for their relocation cost, if applicable. Keep in mind as well; this includes only a rough grade back fill of all areas disturbed by the ComEd construction removal and installation of equipment. All finished grading, sodding and/or seeding is to be completed by the Village within both the right-of-way and private property areas.

The Village will have two payment options available to them. The first would be a progress payment schedule. This would include a first partial payment prior to the start of construction with the potential for multiple payments as construction progresses. Final payment invoicing will occur upon 100% completion of the work. The second option would be under Rider LGC, Local Government Compliance Clause, where ComEd adds an additional "per kilowatt-hour charge" onto the monthly bills of all customers within the municipal boundaries of the Village of Glen Ellyn. As costs for this project are incurred each month, the appropriate share of those costs will be reflected as a separate line item charge on the monthly bills of the customers. The "per kilowatt-hour" charges will continue until the project is completed and all costs for the project are reflected on ComEd's books of account.

If you have questions please feel free to call me directly.

Sincerely,

Mark Bartolameolli, PMP
Project Manager
(630) 437-3182 Office
(847) 846-3375 Cell
(630) 437-3355 Fax

'cc': John O'Halloran, External Affairs Manager

7-1 2840

Section Six: The total Customer charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered, and additional labor and material are required to complete the work, or if the scope of the work is altered, Commonwealth Edison shall notify the Village of the anticipated additional cost. The Village may comment on the need or applicability of such additional charge. If reasonable, the additional charge shall be added to the total Customer charge, which shall be collected through Rider LGC.

Section Seven: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

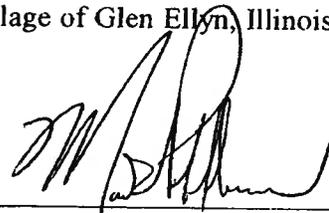
Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8th day of February, 2010.

Ayes: Henninger, Ladesic, Comerford, Hartweg, Thorsell

Nays: - 0 -

Absent: Cooper

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 8th day of February, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Suzanne R. Connors
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 9th day of February, 2010.)

Attachment 1



Commonwealth Edison Company www.exeloncorp.com
Public Relocation Department
Two Lincoln Centre
Oak Brook Terrace, IL 60181

An Exelon Company

January 27, 2010

Mr. Joe Caracci, P.E.
Public Works Director
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Re: Relocation of overhead electric facilities along Lambert Rd. from Roosevelt Rd. to the three poles south of Taft Ave. and the underground across Lambert Rd., and the exclusion of the 3 poles on the north side of Taft Ave., east of Lambert Rd.

Mr. Caracci,

This letter is in reply to an inquiry regarding the **Village of Glen Ellyn (the Village)** request to relocate ComEd's (the Company) overhead electric lines along Lambert Road.

The pre final engineered cost to relocate the existing overhead facilities is approximately **\$323,000**. The pre final break down of the costs is as follows;

- Overhead - \$90,000
- Underground - \$75,000
- Contractor - \$85,000
- Material - \$58,000
- Engineering - \$15,000

Please remember this cost represents a pre final engineered design cost estimate only. The final design cost estimate and construction costs may be higher or lower depending on the mutual agreement of relocated pole placement, final construction, difficulty of work area and what the accepted contract bid is for performing some or all of the work. This estimate is for the relocation of ComEd electric facilities only. The Village will need to contact other utilities for their relocation cost, if applicable. Keep in mind as well; this includes only a rough grade back fill of all areas disturbed by the ComEd construction removal and installation of equipment. All finished grading, sodding and/or seeding is to be completed by the Village within both the right-of-way and private property areas.

The Village will have two payment options available to them. The first would be a progress payment schedule. This would include a first partial payment prior to the start of construction with the potential for multiple payments as construction progresses. Final payment invoicing will occur upon 100% completion of the work. The second option would be under Rider LGC, Local Government Compliance Clause, where ComEd adds an additional "per kilowatt-hour charge" onto the monthly bills of all customers within the municipal boundaries of the Village of Glen Ellyn. As costs for this project are incurred each month, the appropriate share of those costs will be reflected as a separate line item charge on the monthly bills of the customers. The "per kilowatt-hour" charges will continue until the project is completed and all costs for the project are reflected on ComEd's books of account.

If you have questions please feel free to call me directly.

Sincerely,

Mark Bartolameo, PMP
Project Manager
(630) 437-3182 Office
(847) 846-3375 Cell
(630) 437-3355 Fax

'cc': John O'Halloran, External Affairs Manager

MEMORANDUM

A-7

TO: Steve Jones, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner *MFS* *sh*

DATE: June 1, 2010

FOR: June 14, 2010 Village Board meeting

SUBJECT: St. Mark's Episcopal Church – 393 N. Main Street
Special Use Permit and Zoning Variation for Private Preschool

Background: St. Mark's Episcopal Church located at 393 N. Main Street is requesting approval of a Special Use Permit and Zoning Variation to allow a private preschool to operate out of the existing Church building. The subject property is located east of Main Street, south of Hillside Avenue and north of Phillips Avenue in the R2 Residential District.

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

- A. A Special Use Permit in accordance with Section 10-4-8(B)8 of the Glen Ellyn Zoning Code to allow a private preschool to operate out of the existing Church.
- B. A variation from Sections 10-4-8(H)2 and 10-4-8(H)4 of the Glen Ellyn Zoning Code to allow a total of 54 parking spaces on the property in lieu of the minimum number of 78 parking spaces required.

On May 22, 2006, the Village Board approved an Ordinance granting approval of a Special Use Permit and Zoning Variation to allow the Diamante Montessori preschool to operate out of St. Mark's Episcopal Church at 393 N. Main Street. The preschool was in operation at this location from the fall of 2006 until the spring of 2009. Use of the property as a preschool has been discontinued for more than 180 days. Therefore, the previously approved Special Use Permit and Zoning Variation are no longer valid and the petitioner is requesting approval of a new Special Use Permit and Zoning Variation to accommodate the proposed preschool.

St. Mark's plans to open the proposed preschool in September of 2010. The preschool would use the same portions of the building previously occupied by the Diamante Montessori preschool, which includes 2,260 square feet in the educational wing of the building. The petitioner originally plans to provide one class three mornings a week class for fifteen 3 and 4 year old students and eventually expand to allow additional morning and afternoon classes. Expansion of the program could include the addition of both younger and older children as well as a kindergarten enrichment program. The petitioner has indicated that as the preschool expands, the Church would keep the maximum number of students on site at any one time to 35. This is the same number that was permitted for the Diamante Montessori preschool.

During morning drop-off, parents would be instructed to enter the property by way of Hillside Avenue and park in one of the 29 parking spaces located east of the building. They would then escort the children into their classrooms. Vehicles would exit the property via Phillips Avenue. Pick-up would operate in a similar fashion. As the size of the school increases, if parking becomes an issue, St. Mark's

has indicated that they would stagger class times to relieve congestion. The 25-space parking lot south of the building would be reserved for church use.

Recommendation: The Plan Commission considered the requests at a public hearing on May 13, 2010. No persons spoke at the hearing either in favor of or in opposition to the requests. By a vote of 9-0, the Plan Commission recommended approval of the requests subject to the following conditions, all of which were also placed on the previously approved Special Use Permit for the Diamante Montessori preschool.

- A. The preschool shall be operated in substantial conformance with the plans as submitted and the testimony as presented at the May 13, 2010 Plan Commission public hearing.
- B. The preschool shall not use more than 2,260 square feet in the building without applying for and receiving approval of an amended Special Use Permit and Zoning Variation.
- C. The maximum number of enrolled students on site at any one time shall be limited to 35.
- D. The parking spaces in the Church's east parking lot shall not be leased for commuter or public use and shall remain open and available for parents and preschool staff during the times that school is in session.
- E. Church staff and visitors shall park in the south parking lot when school is in session.
- F. If, at any time, Village staff determines that there is a need for further review of the traffic pattern or flow in or around the site, at the request of the Village, the petitioner shall meet with Village staff to discuss alternative methods to address the drop-off and pick-up of children. If Village staff is not satisfied with any of the alternatives that may be discussed, they shall have the option of sending the application back to the Plan Commission and Village Board for consideration of a Special Use amendment.

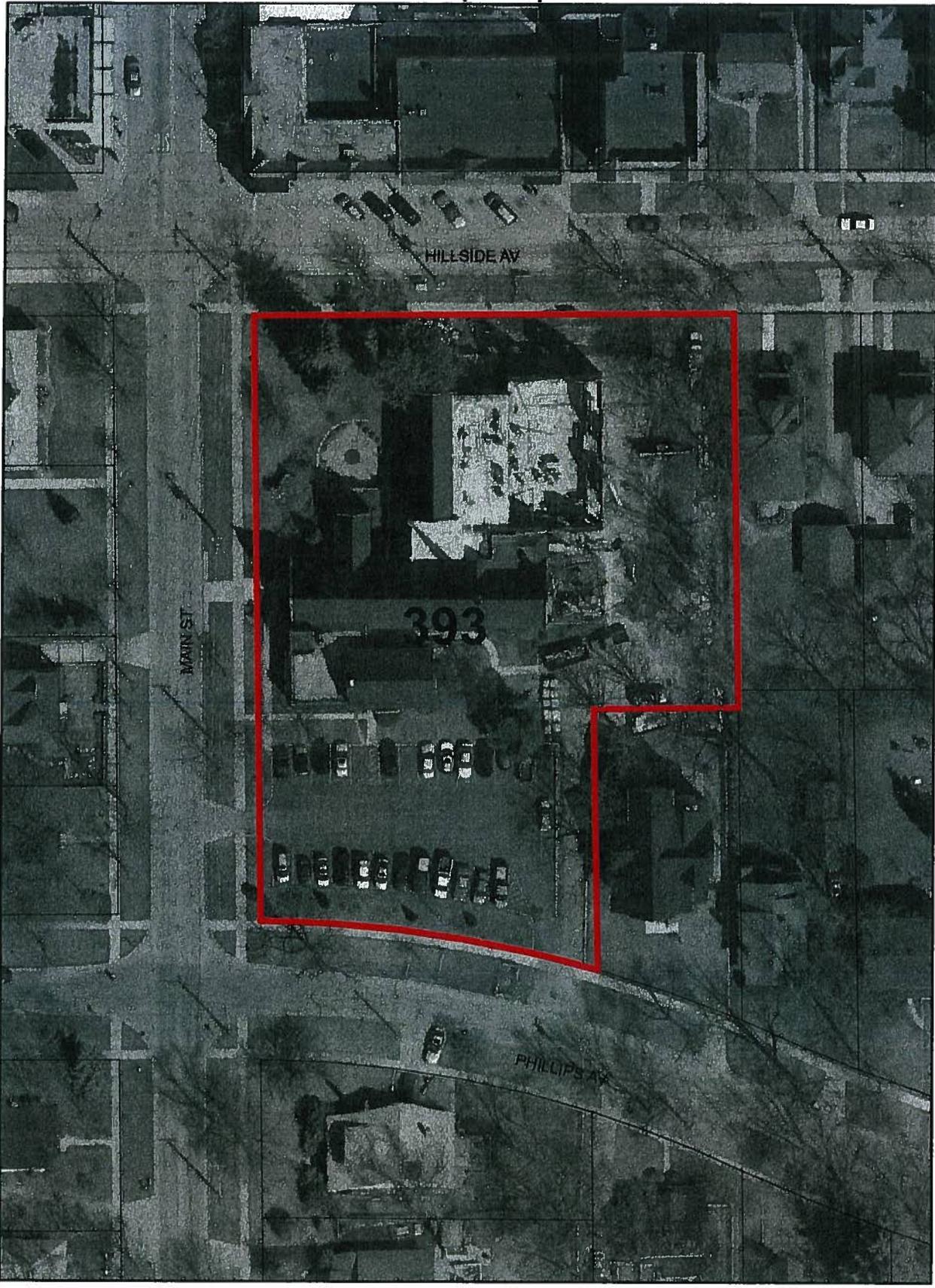
Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's requests for approval of a Special Use Permit and Zoning Variation. Village Staff will prepare an Ordinance to approve the requests for consideration at the June 14, 2010 Village Board meeting.

Attachments:

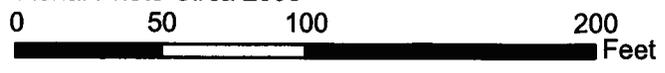
- Aerial Photo
- Location Map
- Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Draft Minutes from May 13, 2010 Plan Commission Meeting
- Draft Ordinance
- Petitioner's application packet dated March 3, 2010

cc: Pastor George Smith
Rinda Allison, Representative for St. Mark's

393 N. Main Street
St. Mark's Episcopal Church



Prepared By: Michele Stegall
Date Prepared: May 4, 2010
Aerial Photo Circa 2003



NOTICE OF PUBLIC HEARING

St. Mark's Episcopal Church, owner of property located at 393 N. Main Street, is requesting approval of a Special Use Permit and Zoning Variation to allow a preschool to operate out of the existing Church. The subject property is located on the east side of Main Street between Hillside Avenue and Phillips Avenue in the R2 Residential District.

Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requested Special Use Permit and Zoning Variation at a public hearing on **Thursday, May 13, 2010 at 7:30 p.m.** in a meeting on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

At the public hearing, the Plan Commission will specifically consider the petitioner's request for approval of the following:

1. A Special Use Permit in accordance with Section 10-4-8(B)8 of the Glen Ellyn Zoning Code to allow a preschool to operate out of the existing Church building.
2. A variation from Sections 10-4-8(H)2 and 10-4-8(H)4 to allow a total of 54 parking spaces on the property in lieu of the minimum number of 78 parking spaces required. A total of 75 parking spaces are required for the Church and a total of 3 parking spaces are required for the preschool.

The subject property is legally described as follows:

LOT 1 IN THE FINAL PLAT OF ST. MARK'S EPISCOPAL CHURCH RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 2 IN E.W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 27 IN THE COUNTY CLERK'S 6TH ASSESSMENT DIVISION, ACCORDING TO THE PLAT OF SAID ST. MARK'S EPISCOPAL CHURCH SUBDIVISION RECORDED OCTOBER 7, 1999 AS DOCUMENT R1999-213064, AND RE-RECORDED APRIL 12, 2002 AS DOCUMENT R2002-101256 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-103-017

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 Michele Stegall, Village Planner, at 630-547-5249.

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.

Michele Stegall,
Village Planner

(Published in The Glen Ellyn News on Thursday, April 22, 2010)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 393 N., St. Mark's Church\Main 393, St. Marks, SUP, ZV Nursery School 091509\Public Hearing Notice (sent to surrounding property owners).doc

KREILING, H J
OR CURRENT OWNER
386 N MAIN ST
GLEN ELLYN, IL 60137

ADLER, PHIL & SARAH
OR CURRENT OWNER
369 MAIN ST
GLEN ELLYN, IL 60137

SIMONEIT, DANIEL J
OR CURRENT OWNER
504 HILLSIDE
GLEN ELLYN, IL 60137

REINHARDT, LEN & TONI
OR CURRENT OWNER
538 PHILLIPS AVE
GLEN ELLYN, IL 60137

VOSS, TIMOTHY & LAURIE
OR CURRENT OWNER
364 N MAIN ST
GLEN ELLYN, IL 60137

BENNETT, JAMES & LESA
OR CURRENT OWNER
541 PHILLIPS AVE
GLEN ELLYN, IL 60137

BENT, SIMON DAVID & G
OR CURRENT OWNER
360 MAIN ST
GLEN ELLYN, IL 60137

GADBOIS, SIRI S & MARK T
OR CURRENT OWNER
381 FOREST AVE
GLEN ELLYN, IL 60137

TABACK, SCOTT M & P
OR CURRENT OWNER
378 N MAIN ST
GLEN ELLYN, IL 60137

GLEN ELLYN BIBLE CHURCH
OR CURRENT OWNER
501 HILLSIDE
GLEN ELLYN, IL 60137

MIHALOPOULOS, THEODORE & S
OR CURRENT OWNER
370 N MAIN ST
GLEN ELLYN, IL 60137

DYKSTRA, LINDA L
OR CURRENT OWNER
382 FOREST AVE
GLEN ELLYN, IL 60137

BERRY, KURT & JACQUELINE
OR CURRENT OWNER
373 FOREST AVE
GLEN ELLYN, IL 60137

~~RAY WHALEN BLDRS INC
OR CURRENT OWNER
GLEN ELLYN, IL 60137~~

PETRUSHKA, MICHAEL D & J
OR CURRENT OWNER
350 FOREST AVE
GLEN ELLYN, IL 60137

RHODES, GREGORY & DONNA
OR CURRENT OWNER
538 HILLSIDE AVE
GLEN ELLYN, IL 60137

SLUSHER, JOSEPH C & A M
OR CURRENT OWNER
376 FOREST AVE
GLEN ELLYN, IL 60137

BENDIGKEIT, MARK & AMY W
OR CURRENT OWNER
615 E EVERGREEN ST
WHEATON, IL 60187

SCHREIBER, LUCY E
OR CURRENT OWNER
561 HILLSIDE AVE
GLEN ELLYN, IL 60137

~~VILLAGE OF GLEN ELLYN
OR CURRENT OWNER
535 DUANE ST
GLEN ELLYN, IL 60137~~

MORRIS, SANDRA & C WALTER
OR CURRENT OWNER
350 N MAIN ST
GLEN ELLYN, IL 60137

ROSCH, JOHN
OR CURRENT OWNER
497 MAIN ST
GLEN ELLYN, IL 60137

WESOLOWSKI, DAVID M
OR CURRENT OWNER
545 PHILLIPS AVE
GLEN ELLYN, IL 60137

ST MARKS EPISCOPAL CHURCH
OR CURRENT OWNER
393 N MAIN ST
GLEN ELLYN, IL 60137

LOPEZ SR, JULIO & EMELDA
OR CURRENT OWNER
386 FOREST AVE
GLEN ELLYN, IL 60137

BENDIGKEIT, MARK & AMY W
OR CURRENT OWNER
615 E EVERGREEN ST
WHEATON, IL 60187

~~ST MARKS EPISCOPAL CHURCH
OR CURRENT OWNER
393 N MAIN ST
GLEN ELLYN, IL 60137~~

GLEN ELLYN BIBLE CHURCH
OR CURRENT OWNER
390 MAIN ST
GLEN ELLYN, IL 60137

BLATCHFORD, DONNA P
OR CURRENT OWNER
542 PHILLIPS AVE
GLEN ELLYN, IL 60137

~~WHARTON, E DALE
OR CURRENT OWNER
23W469 CRYGLASS CT
NAPERVILLE, IL 60540~~

KLEIN, RICHARD C
OR CURRENT OWNER
389 FOREST AVE
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
OR CURRENT OWNER
535 DUANE ST
GLEN ELLYN, IL 60137

BRAZIER, JONATHAN B
OR CURRENT OWNER
, 60137

FLODEN, MARY GAYLE
OR CURRENT OWNER
363 N MAIN ST
GLEN ELLYN, IL 60137

MILLONZI, ROY & KAREN
OR CURRENT OWNER
660 PARK BLVD
GLEN ELLYN, IL 60137

O MALLEY, CHRIS & LEMARIE
OR CURRENT OWNER
496 PHILLIPS AVE
GLEN ELLYN, IL 60137

MAURIN, JOHN J & JANET M
OR CURRENT OWNER
495 PHILLIPS
GLEN ELLYN, IL 60137

MAJOR, CAROL M & C R
OR CURRENT OWNER
544 HILLSIDE AVE
GLEN ELLYN, IL 60137

413 MAIN ST LLC
OR CURRENT OWNER
272 E DEERPATH RD #236
LAKE FOREST, IL 60045

GIESCHE, PHYLLIS R
OR CURRENT OWNER
400 MAIN ST
GLEN ELLYN, IL 60137

SHONKWILER, WILLIAM & G
OR CURRENT OWNER
GLEN ELLYN, IL 60138

FIRST UNITED METHODIST CH
OR CURRENT OWNER
416 FOREST AVE
GLEN ELLYN, IL 60137

SANDS 43826, ANITA M
OR CURRENT OWNER
556 HILLSIDE AVE
GLEN ELLYN, IL 60137

HEALY, JULIA
OR CURRENT OWNER
501 PHILLIPS AVE
GLEN ELLYN, IL 60137

FIRST UNITED METHODIST
OR CURRENT OWNER
424 FOREST AVE
GLEN ELLYN, IL 60137

TATE, KIMBERLY
OR CURRENT OWNER
361 N MAIN ST
GLEN ELLYN, IL 60137

GLEN ELLYN BIBLE CHURCH
OR CURRENT OWNER
501 HILLSIDE
GLEN ELLYN, IL 60137

411 N MAIN ST
OR CURRENT OWNER
NAPERVILLE, IL 60566

WHARTON, E DALE & HELEN M
OR CURRENT OWNER
23W469 SPYGLASS CT
NAPERVILLE, IL 60540

WHITE, JESSE D & D S
OR CURRENT OWNER
357 N MAIN ST
GLEN ELLYN, IL 60137

BUSY BEE BARBER SHOP
OR CURRENT OWNER
417 MAIN ST
GLEN ELLYN, IL 60137

VILLAGE OF GLEN ELLYN
OR CURRENT OWNER
535 DUANE ST
GLEN ELLYN, IL 60137

GLEN ELLYN BIBLE CHURCH
OR CURRENT OWNER
501 HILLSIDE
GLEN ELLYN, IL 60137

MILLER, DAVID
OR CURRENT OWNER
353 N MAIN ST
GLEN ELLYN, IL 60137

DU PAGE MEDICAL SOCIETY
OR CURRENT OWNER
498 HILLSIDE
GLEN ELLYN, IL 60137

SOUKUP, R E
OR CURRENT OWNER
22W315 LAWRENCE
MEDICAH, IL 60157

HAYES,
OR CURRENT OWNER
FOREST AVE
GLEN ELLYN, IL 60137

DIOCESE OF JOLIET
OR CURRENT OWNER
425 SUMMIT ST
JOLIET, IL 60435

CARLSON, MICHAEL & JANET
OR CURRENT OWNER
499 PHILLIPS AVE
GLEN ELLYN, IL 60137

GLEN ELLYN BIBLE CHURCH
OR CURRENT OWNER
501 HILLSIDE
GLEN ELLYN, IL 60137

BESSERT, MARY
OR CURRENT OWNER
502 RIDGEWOOD
GLEN ELLYN, IL 60137

O MALLEY, CHRISTOPHER & L
OR CURRENT OWNER
496 PHILLIPS AVE
GLEN ELLYN, IL 60137

HANSEN, BARBARA A
OR CURRENT OWNER
551 HILLSIDE AVE
GLEN ELLYN, IL 60137

WILSON, CHRISTINE
OR CURRENT OWNER
537 PHILLIPS AVE
GLEN ELLYN, IL 60137

KREISSLER , TODD & ANNA
OR CURRENT OWNER
542 HILLSIDE AVE
GLEN ELLYN, IL 60137

BARNIER, SALLY
OR CURRENT OWNER
1592 RAVEN HILL
WHEATON, IL 60187

BROSNAN, PATRICK J
OR CURRENT OWNER
545 HILLSIDE AVE
GLEN ELLYN, IL 60137

SOUKUP, ROBERT
OR CURRENT OWNER
22W315 LAWRENCE AVE
MEDINAH, IL 60157

ST PETRONILLE PARISH
OR CURRENT OWNER
420 GLENWOOD
GLEN ELLYN, IL 60137

ALLISON, ALEXANDER C
OR CURRENT OWNER
537 HILLSIDE AVE
GLEN ELLYN, IL 60137

BROSNAN, PATRICK & RITA
OR CURRENT OWNER
545 HILLSIDE AVE
GLEN ELLYN, IL 60137

DRAFT
PLAN COMMISSION
MINUTES
MAY 13, 2010

The meeting was called to order by Chairman Julie Fullerton at 7:32 p.m. Commissioners Todd Buckton, Linda Dykstra, Robert Friedberg, Jeff Girling, Heidi Lannen, Julie McCormick, Jay Strayer and Len Swanson were present. Commissioners Craig Bromann and Ray Whalen were excused. Also present were Trustee Liaison Michelle Thorsell, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

Commissioner Fried moved, seconded by Commissioner Swanson, to approve the minutes of the February 11, 2010 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairman Fullerton described the proceedings of the Plan Commission. One public hearing for a Special Use Permit and Zoning Variation to allow a private preschool to operate out of St. Mark's Episcopal Church at 393 Main Street was on the agenda.

PUBLIC HEARING – ST. MARK'S EPISCOPAL CHURCH, 393 N. MAIN STREET
A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATION TO ALLOW A PRIVATE PRESCHOOL TO OPERATE OUT OF ST. MARK'S EPISCOPAL CHURCH LOCATED AT 393 N. MAIN STREET. THE PROPERTY IS LOCATED EAST OF MAIN STREET, SOUTH OF HILLSIDE AVENUE AND NORTH OF PHILLIPS AVENUE IN THE R2 RESIDENTIAL ZONING DISTRICT.

(St. Mark's Episcopal Church)

Staff Introduction

Village Planner Michele Stegall stated that St. Mark's Episcopal Church is requesting approval of a Special Use Permit and Zoning Variation to allow a private preschool to operate out of that church at 393 N. Main Street. To accommodate the project, the petitioner specifically is requesting approval of a Special Use Permit in accordance with Section 10-4-8(B)8 of the Glen Ellyn Zoning Code to allow a private preschool to operate out of the existing church and a variation from Sections 10-4-8(H)2 and 10-4-8(H)4 of the Glen Ellyn Zoning Code to allow a total of 54 parking spaces on the property in lieu of the minimum number of 78 parking spaces required. Ms. Stegall displayed a map and described the location of the subject property which is in the R2 Residential Zoning District. She also described the surrounding land uses. Ms. Stegall stated that on May 22, 2006, the Village Board approved an ordinance granting approval of a Special Use Permit and Zoning Variation to allow the Diamante Montessori School to use the church at 393 N. Main Street and that the preschool was in operation at the subject location from the fall of 2006 until the spring of 2009. Ms. Stegall explained that because the use of the property as a preschool has been discontinued for more than 180 days, the previous

special use is no longer valid. Ms. Stegall stated that the petitioner plans to open the preschool in September, 2010. The proposed preschool would occupy the same location and square footage in the church as the Diamante Montessori preschool, and the maximum number of children on the site at any one time would be the same maximum number of students as permitted for Diamante. Ms. Stegall displayed a site plan and stated that the proposed drop-off and pick-up routine is different from Diamante where a queue formed and children were escorted into the building by school staff. With the proposed drop-off and pick-up plan, parents would be instructed to enter the property from Hillside Avenue, park their cars in one of the parking spaces located east of the building, escort their children into their classrooms and exit the property via Phillips Avenue. Pick-up would operate in a similar fashion. Ms. Stegall explained that the Church has indicated that classes could be staggered if congestion occurs with an increase in the size of the school. Regarding parking spaces, Ms. Stegall stated that a total of 78 spaces are required on the site and that 54 spaces currently exist. The number of existing parking spaces for the Church is considered a pre-existing nonconforming condition, however, the addition of the preschool requires approval of a parking variation for the 3 additional spaces required. Ms. Stegall added that the preschool will not be open on the weekends when the largest parking demand for the Church occurs. Ms. Stegall stated that conditions of approval recommended by staff for the proposed preschool are the same as the conditions granted for the Diamante Montessori preschool Special Use Permit.

Petitioner's Presentation

Reverend George Smith, Rector of St. Mark's Episcopal Church, 393 N. Main Street, provided a brief personal history. He also presented a history of St. Mark's Episcopal Church which he stated includes supporting community events and groups. Reverend Smith stated that St. Mark's enjoyed having Diamante Montessori preschool in the Church and added that the Church will offer scholarships to children whose families cannot afford the tuition for the proposed preschool.

Responses to Questions from the Plan Commission

Chairman Fullerton stated that staff recommends in Condition 3 that the Church shall not lease parking spaces in the Church's east parking lot during pre-school hours and asked if spaces in that lot are currently leased. Reverend Smith responded that some spaces are currently leased but that the Church would not allow any cars in the leased spaces during the preschool hours. Chairman Fullerton commented that the drop-off/pick up procedure seemed elaborate, and Reverend Smith responded that it is their philosophy to have the parents park and bring the children into the building and then park and come into the building to pick the children up. Reverend Smith responded to Commissioner Lannen that the criteria for staggered start times would be based on class size and number of classes. Reverend Smith also responded to Commissioner Lannen that 30 parking spaces will be sufficient and added that some parents will walk their children to school. Commissioner McCormick asked if other activities in the Church coincide with the preschool, and Reverend Smith responded that the same activities were there when the

Diamante Montessori preschool was in the church and are compatible with the proposed preschool. He added that people coming to the church for those activities will be instructed to enter the site off of Main Street and park in the south lot. Commissioner Buckton asked if the Church was prepared to rearrange furniture for weekend church activities as was required by Diamante, and Reverend Smith responded that the preschool area setting can remain in place for Sunday School or some other similar use.

Persons in Favor of or in Opposition to the Petition

No persons spoke in favor of or in opposition to the proposed requests.

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed preschool at St. Mark's Church and felt that the petitioner met the criteria for a special use permit and zoning variation. Commissioner Strayer and Chairman Fullerton, in particular, liked the proposed drop-off/pick-up procedure, and Commissioner Strayer added that if the proposed drop off/pick up process causes congestion, the cars can form a queue. Commissioner Swanson commented that St. Mark's has the benefit of the prior Diamante Montessori preschool experience where the preschool worked well at the Church.

Motion

Commissioner McCormick moved, seconded by Commissioner Dykstra, to recommend that the Village Board approve a Special Use Permit and and Zoning Variation to allow a private preschool to operate out of St. Mark's Episcopal Church at 393 N. Main Street. 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 the school will use existing educational space within the Church education wing and an existing playground area. The Church building and landscaping are attractive and in keeping with the residential zoning of the area. 2. The proposed project is designed and shall be constructed and 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 Church educational wing won a 2004 Village award for architectural design. The preschool will be indoors and in the existing play area. No changes to the exterior are planned and no change to the character of the area will result. 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because no exterior changes will be made to the building or site. 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 because all services are currently adequate, no additional services will be needed and the traffic increase will be minimal. 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 no additional services will be needed. 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 very slight increase of traffic at the start and finish of school sessions will not be detrimental to the neighborhood. Hillside Avenue is a neighborhood collector street at this location and the use will not generate any smoke, fumes, glare or odors. 7. The project will have vehicular approaches to the property which shall be so designed as not to create any undue interference with traffic on surrounding public streets or roads because traffic flow is designed for Sundays, which is the Church's busiest day of the week, and this flow will be used for the preschool traffic which is much lighter. 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 the proposed use would move into an existing building and utilize the existing parking lot and no exterior changes will be made. Therefore, the request should have no impact on existing drainage patterns. 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 the preschool would move into an existing building on an improved site and no exterior changes will be made.

The recommendation for approval was subject to the following conditions: A. The preschool shall be operated in substantial conformance with the plans as submitted and the testimony as presented at this meeting. B. The preschool shall not use more than 2,260 square feet in the building without applying for and receiving approval of an amended Special Use Permit and Zoning Variation. C. The maximum number of enrolled students on site at any one time shall be limited to 35. D. The parking spaces in the Church's east parking lot shall not be leased for commuter or public use and shall remain open and available for parents and preschool staff during the times that school is in session. E. Church staff and visitors shall park in the south parking lot when school is in session. F. If, at any time, Village staff determines that there is a need for further review of the traffic pattern or flow in or around the site, at the request of the Village, the petitioner shall meet with Village staff to discuss alternative methods to address the drop-off and pick-up of children. If Village staff is not satisfied with any of the alternatives that may be discussed, they shall have the option of sending the application back to the Plan Commission and Village Board for consideration of a Special Use amendment.

The motioned carried unanimously with nine (9) 'yes' votes as follows: Commissioners McCormick, Dykstra, Buckton, Friedberg, Girling, Lannen, Strayer, Swanson and Chairman Fullerton voted yes.

Trustee Report

Trustee Thorsell announced an upcoming Village Board agenda item. She also stated that the budget was recently approved and that a meeting was recently held regarding proposed changes to train lines. Trustee Thorsell added that the two Village ambulances are working out well.

Chairman's Report

At the request of Trustee Thorsell, Chairman Fullerton updated the Plan Commission on the status of the Transitional Downtown Advisory Committee. Ms. Stegall added that the TDAC's efforts were impressive.

Staff Report

Ms. Stegall announced that the next regularly scheduled Plan Commission meeting will be cancelled, and she announced upcoming agenda items.

There being no further business before the Plan Commission, the meeting was adjourned at 8:08 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Reviewed by:

Michele Stegall
Village Planner

Village Of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit and Zoning Variation
to Allow a Private Preschool to Operate out of
St. Mark's Episcopal Church Located at 393 N. Main Street
Glen Ellyn, Illinois 60137**

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

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

Ordinance No. _____

**An Ordinance Granting Approval of a
Special Use Permit and Zoning Variation
to Allow a Private Preschool to Operate out of
St. Mark's Episcopal Church Located at 393 N. Main Street
Glen Ellyn, Illinois 60137**

Whereas, St. Mark's Episcopal Church, owner of property located at 393 N. Main Street, is requesting approval of the following:

- A. A Special Use Permit in accordance with Section 10-4-8(B)8 of the Glen Ellyn Zoning Code to allow a Private Preschool to operate at St. Mark's Episcopal Church, which is located in the R2 Residential District; and
- B. A Variation from Sections 10-4-8(H)2 and 10-4-8(H)4 of the Glen Ellyn Zoning Code to allow a total of 54 parking spaces on the property in lieu of the total number of 78 parking spaces required for the Church and preschool; and

Whereas, St. Mark's Episcopal Church has petitioned the Village for approval of the aforementioned requests to allow 2,260 square feet in the Church to be used on weekdays for a Private Preschool; and

Whereas, the subject property is located east of Main Street, south of Hillside Avenue and north of Phillips Avenue in the R2 Residential District and is legally described as follows:

LOT 1 IN THE FINAL PLAT OF ST. MARK'S EPISCOPAL CHURCH RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 2 IN E.W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 27 IN THE COUNTY CLERK'S 6TH ASSESSMENT DIVISION, ACCORDING TO THE PLAT OF SAID ST. MARK'S EPISCOPAL CHURCH SUBDIVISION RECORDED OCTOBER 7, 1999 AS DOCUMENT R99-213064, AND RE-RECORDED APRIL 12, 2002 AS DOCUMENT R2002-101256 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-103-017; and

Whereas, following due and proper publication of notice in the Glen Ellyn News not less

than fifteen (15) nor more than thirty (30) days prior thereto, and following written 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 May 13, 2010, at which hearing the Plan Commission considered the petitioner's applications for approval of the requested Special Use Permit and Zoning Variation and no persons spoke either in favor of or in opposition to the applications; 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 draft minutes of the May 13, 2010 Glen Ellyn Plan Commission meeting, which is appended hereto as Exhibit "A" and, pursuant to Sections 10-10-12 and 10-10-14 of the Glen Ellyn Zoning Code, by a vote of nine (9) "yes" and zero (0) "no," recommended approval of the requested Special Use Permit and Zoning Variation; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 13, 2010 public hearing of the Plan Commission 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 and Zoning Variation is consistent with the goals of the Glen Ellyn Zoning Code and hereby make the following findings of fact in regard to the requested Special Use Permit:

- A. The proposed use will be harmonious and in accordance with the general objectives of the Comprehensive Plan and Zoning Code because the school will use existing educational space within the Church education wing and an existing playground area. The Church building and landscaping are attractive and in keeping with the residential zoning of the area.
- B. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity and will not change the essential character of the area because the Church educational wing won a 2004 Village award for architectural design. The preschool will be indoors and in the

existing play area. No changes to the exterior are planned and no change to the character of the area will result.

- C. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because no exterior changes will be made to the building or site.
- D. 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, because all services are currently adequate, no additional services will be needed and the traffic increase will be minimal.
- E. 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 no additional services will be needed.
- F. 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 very slight increase of traffic at the start and finish of school sessions will not be detrimental to the neighborhood and Hillside Avenue is a neighborhood collector street at the subject location. In addition, the use will not generate any smoke, fumes, glare or odors.
- G. 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 traffic flow is designed for Sundays, which is the Church's busiest day of the week, and this flow will be used for the preschool traffic which is much lighter.
- H. 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 the proposed use will move into an existing building and utilize the existing parking lot and no exterior changes to the site will be made. Therefore, the request should have no impact on existing drainage patterns.
- I. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the preschool would move into an existing building on an improved site and no exterior changes will be made.

The Village Board further makes the following findings of fact in regard to the requested Zoning

Variation:

- A. There are practical difficulties in carrying out the strict letter of the Zoning Code as there is no room on the Church property to provide additional parking.

- B. The plight of the owner is due to unique circumstances because the property is developed with a Church which sees providing a preschool as part of its mission and the preschool will not be in session when the Church is holding regular services.
- C. The requested variation will not alter the essential character of the locality because the preschool will operate Monday-Friday and the Church's highest demand for parking is on Sundays. In addition, a preschool was previously located on the property and the prior preschool which closed in 2009 did not change the character of the area.

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 draft minutes of the May 13, 2010 Glen Ellyn Plan Commission meeting, Exhibit "A" attached hereto, 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 May 13, 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 and Zoning Variation to allow a Private Preschool to operate out of St. Mark's Episcopal Church located at 393 N. Main Street.

Section Three: This grant of approval of a Special Use Permit and Zoning Variation is subject to the following conditions:

- A. The Preschool shall be operated in substantial conformance with the plans as submitted and the testimony presented at the May 13, 2010 Plan Commission public hearing and with the petitioner's application packet stamped received March 3, 2010 including the following plans and documents referenced below, as though they were attached to this Ordinance:
 - 1. Application for a Special Use Permit filed March 3, 2010
 - 2. Narrative Description (no date)
 - 3. Quantitative Study for St. Mark's Preschool (no date)

4. First Floor Plan (no date)
5. Application for Variation filed March 3, 2010
6. Site Plan (no date)

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

- B. The preschool shall be operated in substantial conformance with the plans as submitted and the testimony as presented at the May 13, 2010 Plan Commission public hearing.
- C. The preschool shall not use more than 2,260 square feet in the building without applying for and receiving approval of an amended Special Use Permit and Zoning Variation.
- D. The maximum number of enrolled students on site at any one time shall be limited to 35.
- E. The parking spaces in the Church's east parking lot shall not be leased for commuter or public use and shall remain open and available for parents and preschool staff during the times that school is in session.
- F. Church staff and visitors shall park in the south parking lot when school is in session.
- G. If at any time, Village staff determines that there is a need for further review of the traffic pattern or flow in or around the site, at the request of the Village, the petitioner shall meet with Village staff to discuss alternative methods to address the drop-off and pick-up of children. If Village staff is not satisfied with any of the alternatives that may be discussed, they shall have the option of sending the application back to the Plan Commission and Village Board for consideration of a Special Use amendment.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Special Use Permit and Zoning Variation approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of a Special Use Permit and Zoning Variation shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown,

waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section 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.

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 _____.)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 393 N., St. Mark's Church\Main 393, St. Marks, SUP, ZV Nursery School 091509\Ordinance SUP, ZV Preschool.doc

St. Mark's Episcopal Church

Application for Special Use
And
Zoning Code Variation for Parking

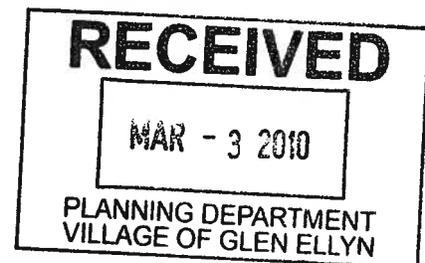
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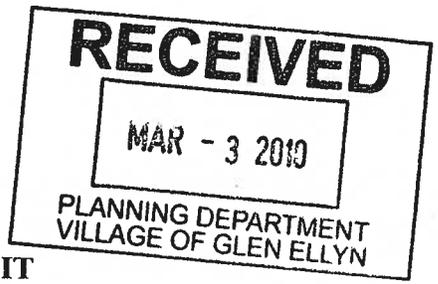
Operation of a Preschool
In the Church Building Education Wing

March 3, 2010

Table of Contents

1. Application for Special Use Permit
2. Narrative Statement
3. Proof of Ownership
4. Affidavit of Authorization
5. List of Rector, Churchwardens and Vestrymen
6. Quantitative Study
7. Floor Plan of Interior Area
8. Application for Variation
9. Site Plan





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: 3-3-10 Application No: _____

Name of Applicant: St. Mark's Episcopal Church

Contact Information: _____

Address of Applicant: 393 Main St. Glen Ellyn

Business Phone: 630-858-1020 Fax: _____

Cell/Home Phone: _____ Email: frontdesk@stmarks-glenellyn.org

Property Interest of Applicant: owner (Owner, Contract Purchaser, Owner Representative)

Name of Owner: The Rector, Churchwardens and Vestrymen of St. Mark's Church,

Contact Information: Glen Ellyn, Illinois

Address of Owner: 393 N. Main St.

Business Phone: _____ Fax: _____

Cell/Home Phone: _____ Email: _____

Address and Legal Description of Property: 393 Main St see attached deed for legal description

Permanent Index No. (PIN): 05-14-103-017 Zoning: R-2

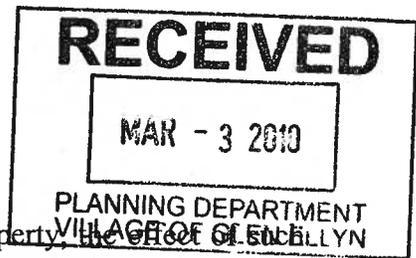
Lot Dimensions: Main St, app 275' Lot Area: 56,635 sq. ft. Hillside, app 215'; Phillips, app 155'

Present Use: Church

Requested Use/Construction: operate church-run preschool

Estimated Date to Begin New Use/Construction: Sept. 1, 2010

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.): Rector: George Smith, Rector 792 Forest 630-858-1020 Lison: Kim Reed 178 Sunset 630-545-0662 applicant: Rinda Allison 537 Hillside 630-469-5347



Narrative Statement evaluating the economic effects on adjoining property, the effect of the 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: _____

see attachment

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: The school will use existing educational space within the Church education wing and an existing playground area. The Church building and landscaping are attractive and in keeping with the residential zoning of the area.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: The church educational wing won a 2004 Village award for architectural design. The preschool will be indoors and in existing play area. No changes to the exterior are planned. No change to the character of the area will result.
3. Will not be hazardous or disturbing to existing or future neighborhood uses: No exterior changes will be made; no disturbance to the area will result.
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 services are currently adequate; no additional services will be needed. Traffic increase will be minimal.
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: No additional services will be needed.
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: Very slight increase of traffic at start and finish of school sessions will not be detrimental to the neighborhood. Hillside Ave is a neighborhood collector street at this location. No smoke, fumes etc.

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: Traffic flow is designed for Sundays, the Church's busiest days. This flow will be used for the preschool traffic which is much lighter. Enter from Hillside, exit to Phillips.
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: No exterior changes will be made
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: No exterior changes will be made.

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.

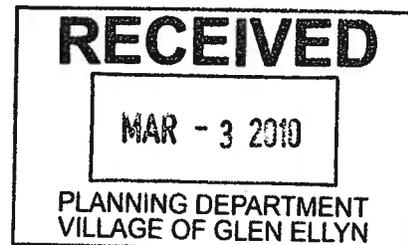
I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

3-3-10

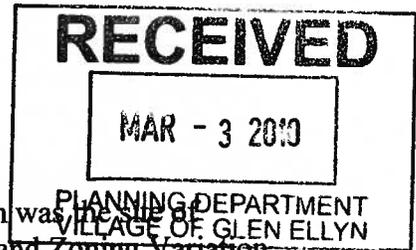
Date

George L. Kector
Signature of Applicant

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



St. Mark's Preschool Narrative Statement



From Fall 2006 through Spring 2009, St. Mark's Episcopal Church was the site of Diamante Montessori School, for which use a Special Use Permit and Zoning Variation were granted to St. Mark's by the Village Board by Ordinance No.5474, dated May 22, 2006. As the Village knows, Diamante has moved to premises of its own. But, having seen how well its facilities functioned as a preschool, St. Mark's believes that it can serve the community well and further its own mission by offering its own preschool in the same facilities. Because the Special Use Permit and Variation granted in 2006 will have been unused for a period of over a year, it is necessary for the church to reapply to the Village.

St. Mark's Preschool will be run according to the Reggio Emilia philosophy, an approach that is based on principles of respect, responsibility and community. These are implemented through exploration and discovery in a supporting and enriching environment based on interests of the children.

St. Mark's Preschool plans to open in September 2010 with one three-morning a week class of fifteen 3- and 4-year olds, and expand in future years to additional morning classes and some afternoon classes as well. Younger and older preschool children may be incorporated into these future classes. Kindergarten enrichment may be included. St. Mark's does not anticipate more than 35 children in the school at any one time (morning or afternoon) at full enrollment. This is the enrollment that was approved by the Village for the Montessori preschool.

The preschool area of St. Mark's is on the level that has entrances on Hillside Avenue and from the Hillside Avenue parking lot. The area proposed to be used is 2,260 square feet and includes a preschool suite of two rooms incorporating a child-sized washroom, an office, and the church's youth room. (A floor plan showing these areas is included with the special use application packet.) There is a small fenced playground adjacent to the Hillside Avenue parking lot and the parking lot itself will also be available for expanded outdoor play in good weather. These are the areas of the church and the square footage that were approved by the Village for use by Montessori. That use by the Montessori preschool created no problems for the neighbors, and none are anticipated from the proposed use.

The Hillside Avenue parking lot of St. Mark's Church has 28 parking spaces and one handicapped space. Parents will drive into the lot from Hillside Avenue, park and escort their children to their classroom by the parking lot entrance and return immediately to their cars. They will exit via Phillips Avenue, where they can turn either east or west. Pick-up will be similar. These arrangements should not result in any back-up on either Hillside or Phillips and should have a negligible effect on the neighborhood. Traffic to and from the Montessori preschool was not a problem for neighbors. In the event that, as the size of the school increases in coming years, parent parking for drop-off or pick-up

becomes a problem, the preschool will stagger the start and end of classes so the problem will be minimized or eliminated.

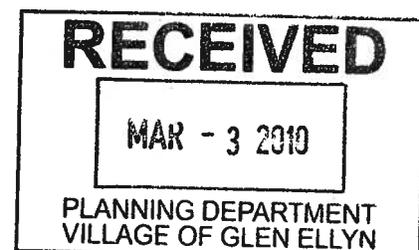
The church has a second parking lot at Phillips Avenue and Main Street, which contains 25 parking spaces. These spaces will be used by church staff and persons coming to the church for any other programs that occur during school times.

The requested Special Use will fulfill the requirements of Section 10-10-14 E of the Zoning Code. It will be appropriate in appearance because it will result in no exterior change to St. Mark's Church building, a building which has been at the corner of Main Street and Hillside Avenue since the early 1900s, and which won a Village architectural award in 2004 for its education wing expansion. There will be no visible effect on the neighborhood other than a slight increase in traffic at certain times on school days and the occasional sound of children playing outdoors. There will be no smoke, glare, unpleasant noise or smells resulting from the proposed preschool use. Flood danger will not increase because no exterior changes will be made to the property and no natural or historic features will be lost, for the same reason. Instead, St. Mark's believes the community will be well served by the offering to interested parents of a preschool experience for their children that incorporates Reggio Emilia principles of respect, responsibility and community.

The Village's Comprehensive Plan states that the Village should continue to offer its residents top quality community facilities and services and cooperate with public and private schools to ensure high quality educational facilities and services. St. Mark's Church has a fine new facility (educational wing completed in 2003) appropriate for preschool education and desires to use that facility to provide a high quality Reggio Emilia preschool to area residents.

In addition, strengthening single family neighborhoods is a residential area policy of the Comprehensive Plan. A church long existing in a residential area can assist in neighborhood strengthening by providing a high quality preschool opportunity.

Finally, Community Facilities Policies include having such facilities be compatible with surrounding uses, enhance the character of the neighborhood and not generate traffic which adversely impacts the neighborhood. Provision of a high quality preschool in an award-winning church building, generating minimal traffic through an existing parking lot will satisfy those policies.



R62-24482

DO NOT WRITE IN THESE SPACES
FILED FOR RECORD IN RECORDERS
OFFICE OF DUPAGE COUNTY, ILLINOIS

JUL 23 1962 -4 15 PM

Philip H. Osterlin
RECORDER

RELEASE DEED

Form 314 - 2-24-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

KNOW ALL MEN BY THESE PRESENTS, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby lease, convey and quit-claim unto The Rector, Churchwardens and Vestryment of St. Mark's Church, Glen Ellyn, Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office of DuPage County, in the State of Illinois, as Document Number 830533

in book 817 of page 580 the premises situated in the said County, State of Illinois, described as follows, to-wit:

part of the Northwest 1/4 of Section 14, Township 39 North, Range 10, 1st of the Third principal meridian, commencing at the North line of said Section 14 at the center of the intersection of Main Street and Hillside Avenue, running thence East along the North line of said Section 14, 253 feet, thence Southerly and parallel with Main Street, 133 feet, thence West and parallel with the North line of said Section 14, 253 feet to the center of Main Street, thence North along the center of Main Street 33 feet to place of beginning;

also the North 50 feet of Lot 4 in Block 2 in E.W. Zander and Company's Park Addition to Glen Ellyn, according to the recorded Plat of said Addition, in the village of Glen Ellyn,

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and the corporate seal to be hereunto affixed.

JUL 12 1962

CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid.

By *Margaret P. Corbett*
Assistant Vice-President

Attest *Ann Beckwith*
Assistant Secretary



STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, and that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Mary Osterlin
JUL
Notary Public

NAME
ADDRESS
CITY
HOWARD G. WILSON
604 Hill Avenue
Glen Ellyn, Illinois

OR

INSTRUCTIONS
BY MAIL USE INDEX BOX NUMBER

FOR INFORMATION ONLY:
INSERT STREET ADDRESS OF ABOVE
DISCONTINUED PRIORITY MAIL

RECEIVED
MAR - 3 2010
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

AFFIDAVIT OF AUTHORIZATION

We, the Rector, Churchwardens and Vestrymen, owners of the property described as the address commonly known as 393 North Main Street, Glen Ellyn, Illinois, 60137, property tax identification number 05-14-103-017, do hereby verify that either Kris Baier, Senior Warden, Fiona Miller, Junior Warden, or George D. Smith, Rector are duly authorized to apply and represent our interests before the Glen Ellyn Plan Commission and/or the Village Board of Trustees. Owners acknowledge that any notice given applicant is actual notice to the owners.

Clerk of the Vestry,

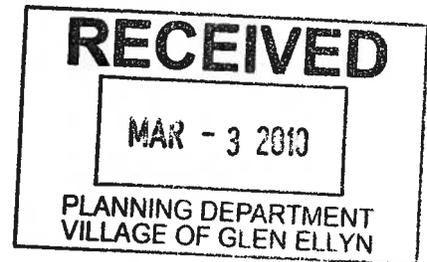
DANIEL CONWAY

Daniel H Conway

3-3-10

Rinda Y. Allison

Notary

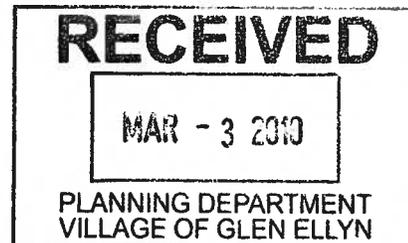


St. Mark's Rector, Churchwardens and Vestrymen

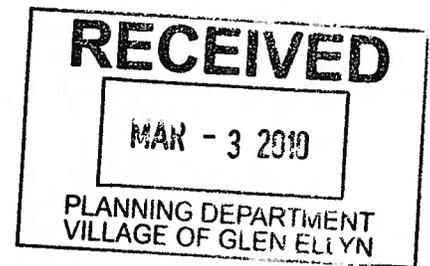
Rector	Rev. George D. Smith	393 Main Street, Glen Ellyn
Sr. Warden	Kris Baier	542 Fairview
Jr. Warden	Fiona Miller	1765 Maple Lane, Wheaton

Vestrymen:

Gerald Carey	18731 Ridge Road, Glen Ellyn
Joe Campagna	745 Western
Dianne Dinse	892 Saddlewood
Joyce Fletcher	216 W. Evergreen, Wheaton
Cindy Flynn	650 Western
Nancy Gier	113 S. Hazleton, Wheaton
Danna Gross	416 Geneva
Reeny Linstrom	708 Hillside
Ben Maxon	495 Burke, Carol Stream
Eric McAlpine	100 N. Park
Laurie Vanderlei	28W071 Robin Lane, West Chicago



Quantitative Study for St. Mark's Preschool



Number of children:

The preschool will begin with 1 morning class (Tuesdays, Wednesdays and Thursdays) with no more than 15 children for the 2010-11 school year.

The school hopes to expand in coming years to classes five days a week, with up to 2 morning and 2 afternoon classes. However, no more than 35 children would be present at any time, even if full enrollment is reached. This is the number that the Village approved for the Montessori preschool.

Hours of classes:

Morning classes are expected to run from 9:15 to 11:30. Starting time may be moved up to 9 AM in the future.

Future afternoon class hours are uncertain, probably in the neighborhood of 1:00 to 3:30.

Days of classes:

The initial morning class is expected to be a Tuesday, Wednesday, Thursday class. Future classes may also operate on Mondays and Fridays.

Traffic estimates:

The initial class of 15 children can be expected to generate 2 to 3 teachers' cars in the 8:30 to 9 am time period and 12-14 cars, allowing for some carpooling, some families with more than one child enrolled and possible walkers, in the 9:05 to 9:20 time period. This number of cars is not expected to cause any congestion.

Cars will enter the 28-space Hillside Avenue parking lot from Hillside Avenue and exit via Phillips Avenue.

If at any later date additional class offerings result in enough cars to create congestion, in the Hillside Avenue parking lot, the school will consider staggering the beginning and ending class times in 10 or 15 minute increments.

Parking for other Church uses when school is in session:

St. Mark's Church has a second parking lot at the corner of Main Street and Phillips Avenue, where 25 cars can be accommodated. Church staff and persons attending other Church functions while school is in session can park in that lot. In addition, St. Mark's leases three parking spaces in that lot for weekday use, but not for Sunday use.

Parking variation requested:

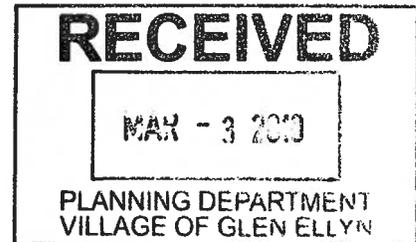
The Glen Ellyn Zoning Code requires that an additional use in a building provide additional parking for that use. The Code requires that St. Mark's Church, for its 300-seat sanctuary, provide 75 parking spaces (1 space for each 4 seats). In addition, the 2,260 sq. ft. preschool would require 3 parking spaces (1 space per 800 sq. ft.), for a total of 78 spaces required.

However, the Church has only a total of 54 parking spaces. There is nowhere to provide additional parking on the church site, so the St. Mark's Preschool asks relief from the requirement for 78 spaces, to permit and preschool to operate in the Church building with a total of 54 spaces provided.

In support of this request, the preschool points out that its classes will be held on weekdays during the school year, while the church holds its services primarily on Sundays. Overlapping parking needs are not anticipated.

Comparison to Montessori preschool use:

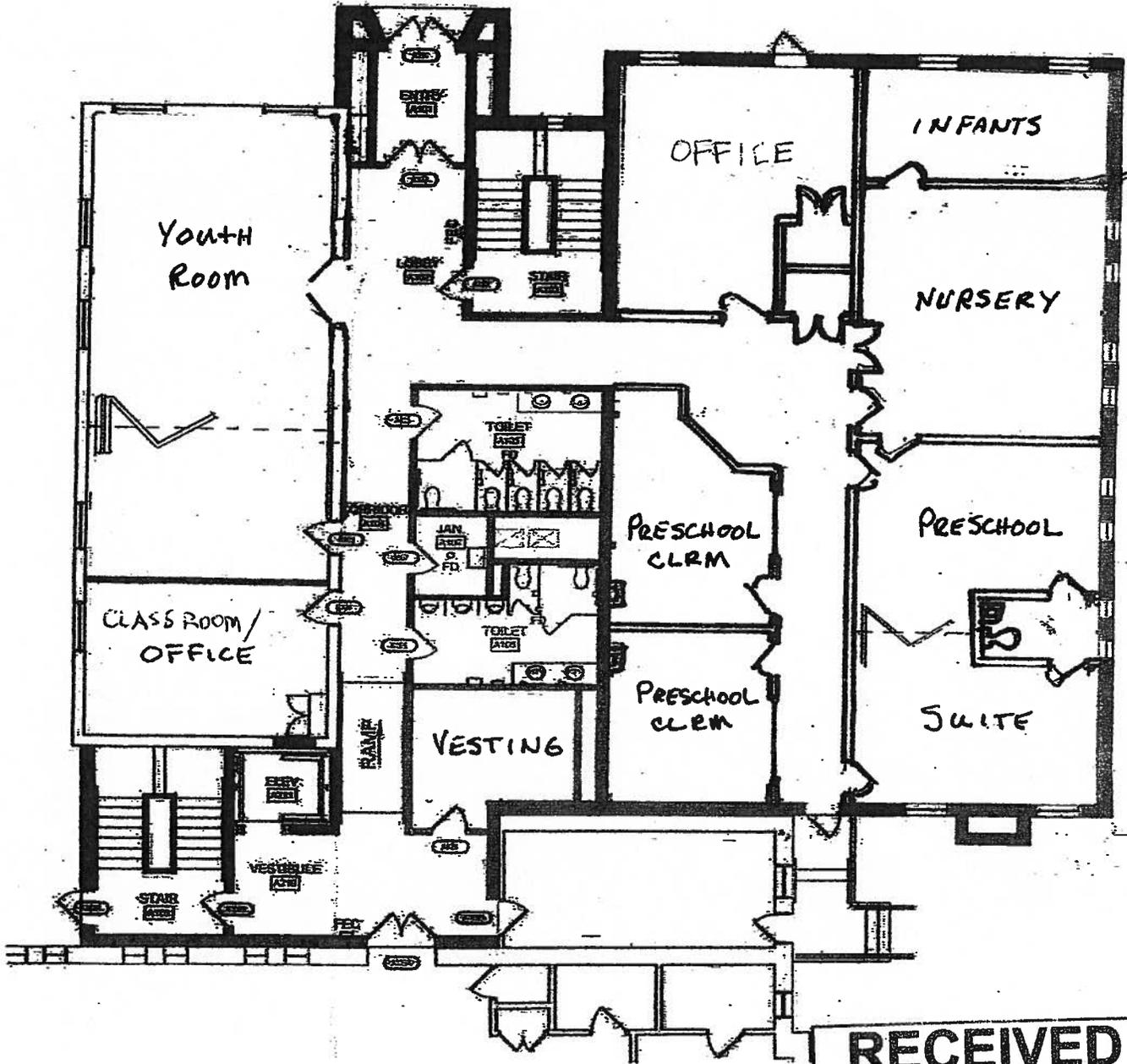
The initial use (15 students, 3 days a week) will be far smaller than the Montessori preschool, which had between 60 and 70 students. Montessori morning classes were 5-day a week classes and their afternoon classes 4 days a week. If St. Mark's preschool reaches full enrollment, it will have no more children at any one time than the Village approved for the Montessori preschool





First Floor

HILLSIDE AVE



PARKING LOT

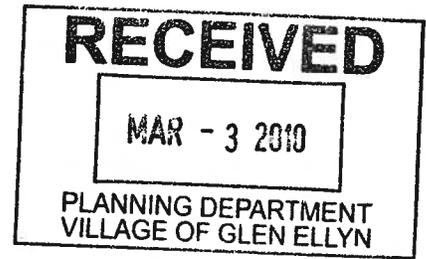
RECEIVED

MAR - 3 2010

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



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



APPLICATION FOR VARIATION

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

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

I. APPLICANT INFORMATION

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

Name: St. Mark's Episcopal Church

Address: 393 N. Main St, Glen Ellyn

Phone No.: 630-858-1020

Fax No.: _____

E-mail: frontdesk@stmarksglenellyn.org

Ownership Interest in the Property in Question: owner

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

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

Name and address of the legal owner of the property (if other than the applicant):
The Rector, Churchwardens and Vestrymen of St. Mark's Church,
Glen Ellyn, Illinois

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

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION

Common address: 393 N. Main St.

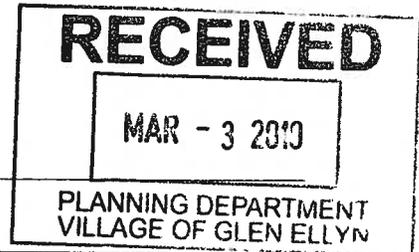
Permanent tax index number: 05-14-103-017

Legal description: All attached deed

Zoning classification: R-2

Lot size: 275 ft Main St. x 215/155 ft. x irregular ft. Hillside/Philips. Area: 56,635 sq. ft.

Present use: Church



IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

Section 10-5-8 E of the Zoning Code requires additional parking for each additional use. The addition of a preschool in the existing building requires 3 additional spaces for 2260 sq ft but there is no room on the church lot to provide more parking.

Estimated date to begin ^{Proposed Use} construction: Sept. 1, 2010

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):
Rector Rev George Smith 792 Forest 630-858-1020
Church Liason Kim Reed 178 Sunset 630 545-0662
Application preparer Rinda Allison 537 Hillside 630-469-5347

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION

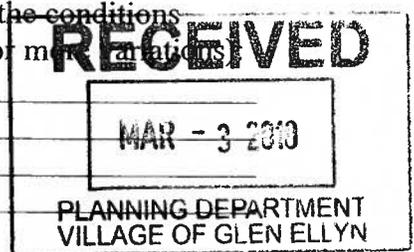
The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested

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

There is no room on the church property for additional parking

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



OR

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

The property is a church, which sees providing a preschool as part of its mission. The preschool will not be in session when the church is holding regular services

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

The preschool will operate M-F (at full enrollment, beginning with only 3 days a week, one class). The Church uses the existing parking mainly on Sundays. When the prior preschool was at St. Marks, the character of the neighborhood was unchanged.

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

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

There is no space for additional parking. If a variation is not granted, the preschool cannot operate.

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

Other properties in the neighborhood do not have multiple uses conducive to shared parking as the Church and preschool do.

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

The Church does not intend to make a profit on the preschool, but sees the preschool as part of its mission to serve the community.

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

Church site and parking configuration have existed for many years.

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

The preschool will use mainly interior space in the Church education wing. No external effects are anticipated and no changes will be made in the building.

6. Provide evidence that the proposed variation will not:

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

no external changes will be made



- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;
No external changes will be made; indoor use will not involve flammable materials
- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
no external changes will be made; no activities are planned that affect public health or safety.
- d. Diminish or impair property values within the neighborhood;
Prior use of the site as a Montessori preschool did not impair property value.
- e. Unduly increase traffic congestion in the public streets and highway;
Traffic increase will be slight; the flow-in from Hillside out to Phillips will permit smooth operation and no back-ups
- f. Create a nuisance; or
Classes will be indoors. Some outdoor play time will not have a detrimental effect
- g. Results in an increase in public expenditures.
No increase in public services will be necessary.



- 7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
Without the variation requested, the preschool cannot operate. However, no additional problems will be created because Church and preschool will not operate at the same time
- 8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.
A Montessori preschool uses the same church space from fall 2006 through spring 2009 without any problems regarding parking. The church desires to operate its own preschool in the same space. No problems should result from this use.

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS

The following items must be completed only if the requested variation is from Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations.) If no such variation is being requested, the applicant should skip this section and complete Section VII below.

- A. Items applicable only to variation requested from the requirements of Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would result in a structure not being protected to the elevation of the base flood.

1. Provide evidence that the structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level.

2. Provide evidence that the applicant has acknowledged that (a) such construction below the base flood level will increase the risk to life and property and that the applicant proceeds with knowledge of these risks; and (b) any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction when the variance violates the requirements of such agencies.

B. Items applicable only to variations requested from the requirements in Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would significantly impede or increase the flow and passage of floodwaters.

1. Provide evidence that the use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway.

2. Provide evidence that the resulting increase in the base flood elevations will not affect any existing structures or utilities.

3. Provide evidence that the owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation.

4. Provide evidence that the resulting increased flood elevations will not affect any flood protection structures.



VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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



Signature of Applicant(s)

3-3-10
Date filed



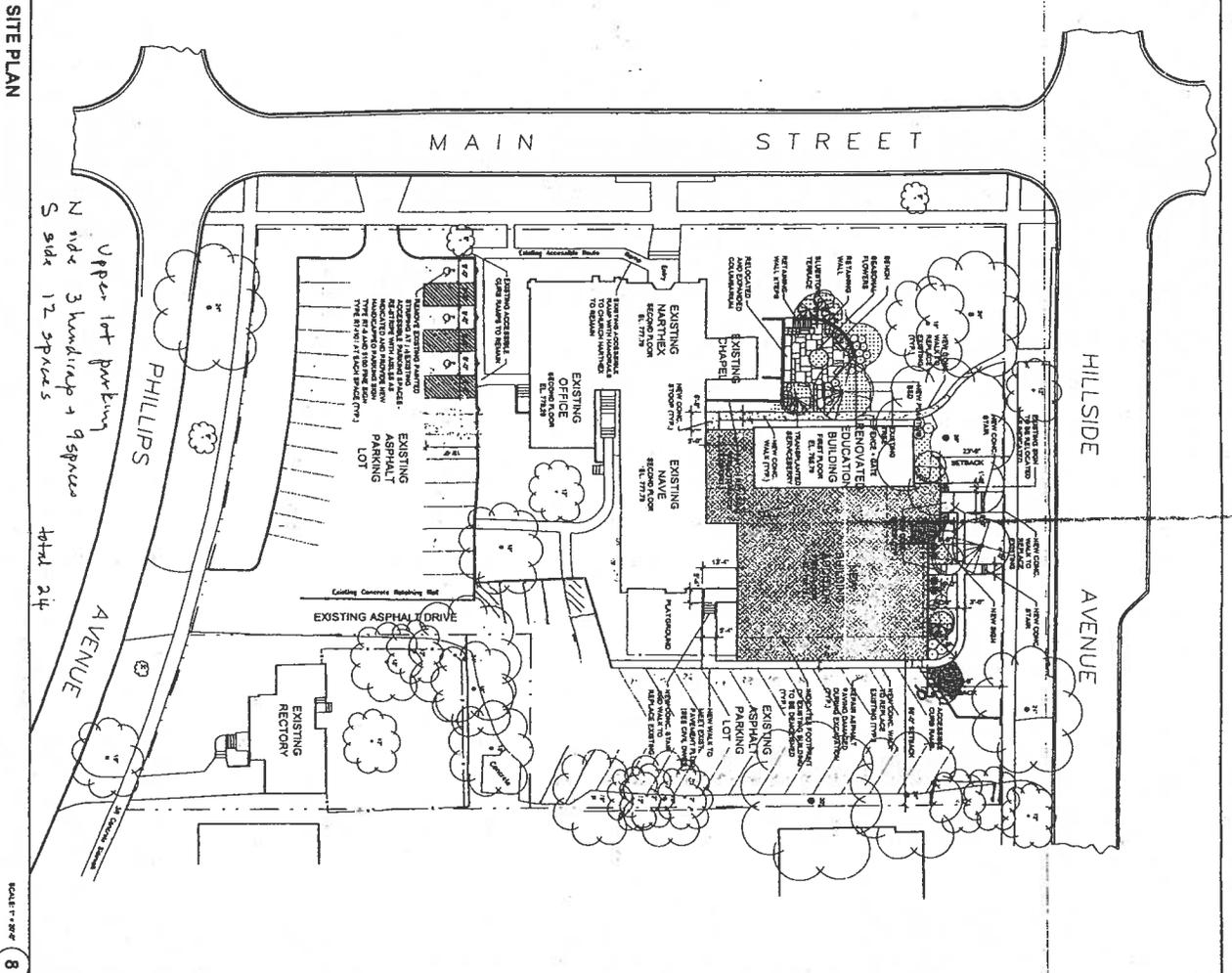
VILLAGE SITE DATA

1. FRONT, REAR, AND SIDE YARD SETBACKS
 - Existing at Main Street: 18'-0"
 - Existing at Hillside Avenue: 20'-0"
 - Proposed at Hillside Avenue: 22'-0" (Echty) 27'-0" (Main Building)
 - Existing at East Property Line: 63'-0"
 - Proposed at East Property Line: 50'-0"
2. BUILDING AREA
 - Existing Building Footprint: 22,220 SF
 - Building to be Demolished: 4,420 SF
 - Remaining to Remain: 17,800 SF
 - New Building Addition: 18,555 SF (20%)
 - Existing Building to be Remodeled: 2,725 SF
 - Proposed Addition: 18,555 SF (20%)
 - Final Building (New + Existing to Remain): 31,525 SF
3. BUILDING HEIGHT
 - Existing Building: 22'-0" Eave End
 - Proposed New Addition: 27'-0" Eave End
 - 44'-0" Chimney
4. TOTAL LOT AREA: 56,835 SF
5. LOT GREEN SPACE AREA
 - Existing: 18,555 SF (20%)
 - Proposed: 18,735 SF (20%)

GENERAL SITE NOTES

1. See Plan of Survey for additional existing site information.
2. See Civil Design for additional site work including site address and grading.
3. See Landscape Plan for site landscape work.
4. See Civil Design for water service, sanitary, and storm line and abandonment locations. All service and light-dwells shall be restored to Village Specifications at the completion of the utility work.
5. Re-locate existing parking lots at the completion of the work.
6. Existing site conditions designated as a result of construction shall be restored to original conditions or better. This includes, but is not limited to, grading, paving, concrete drive, curb, and walls, landscaping, etc.
7. Sitework shall be checked for and shall be signed by the contractor.
8. Existing Conditions shown on the Drawings are shown to the best of the architect's knowledge. The contractor shall verify the accuracy of information shown. The contractor shall verify the accuracy of information shown. The contractor shall verify the accuracy of information shown. The contractor shall verify the accuracy of information shown.

RECEIVED
MAR - 3 2010
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



<p>DETAIL NAME SCALE: 1/8" = 1'-0" 1</p> <p>Lower lot parking E side 15 spaces W side 1 handling + 14 spaces total 30</p>	<p>DETAIL NAME SCALE: 1/8" = 1'-0" 2</p>	<p>DETAIL NAME SCALE: 1/8" = 1'-0" 3</p>	<p>KEYNOTES 4</p> <p>parking as approved Ord 5474 5/12/06 SPECIAL USE PERMIT SET</p>
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