

**Agenda**  
**Glen Ellyn Village Board of Trustees**  
**Monday, May 9, 2011**  
**8:00 p.m. – Galligan Board Room**

1. Call to Order
2. Roll Call
3. The Pledge of Allegiance will be led by Paul Issac of the Glen Ellyn Green Group.
4. Village Recognition:
  - A. Maryknoll residents extended their thanks to Deputy Chief Bill Holmer and Police Officer Joe Flores for an excellent presentation on consumer awareness and for the time they spent answering questions.
  - B. The Glen Ellyn Park District sent a note of thanks to Community Service Officer Jeffrey Priest for participating in their annual Touch-A-Truck event.
  - C. A resident forwarded a thank-you letter to Police Officers Luke Elmore and Ryan Wilkens expressing her appreciation for their assistance with a family emergency.
  - D. The Village accepts the resignation of Scott Raffensparger from the Building Board of Appeals and thanks him for his service to the Village.
  - E. The Village Board and Management Team congratulates the following employees who recently celebrated an anniversary as a Village employee:

|                    |                   |                   |
|--------------------|-------------------|-------------------|
| Joseph Baki        | Police Department | Twenty-Five Years |
| Kathryn Horn       | Public Works      | Fifteen Years     |
| Patricia Underhill | Administration    | Ten Years         |
5. Audience Participation
6. Consent Agenda (Pages 4 – 25)

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 Hartweg)*

- A. Village Board Meeting Minutes:
  1. April 18, 2011 Regular Workshop
  2. April 25, 2011 Regular Workshop
  3. April 25, 2011 Regular Meeting
  4. April 26, 2011 Special Meeting
  5. May 3, 2011 Special Meeting

- B. Total Expenditures (Payroll and Vouchers) - \$1,253,592.52.

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

- C. Ordinance No. 5936-VC, an Ordinance to Amend Section 9-5-3 (Schedule C; Stop Intersections) of the Village Code of the Village of Glen Ellyn, Illinois Regarding Traffic Control at Orchard Lane and Lorraine Road. (*Police Chief Norton*)
- D. Resolution No. 11-09, a Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One (Final) with Phase I Excavation for an Increase Not to Exceed \$3,600 is Required for the Demolition of the Buildings Located at 825 N. Main Street and 553 Geneva Road for a Revised and Final Contract Cost of \$33,350. (*Planning and Development Director Hulseberg*)
- E. Motion to approve the recommendation of Village President Pfefferman that the following appointments be made to the subsequent Boards and Commissions:

Architectural Review Commission

Jill E. Mulvihill – appoint for a term ending December 31, 2012

Building Board of Appeals

Pete Campbell – appoint for a term ending December 31, 2012

7. Ordinance No. 5937, an Ordinance Granting Approval of Amendments to Sign Variations Previously Granted by Ordinances 4352 and 5229 for the Pickwick Place Shopping Center Located at 650-690 Roosevelt Road. (*Trustee Ladesic*) (Pages 26 – 58)

Planning and Development Director Staci Hulseberg will present information on the request of Pickwick Associates Limited Partnership, owner of the Pickwick Place Shopping Center located at 650-690 Roosevelt Road and represented by Ken Agojci of Chicago Prime Meats for approval of amendments to the sign variations previously granted by Ordinances 4352 and 5229 to allow the size of the easternmost freestanding shopping center identification sign on the property to be increased by 30 square feet.

8. Ordinance 5938, an Ordinance Authorizing the Execution of Two Intergovernmental Agreements and an Amendment between the Village of Glen Ellyn and the College of DuPage. (*Trustee Thorsell*) (Pages 59 -63)

Village Attorney Stewart Diamond will present information relating to the College of DuPage intergovernmental agreement.

9. Village Board and Library Board transition activities:

By community tradition, Village Board and Library Board members generally serve one four-year term of office. Village Trustees Peter E. Comerford and Michelle Z. Thorsell are finishing a four-year term of office this evening. Village Trustee Peter F. Ladesic was re-elected to a second term of office. The residents being sworn into office this evening were officially elected and re-elected for four-

year terms of office in the consolidated election of Tuesday, April 5, 2011. All officers will be sworn in by the Honorable Judge John Demling.

A. Administration of Oath of Office to new Library Trustees:

Bob McClow  
John M. Mulherin  
Sharon Weber  
Maryl Falen Wesolowski

B. Village President Mark Pfefferman will present proclamations for outgoing Village Trustees James Comerford and Michelle Thorsell. (Pages 64 – 65)

C. Comments by outgoing Village Board members.

D. Administration of Oath of Office to new Village Trustees:

Robert Friedberg  
Peter F. Ladesic  
Diane McGinley

E. Seating of new Village Board members at the dais.

F. Convening of new Village Board.

G. Comments by new Village Board Trustees.

10. Reminders:

- The next Regular Workshop meeting of the Glen Ellyn Village Board is scheduled for Monday, May 16, 2011 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, May 23, 2011 with the Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

11. Other Business?

12. Motion to adjourn to Executive Session in Room 301 for the purpose of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees, adjourning thereafter without returning to open session. (*Trustee McGinley*)

13. Press Conference

**Minutes  
Regular Village Board Workshop  
Glen Ellyn Village Board of Trustees  
April 18, 2011**

A-6A.

Time of Meeting: 8:14 p.m.

Present: President Pfefferman; Trustees Cooper, Hartweg, Ladesic, Henninger, and Thorsell; Village Clerk Connors, Village Attorney Diamond. Trustee Comerford was excused.  
Staff present: Interim Village Manager Burghard, Schrader, Hulseberg, Noller, Norton.

**1. Call to Order**

President Pfefferman called the Board Workshop to order at 8:14 p.m. with a roll call. Trustees Hartweg, Thorsell, Cooper, Henninger, and Ladesic responded "Here."

**2. Items Not On The Agenda**

President Pfefferman asked if any members of the audience wished to speak about any items not on the agenda.

Daryl Drake, a contractor for the owners of the property at 566 Hillside spoke regarding a porch the owners wanted to replace on their home which was built in 1894. The variations necessary to build a new porch would take time to process and he was appealing to the Village Board to waive the requirements so that building could begin immediately.

Lincoln Bode, 566 Hillside, owner of the property that needed a new front porch, explained to the Village Board that he had been remodeling the home rather than tearing it down and wanted to continue quickly now that they were ready to construct the porch.

It was agreed that at this time, the decision should be made by staff administratively.

**3. Tax Increment Financing District Consultant Services Proposal**

Maureen Barry of Ehlers, Inc. presented their proposal for TIF consulting services. She provided follow-up information concerning the proposed TIF for the downtown area. The Central Business District does qualify. She detailed the reports that needed to be filed to qualify for a TIF; notices that need to be posted; public information meetings and public hearings to be held; final adoption by the Village Board and costs associated with the process. She also explained prohibited TIF expenses. Ms. Barry elaborated on questions from the last meeting and distributed a list of cities in the Chicago metropolitan area with active TIFs. She answered questions from the Village Board. There were no questions from the public.

#### **4. Glenbard Wastewater Authority Intergovernmental Agreement**

It was announced that there is a meeting next Thursday at the Lombard Village Hill to discuss the GWA intergovernmental agreement. Interim Burghard recommends that it not be adopted, but wait until a professional consultant examines it. Trustee Thorsell explained her knowledge of the procedure leading up to the adoption of the April 1998 IGA and urged the Board to move forward to continue to work towards a good relationship with the Village of Lombard. It was determined the Glenbard Wastewater Authority budget can be passed and GWA can continue to function without a new intergovernmental agreement if the budget is passed. The Village Board has not had an opportunity to review the IGA in depth over a period of time. Interim Village Manager Burghard explained the approval process for the new intergovernmental agreement.

#### **5. Tree Preservation Ordinance**

Discussion on the proposed tree preservation ordinance was postponed to next week's Workshop meeting.

#### **6. Other Items?**

It is anticipated that a Manor Woods update will be available soon.

Discussion regarding Metra Funds for parking along Crescent Boulevard may be open for public input in the near future. Interim Village Manager Burghard will be contacting the school board to inquire about interest on their part. President Pfefferman and staff discussed the procedure if a preliminary agreement is reached.

WGN TV will broadcast a segment from Willowbrook Wildlife Preserve Tuesday morning during the early morning show.

Diane McGinley announced a girl scout trip will be cleaning the downtown area at 4 p.m. on April 19, 2011.

#### **7. Adjournment**

At 9:43 p.m., Trustee Hartweg moved and Trustee Henninger seconded a motion to adjourn. All voted "Aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,  
Village Clerk

A-6A<sub>2</sub>

**Minutes**  
**Regular Village Board Workshop**  
**Glen Ellyn Village Board of Trustees**  
**April 25, 2011**

Time of Meeting: 7:03p.m.

Present: President Pfefferman; Trustees Cooper, Henninger, Hartweg, Ladesic, and Thorsell; Village Attorney Diamond; Village Clerk Connors; Trustee Comerford was excused.  
Staff present: Interim Village Manager Burghard, Schrader, Hulseberg, Noller, Perrigo, Norton.

**1. Call to Order**

President Pfefferman called the Board Workshop to order at 7:03 p.m. with a roll call. Trustees Hartweg, Cooper, Henninger, Thorsell, and Ladesic responded "Here." Trustee Comerford was excused.

**2. Tree Preservation Ordinance**

President Pfefferman clarified that this evening's discussion would be for public comment after some presentations and would not result in a vote by the Village Board. He has received much input for and against what is perceived as additional restrictions of use of private property. Those who wished to address the Board were asked to complete a form that were on audience chairs and give them to the Village Clerk.

Interim Village Manager Burghard explained that the recommendation came to him from the Environmental Commission in February 2011. Planning and Development Director Staci Hulseberg expected that this was going to be only the first of more than one discussion of the topic and she only had one hour to give the highlights of the proposed ordinance. She gave a summary of the existing ordinance which was originally passed in 1998. In 2006 the Environmental Commission made further recommendations to the Village Board, and in 2007 additional tree protection on private property was enacted. In 2010, the current Village Board asked the Environmental Commission to review the tree preservation ordinance which resulted in the February 2011 recommendations. Ms. Hulseberg explained the additions and changes. She gave examples of how the new ordinance would effect homeowners and how the appeal process would work.

Environmental Commission member Adam Kreuzer spoke to outline what was being endorsed by the Environmental Commission. Some of the Commission's

recommendations are in the area of reforestation, permits for tree removal except in the case of dead or diseased trees, and fines should trees be removed in violation of the ordinance. He distributed additional information found this weekend showing an increase in storms in the Chicago area. Trees help control water run off. Education is part of the Environmental Commission's mission.

Director Hulseberg and Commissioner Kreuzer answered questions from the Village Board. President Pfefferman told those present that because the Regular Village Board meeting was scheduled to begin at 8:00 p.m., there was not enough time for those who wished to address the Board to do so this evening. Those who had turned in a request to speak at tonight's meeting will have the first opportunity to speak at the meeting on May 16, 2011. On May 16, they will be called to speak in the order their request was received by the Village Clerk this evening.

**3. Other Items?**

None.

**4. Adjournment**

At 8:00p.m., Trustee Ladesic moved, seconded by Trustee Hartweg to adjourn to the Regular Village Board Meeting in the Galligan Board Room. All present voted "aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,  
Village Clerk

A-6A<sub>3</sub>

**Minutes  
Regular Meeting  
Glen Ellyn Village Board of Trustees  
April 25, 2011**

**Call to Order**

Village President Pfefferman called the meeting to order at 8:03 p.m.

**Roll Call**

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

**Pledge of Allegiance**

The Pledge of Allegiance was led by President Pfefferman.

**Village Recognition**

- a. The son of a Glen Ellyn resident wrote to the Police Department complimenting Police Officer Paul Baird on his response to a family emergency.
- b. Co-Chairmen of the St. Petronille Auction wrote to the Glen Ellyn Police Department thanking them for the contribution they made to the St. Petronille Auction 2011.
- c. The Police Department received an email from a Cincinnati, Ohio resident who observed Community Service Officer Rick Perez assisting an unsighted gentleman cross a busy street at a train crossing.
- d. Police Chief Norton received a note from a gentleman who had addressed the Senior Police Academy. Following the Senior Academy event he toured the Police Department, and was very impressed with the professionalism of the staff.
- e. The Public Works Department received an email from a resident complimenting Public Works staff for the work they did on the 2010 Bryant Avenue/Thain's Addition Improvements Project. Not only did staff communicate with residents before and during the project, they also worked with residents on flooding issues in the area.
- f. The Village accepted the resignations of Robert Friedberg from the Plan Commission and Erik Ford and Ruth Wright from the Historic Preservation Commission and thanked them for their years of service to the Village.

## **Audience Participation**

President Pfefferman read a proclamation declaring Friday, April 29, as Arbor Day in Glen Ellyn. Village Forester Peggy Drescher was present to accept the proclamation and provided some background information on the Village's Arbor Day activities.

President Pfefferman asked if anyone in the audience wanted to address the Village Board on a topic not on the agenda. The following individuals indicated they wished to speak:

John Salemi, 240 N. Kenilworth, spoke against the Village granting a variance to allow the school district to erect lights at Memorial Field.

Donald Pydo, 682 Crescent, spoke against the addition of lights and a sound system at Memorial Field.

President Pfefferman explained the process the school district has to follow and informed everyone that a request for a variance has not been received as yet.

Kirk Burger, 755 Willis, spoke about concerns of increase in traffic do to increased usage of Memorial Field and asked the Village Board to assist in finding a solution other than 70 foot light towers at Memorial Field.

## **Appointment of Ethics Officer**

Trustee Cooper moved and Trustee Thorsell seconded the motion to approve the Appointment of Nancy Fox Ardell as Ethics Officer.

President Pfefferman gave a short background of Ms. Ardell and Attorney Diamond explained the duties of the Ethics Officer. Ms. Ardell spoke about herself, her family and how pleased she is to serve the Village of Glen Ellyn.

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

## **Consent Agenda**

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

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

- a. **Minutes** of the following Village Board Meetings:

Workshop Meeting

April 11, 2011

Regular Meeting

April 11, 2011

Special Meeting

April 18, 2011

- b. Total **Expenditures** (Payroll and Vouchers) – \$1,194,346.96.  
The vouchers were reviewed by Trustee Cooper prior to the meeting.
- c. Waive Section 3-23 (Peddlers), Section 8-1-11 (Street Obstructions), and Section 8-1-12 (Merchandise on Street) of the Village Code and to approve the issuance of a temporary, Class E liquor license for the service of beer and wine at the Village's Main Street parking lot for the annual **Chamber of Commerce Taste of Glen Ellyn** event scheduled for Thursday, May 19, through Saturday, May 21, 2011.
- d. Waive Section 8-1-12 (Merchandise on Public Ways), Section 4-5-9 (Special Event Signs) and Chapter 3-23 (Peddlers) of the Village Code for the Glen Ellyn **Chamber of Commerce's seasonal Farmers' Market**. The Farmers' Market will be held on the south end of the Main Street parking lot from 8:00 a.m. to 1:00 p.m. each Friday from May 27 through October 28, 2011.
- e. **Purchase of radio equipment** including mobile and portable radios, an amplifier and other assorted equipment from Chicago Communications in the amount of \$85,000, to be expensed to the FY10-11 General Fund – Police Department budget.
- f. Encumbrance of \$16,000 from the FY10-11 Village budget for the **purchase of a school zone warning system** to be installed on Park Boulevard in front of Park View School. These funds were awarded by a grant through the State of Illinois.
- g. Award a contract to Marking Specialists Corporation of Arlington Heights, Illinois for the **2011 Pavement Line Striping Program**, in the not-to exceed amount of \$45,000, to be expensed to the FY10-11 General Fund.
- h. Waive competitive bidding and approve award of a contract for the FY11-12 and the **FY12-13 Material Hauling/Gravel Delivery** contract to Koz Trucking and Sons, Inc., in the not-to-exceed amount of \$77,000 (including a 10-percent contingency); \$17,500 to be expensed to the FY11-12 Water Fund and \$17,500 to be expensed to the FY11-12 Sewer Fund, for a total of \$35,000 for the first year of the contract.

- i. Waive competitive bidding and approve award of a three-year contract for the **FY11-14 Pavement Saw-Cutting Program** to Diamond Corig Co., Inc., of Chicago, Illinois in the not-to exceed amount of \$60,000; \$13,000, to be expensed to the FY11-12 Water Fund and \$7,000 expensed to the FY11-12 Sewer Fund for a total of \$20,000 for the first year of the contract.
- j. Award a competitively bid contract for the **FY11-12 Concrete Spot Repair Program** to Robert R. Andreas & Sons, Inc., of Cicero, Illinois in the not-to-exceed amount of \$36,000, to be expensed to the FY11-12 Water and Sanitary Sewer Funds.
- k. **Purchase of four replacement vehicles** proposed in the FY11-12 Equipment Services Fund:
  - 1. Purchase one **2011 Ford Expedition** Police Chief vehicle and one **2011 Ford Expedition** police patrol vehicle through the State of Illinois Joint Purchasing Program from Landmark Ford of Springfield, Illinois, at a cost of \$55,989, to be expensed to the FY11-12 Equipment Services Fund;
  - 2. Purchase one **2011 Ford F150** Community Service Officer truck through the State of Illinois Joint Purchasing Program from Morow Brothers Ford of Greenfield, Illinois at a cost of \$23,450, to be expensed to the FY11-12 Equipment Services Fund; and
  - 3. Purchase one **2012 Chevrolet Impala** police patrol vehicle through the State of Illinois Joint Purchasing Program from Green Chevrolet of Jacksonville, Illinois at a cost of \$19,788.69, to be expensed to the FY11-12 Equipment Services Fund.
- l. Encumbrance of \$15,000 for a **space needs analysis** to be completed within the Police Department. This process is intended to provide information regarding available space and needed space, which will help the Police Department plan for the future. This expenditure was approved in the FY10-11 budget.
- m. Authorize \$20,000 from the FY10-11 General Fund-Finance Department budget for the purpose of utilizing Sikich, LLP for **temporary accounting services**.
- n. Authorize the additional payment of \$55,000 to the **Glen Ellyn Economic Development Corporation**, to be expensed to the FY10-11 Special Programs Fund.
- o. **Ordinance No. 5930 – An Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters.**

- p. Waive competitive bidding and award a contract to Ehlers and Associates, Inc., for **Tax Increment Financing Consulting Services** at a cost of \$21,000, to be expensed to the FY11-12 Economic Development Fund.
- q. Waive Section 3-23 (Peddlers), Section 8-1-11 (Street Obstructions), and Section 8-1-12 (Merchandise on Street) of the Village Code to allow the **Glen Ellyn Jaycees** to set up and operate their **annual Village Fair** in the Village's Crescent Boulevard parking lot located west of Main Street from Wednesday, May 18, 2011 through Sunday, May 22, 2011 in concert with the Glen Ellyn Chamber of Commerce's Taste of Glen Ellyn event.
- r. Recommendation of Village President Pfefferman that the following **appointments be made to the subsequent Boards and Commissions:**

Plan Commission

Erik Ford – appoint for a term ending December 31, 2013

Historic Preservation Commission

Christine C. Wilson – appoint for a term ending December 31, 2011

Recreation Commission

V. Ward Miller – appoint for a term ending December 31, 2011

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

**Ordinance No. 5931–333 N. Park Boulevard–Alteration Area and Side Yard Setback Variations**

Planning and Development Director Staci Hulseberg presented information on a request by Jason and Anna Loebach for a variation from the Glen Ellyn Zoning Code Section 10-8-6(B)3 to allow the construction of a second floor and a rear addition that alters 70 percent of the existing exterior wall and roof area (Class II) in lieu of the maximum permitted altered existing exterior wall and roof area of 50 percent (Class I), and a variation from Section 10-5-5(B)4 to allow the construction of a front and rear porch with a side yard setback of 5.92 feet in lieu of the minimum required side yard setback of 7.6 feet. The owners answered questions from the Village Board. Director Hulseberg also clarified that the variances still allow the alterations to fall between 50%-75% which is a class 2 and the ordinance will be amended to reflect this allowance.

Trustee Ladesic moved and Trustee Henninger seconded the motion that Ordinance No. 5931 be passed, an Ordinance Granting Approval of a Variation from the Alteration Area and Side Yard Setback Requirements of the Zoning Code to Allow Additions and Front and Rear Porches for Property at 333 N. Park Boulevard, Glen Ellyn, Illinois 60137.

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

### **165 Exmoor Avenue – Sidewalk and Storm Sewer Easement - Vacation of Avenue Right-of-Way**

Planning and Development Director Staci Hulseberg presented information regarding the request of Verne and Mary Ellen Schmidt for the vacation of the entire portion of the Exmoor Avenue right-of-way located north of the cul-de-sac bulb to their adjacent property to the east known as 165 Exmoor Avenue. The request was made in association with the construction of a new home at 165 Exmoor Avenue. To accommodate the new home, a public utility and drainage easement and a sidewalk easement were also granted to the Village. The petitioners also requested approval of a partial sidewalk waiver.

Trustee Ladesic moved and Trustee Henninger seconded the motion that the following actions be passed:

- A. **Resolution No. 11-08** – a Resolution Accepting a Sidewalk and Storm Sewer Easement for Property Located at 165 Exmoor Avenue.
- B. **Ordinance No. 5932** - an Ordinance Vacating the Entire Portion of the Exmoor Avenue Right-of-Way Located North of the Cul-de-Sac Bulb to the Adjacent Property to the East Known as 165 Exmoor Avenue.

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

### **Public Hearing - 1S760 Kenilworth Avenue – Annexation Agreement**

Trustee Thorsell moved and Trustee Henninger seconded the motion that a public hearing to receive comment on an annexation agreement for property at 1S760 Kenilworth Avenue be opened. All Trustees present voted "Aye". Motion carried.

Planning and Development Director Staci Hulseberg presented information regarding the request of Chad Cantrell and Camala Eastling to enter into an annexation agreement and annex their property located at 1S760 Kenilworth Avenue to the Village of Glen Ellyn. The property is located on the west side of Kenilworth Avenue between Fawell Boulevard and Buena Vista Drive and is contiguous to the corporate limits of the Village. The owners are interested in annexation to allow connection to Village water and sanitary sewer services.

President Pfefferman asked for public comment. There was none.

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

**Ordinance No. 5933 – 1S760 Kenilworth Avenue – Annexation Agreement**

Trustee Thorsell moved and Trustee Henninger seconded the motion that Ordinance No. 5933 be passed, an Ordinance Approving an Annexation Agreement for the Property Located at 1S760 Kenilworth Avenue (New Address: 390 Kenilworth Avenue) Glen Ellyn, Illinois 60137.

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

**Ordinance No. 5934 – 1S760 Kenilworth Avenue –Annexation and Zoning Map Amendment**

Trustee Thorsell moved and Trustee Henninger seconded the motion that Ordinance No. 5934 be passed, an Ordinance Annexing and Approving a Zoning Map Amendment for Property Commonly Known as 1S760 Kenilworth Avenue (New Address: 390 Kenilworth Avenue) Glen Ellyn, Illinois 60137.

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

**Ordinance No. 5935 – Annual Village Expenditure Budget**

Interim Finance Director Larry Noller presented information on the proposed Village budget for fiscal year 2011-12. The expenditure budget consists of a total of 13 individual funds, one less than last year, each having a specific purpose, totaling \$39.8 million in aggregate. In comparison to last year's, FY2010-11, net budget of \$42.3 million, this represents a decrease of \$2.5 million or 5.9 percent. A public hearing on the proposed 2011/12 Village budget was held on Monday, April 11, 2011. Final copies of the adopted budget will be available for public review at the Civic Center, Glen Ellyn Public Library, and soon to be online at [www.glenellyn.org](http://www.glenellyn.org).

Trustee Cooper moved and Trustee Hartweg seconded the motion that Ordinance No. 5935 be passed, an Ordinance Adopting the Annual Village of Glen Ellyn Expenditure Budget in the Net Amount of \$39.8 Million for Fiscal Year 2011-12 Beginning May 1, 2011 and Ending April 30, 2012.

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

President Pfefferman and the Board of Trustees thanked the Village staff for their hard work on the budget. It is deeply appreciated.

At the Village Board's request, Larry Noller explained the grant process that has been made a part of the Village's FY2011/12 budget.

### **Reminders**

- Candidates for the Village Manager position will make short presentations and answer questions in a town hall-type forum on Tuesday, April 26, from 5:50 p.m. to 9 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
- President Pfefferman will give The State of the Village presentation on Monday, May 2, 2011 at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center. This presentation will be apart from any regular Village Board meeting.
- The next Regular Village Board Meeting is scheduled for Monday, May 9, 2011 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.

### **Glenbard Wastewater Authority Status Report -**

Interim Village Manager Burghard announced that the Glenbard Wastewater Authority Board approved their FY12 budget.

### **Other Business**

Trustee Hartweg announced that the public can go on line on the Village's website to learn what will be accepted at the Village's recycling extravaganza.

On Saturday, May 7, at 9:15 a.m. at the Glen Ellyn Library is a seminar on water conservation that is open to the public.

On Saturday, May 14, at Ben Franklin School there will be a presentation on historical landscaping.

### **Adjournment**

At 9:22 p.m., Trustee Hartweg moved and Trustee Henninger seconded the motion that the Regular Meeting of the Village Board be adjourned to Executive Session for the purpose of discussing pending litigation, adjourning thereafter without returning to open session. Upon roll call, Trustees Hartweg, Henninger, Cooper, Hartweg, Ladesic and Thorsell voted "Aye." Meeting adjourned.

Respectfully Submitted,

Suzanne R. Connors,  
Village Clerk

**Minutes  
Special Meeting  
Glen Ellyn Village Board of Trustees  
April 26, 2011**

REVISED  
A-6A<sub>4</sub>

**Call to Order**

Village President Pfefferman called the meeting to order at 6:00 p.m.

**Roll Call**

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

**Village Manager Candidates**

President Pfefferman explained the process that had been followed up to this point. He introduced the consultants from Voorhees who have been assisting the Village Board in choosing the next Village Manager. This was an open community meeting/public forum.

President Pfefferman then explained the procedure for the evening's presentations by the three candidates who were being evaluated. The candidates were Mark Franz, Bryan Vana, and David Forrest. One hour was allotted for each candidate who would make a presentation giving their background, why they chose Glen Ellyn, and the opportunities they see for Glen Ellyn.

Questions would be asked by President Pfefferman after which questions would be taken from the public. Questions from the public should be written on the cards provided which would be collected by the consultants and brought to the podium where President Pfefferman would read them aloud. Duplicate questions would be eliminated. All candidates would be asked the same questions by President Pfefferman and new questions could be added by the public of the second and third candidates. Each candidate would be allowed to make a closing statement.

Members of the public were also given comment cards and asked to complete them with their observations after hearing each candidate. The cards were collected by the consultants after each candidate's presentation.

**Adjournment**

At 8:47 p.m., Trustee Hartweg moved, seconded by Trustee Cooper to adjourn to Executive Session in Room 301 for the purpose of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees, adjourning thereafter without returning to open session. All present voted "aye." Meeting adjourned.

Submitted by,

Suzanne R. Connors, Village Clerk

A-6A<sub>5</sub>

**Minutes  
Special Meeting  
Glen Ellyn Village Board of Trustees  
May 3, 2011**

**Call to Order**

Village President Pfefferman called the meeting to order at 8:04 p.m.

**Roll Call**

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

**Recess to Executive Session**

At 8:05 p.m., Trustee Cooper moved, seconded by Trustee Ladesic to adjourn to Executive Session in Room 301 for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, adjourning thereafter without returning to open session. All present voted "aye."

Submitted by,

Suzanne R. Connors,  
Village Clerk

**GLEN ELLYN POLICE DEPARTMENT  
MEMORANDUM**

A-6c

TO: Deputy Chief Holmer  
FROM: Sergeant Norm Webber *NW80*  
DATE: April 19, 2011  
SUBJECT: **Intersection of Orchard Lane and Lorraine Road**

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The Village received a complaint reference the lack of a stop sign at westbound Orchard Lane at Lorraine Road. This intersection is a T-intersection with Orchard Lane being within the Village of Glen Ellyn boundary and Lorraine Road being within the City of Wheaton's boundary. Lorraine Road is a busy street and is heavily traveled. There are numerous apartments/condominiums along Lorraine Road and the street is used by motorists to get to and from the College of DuPage.

I am aware that you researched the original building plans for the Orchard Lane subdivision and that a stop sign is shown on the plans. Currently, there are no traffic control devices at this location and the Village Code does not designate any traffic control devices for the intersection.

The Manual on Uniform Traffic Control Devices (MUTCD) issued by the US Department of Transportation is used as a guideline when considering traffic related issues. The MUTCD gives guidance to use a stop sign in the application in that Orchard Lane is a less important road intersecting with a main road.

Westbound Orchard Lane at Lorraine Road does qualify for the placement of a stop sign. Placing a stop sign at the intersection would not only better define the intersection, but create consistency along Lorraine Road where all the intersecting streets have stop signs to clarify right of way.

I have drafted an ordinance that would add westbound Orchard Lane at Lorraine as a stop intersection and would recommend that a stop sign be placed at this location.

Please let me know if you have any questions.

*04-19-2011*  
*I agree with this recommendation /uk*

**AGREE WITH RECOMMENDATION** *PQH 4-24-11*

VILLAGE OF GLEN ELLYN

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ORDINANCE NO. \_\_\_\_\_ -VC

AN ORDINANCE TO AMEND SECTION 9-5-3  
(SCHEDULE C; STOP INTERSECTIONS)  
OF THE VILLAGE CODE OF THE  
VILLAGE OF GLEN ELLYN, ILLINOIS  
REGARDING TRAFFIC CONTROL AT ORCHARD LANE AND LORRAINE ROAD

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ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GLEN ELLYN  
DUPAGE COUNTY, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ORDINANCE NO. \_\_\_\_\_ - VC

AN ORDINANCE TO AMEND SECTION 9-5-3  
(SCHEDULE C; STOP INTERSECTIONS)  
OF THE VILLAGE CODE OF THE  
VILLAGE OF GLEN ELLYN, ILLINOIS  
REGARDING TRAFFIC CONTROL AT ORCHARD LANE AND LORRAINE ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: Section 9-5-3 (SCHEDULE C; STOP INTERSECTIONS) of the Glen Ellyn Village Code is hereby amended by the addition of the following:

**Intersections**

**Directions From Which Traffic Stops**

Orchard Lane and Lorraine Road

East

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

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

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

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village President of the Village  
of Glen Ellyn, Illinois

ATTEST:

\_\_\_\_\_  
Village Clerk of the Village  
of Glen Ellyn, Illinois

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

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**MEMORANDUM**

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**TO:** Terry Burghard, Interim Village Manager

**FROM:** Staci Hulseberg, Planning and Development Director  
Andrew Letson, Planning Intern *AL* *SH*

**DATE:** May 3, 2011

**FOR:** May 9, 2011 Regular Village Board Meeting

**SUBJECT:** 825 N. Main Street and 553 Geneva Road Demolition Change Order

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**Background.** On March 14, 2011, the Village Board approved an amended contract with Phase 1 Excavation for the demolition of the buildings located at 825 N. Main Street (the former Marathon gas station) and the demolition of the vacant home located at 553 Geneva Road for a total not to exceed \$29,750. Since that time, the contractor has met with Village staff on multiple occasions and is currently undergoing the permitting process. One of the steps in the permitting process requires the contractor to show proof that any asbestos present in the building is under the allowable levels as defined by the Environmental Protection Agency (EPA) or is remediated.

**Issues.** The contractor recently conducted a test to determine the present level of asbestos in the former Marathon gas station and at 553 Geneva Road. The test found that asbestos is present in an amount that exceeds the levels allowed by the EPA. State law requires that any asbestos that exceeds the allowable levels must be remediated.

The cost of remediation was not included in the approved contract. Phase 1 Excavation has provided a cost estimate not to exceed \$3,600 to remediate the asbestos in both structures. This would bring the total cost of the entire project to \$33,350. In an effort to ensure that the demolition was not delayed, Manager Burghard approved the remediation process to move forward. Since then, the contractor has moved forward with the process and all of the asbestos has been remediated.

**Action Requested.** The Planning and Development team is requesting that the Village Board approve Change Order Number One (Final) from Phase 1 Excavation for the remediation of asbestos in the buildings located at 825 N. Main Street and 553 Geneva Road in an amount not to exceed \$3,600 for a total contract cost of \$33,350 in accordance with the attached contract.

**CC:** Terry Burghard, Interim Village Manager  
Jeff Perrigo, Interim Public Works Director

**Attachment:** Resolution  
Updated contract from Phase 1 Excavation dated received on April 27, 2011

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CONCERNING THE DETERMINATION OF  
THE GLEN ELLYN VILLAGE BOARD THAT  
CHANGE ORDER NUMBER ONE (FINAL)  
WITH PHASE 1 EXCAVATION  
FOR AN INCREASE NOT TO EXCEED \$3,600 IS REQUIRED FOR THE  
DEMOLITION OF THE BUILDINGS LOCATED AT  
825 N. MAIN STREET AND 553 GENEVA ROAD  
FOR A REVISED AND FINAL CONTRACT COST OF \$33,350

WHEREAS, Chapter 720, Section 5/33-E-9 of the Illinois Compiled Statutes 2002 requires change orders on public contracts involving total cumulative changes of more than Ten Thousand Dollars (\$10,000) in value or a cumulative total of thirty (30) days in time to be made by written determination; and

WHEREAS, even though the proposed change in contract value is less than \$10,000, the Village wishes to publicly authorize the change to this previously approve contract; and

WHEREAS, it has been determined that it would be beneficial to the Village to compensate the contractor for the remediation of asbestos.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION ONE: The Corporate Authorities of the Village make the written determination that the circumstances necessitating the change were not within the contemplation of the contract as signed and that this change order is in the best interest of the Village.

SECTION TWO: The change order to which this determination involves relates to the following contract: Demolition of the buildings located at 825 N. Main Street and 553 Geneva Road. The nature of Change Order Number One (Final) and the amount of change is as follows:

Remediation of Asbestos for a net increase of three thousand six hundred dollars (\$3,600), for a revised and final contract price not to exceed thirty three thousand three hundred fifty dollars (\$33,350).

SECTION THREE: This written determination shall be preserved and in a permanent contract file that is open to the public.

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

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2011.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2011.

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Village President of the  
Village of Glen Ellyn

ATTEST:

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Village Clerk of the  
Village of Glen Ellyn, Illinois



MEMORANDUM

**To:** Terry Burghard, Interim Village Manager

**From:** Staci Hulseberg, Planning and Development Director  
 Michele Stegall, Village Planner *MJS*  
 Andrew Lueck, Planning Intern *AW*

**Date:** May 2, 2011

**For:** May 9, 2011 Village Board Meeting

**Re:** Sign Variation - Pickwick Place Shopping Center

**Background.** Pickwick Associates Limited Partnership, owner of the Pickwick Place Shopping Center, and represented by Ken Agojci of Chicago Prime Meats, is requesting approval of amendments to the sign variations previously granted by Ordinances 4352 and 5229 to allow the size of the easternmost freestanding shopping center identification sign on the property to be increased by 30 square feet. The specific variation being requested is from Section 4-5-5(N) of the Glen Ellyn Sign Code to allow 327 square feet of shopping center identification signage on the property in lieu of the maximum area of 120 square feet permitted. Ordinance 5229 currently allows 4 shopping center identification signs with a total of 297 square feet on the property. The request is being made to accommodate signage for a potential new tenant, Chicago Prime Meats. Chicago Prime Meats is looking to move to the Pickwick Place Shopping Center from their current location across the street at the Glen Ellyn Crossing Shopping Center to expand their business. The subject property is located on the north side of Roosevelt Road between Park Boulevard and Nicoll Way in the C3 Service Commercial zoning district.

**Recommendation.** The Architectural Review Commission considered the petitioner's request at a public hearing on April 13, 2011. No members of the public spoke at the hearing either in favor of or in opposition to the request. By a vote of 5-1, the Architectural Review Commission recommended approval of the amended sign variation subject to the condition that the signage shall be installed in substantial compliance with the dimensions proposed and the testimony presented at the April 13, 2011 Architectural Review Commission meeting.

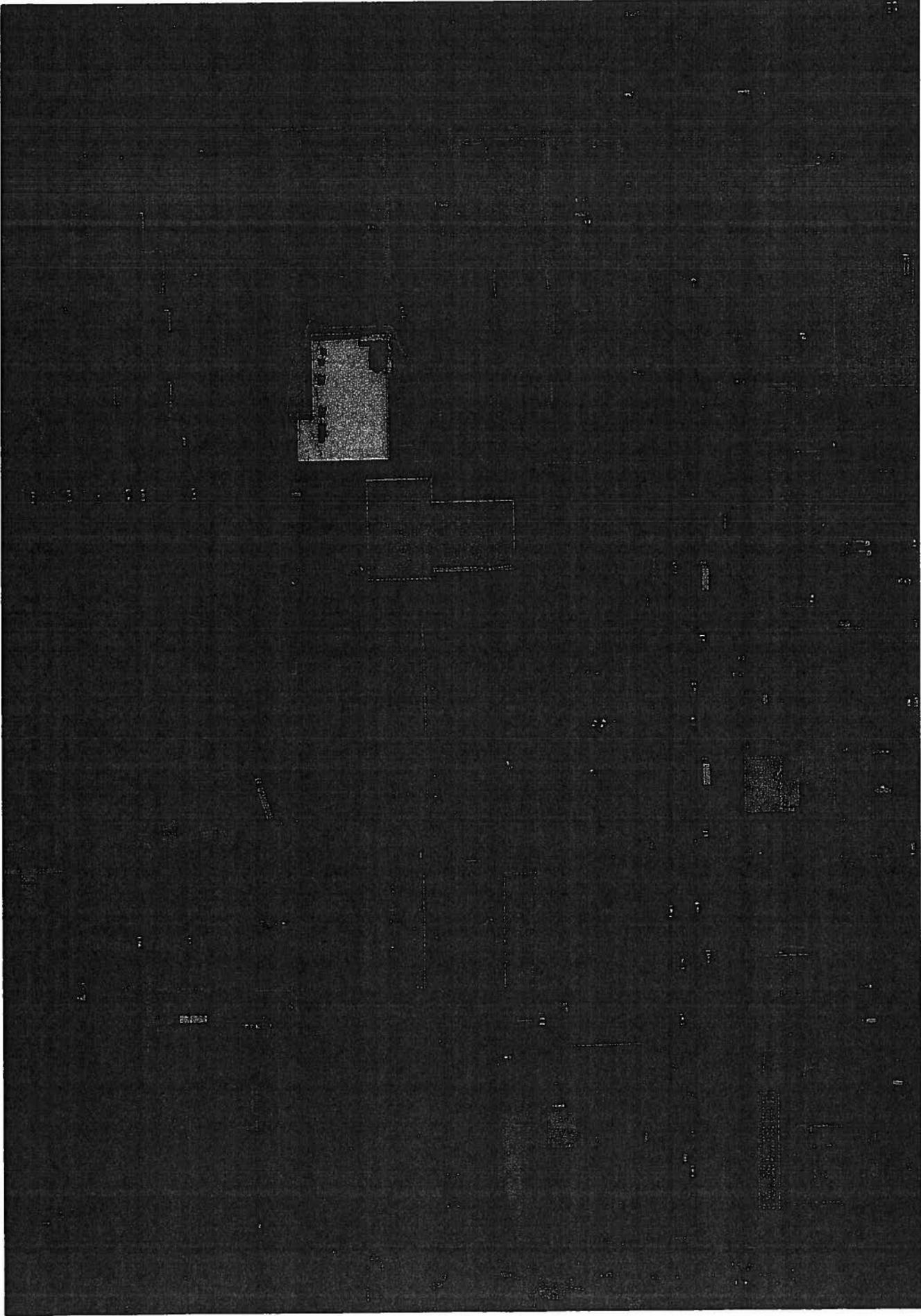
**Action Requested.** The Village Board may approve, approve with conditions or deny the petitioner's application for approval of the amended sign variation. Village staff has prepared an Ordinance to approve the request for consideration at the May 9, 2011 Village Board meeting.

**Attachments**

- Aerial Photo/Location Map
- Public Hearing Notice
- Minutes from April 13, 2011 Architectural Review Commission Meeting
- Ordinance
- Petitioner's Application Packet

**Cc:** Architectural Review Commission  
 Ken Agojci, Petitioner's Representative  
 Thomas Eilers, Madison Corporate Group

# Pickwick Place Shopping Center



Prepared By: Planning and Development  
Date Prepared: December 29, 2010



## NOTICE OF PUBLIC HEARING

Pickwick Associates Limited Partnership, owner of the Pickwick Place shopping center located at 650-690 Roosevelt Road is requesting approval of amendments to the sign variations previously granted by Ordinances 4352 and 5229 to allow the size of the easternmost freestanding shopping center identification sign on the property to be increased by 30 square feet. The request is being made to accommodate a potential new tenant. The specific variation being requested is from Section 4-5-5(N) of the Glen Ellyn Sign Code to allow 327 square feet of shopping center identification signage on the property in lieu of the maximum area of 120 square feet permitted. The subject property is located on the north side of Roosevelt Road between Park Boulevard and Nicoll Avenue in the C3 Service Commercial zoning district.

Before the Glen Ellyn Village Board can consider the application, the Architectural Review Commission must conduct a public hearing. The Architectural Review Commission will consider the requested sign variation at a public hearing on **Wednesday, April 13, 2011 at 7:30 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois

The subject property is legally described as follows:

### Parcel 1:

LOT 26 IN BLOCK 1, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

### Parcel 2:

LOTS 14, 15, 27, 28 AND 29 IN BLOCK 1 IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

### Parcel 3:

LOTS 23, 24, AND 25 (EXCEPT THOSE PORTIONS OF LOTS 23, 24, AND 25 TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN CASE NUMBER 88ED152) IN BLOCK 1, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

### Parcel 4:

LOTS 10 THROUGH 16, LOTS 17 THROUGH 21 (EXCEPT THOSE PORTIONS OF LOTS 17 AND 21 TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN CASE NUMBER 88ED152) IN BLOCK 6, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE

SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

Parcel 5:

LOTS 11 THROUGH 16 IN BLOCK 7, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PORTION OF VACATED MILTON AVENUE LYING NORTH OF THE NORTH LINE OF ROOSEVELT ROAD AND SOUTH OF THE NORTH LINE OF LOT 28 IN BLOCK 6 OF ROOSEVELT GARDENS HOMESITES EXTENDED EAST AND THAT PORTION OF VACATED EXMOOR AVENUE LYING NORTH OF THE NORTH LINE OF ROOSEVELT ROAD AND SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 6 OF ROOSEVELT GARDEN HOMESITES EXTENDED WEST

05-14-419-029, 05-14-419-035, 05-14-419-050, 05-14-420-053, 05-14-421-034

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Andrew Leuck, Planning Intern, 630-547-5248.

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, Thursday, March 24, 2011)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 650-690, Pickwick\shopping center identification signage 2011\Public Hearing Notice 122310.doc



Lueck stated the Village Sign Code Section 4-5-5(N)1 allows a maximum of 120 square feet of shopping center identification signage. He stated Ordinance 4352 previously allowed the property to have three shopping center identification signs in lieu of the one permitted with a total combined area of 279.8 square feet. He stated Ordinance 4352 was amended in 2004 by the adoption of Ordinance 5229 which allowed the shopping center to have a fourth sign with a total combined signage area of 297 square feet. The petitioner is currently requesting approval of amendments to Ordinances 4352 and 5229 to allow the total area of the shopping center identification signage to be increased above the allowable limit of 297 square feet to a total of 327 square feet.

Lueck put up an overview picture of the shopping center location and pointed out the sign variation request would be for the southeastern sign. He showed pictures of the current signage and proposed signage and then stated the current signage has an area of 60 square feet and the proposed signage would have an area of 90 square feet. He stated the increase of 30 square feet would accommodate the new tenant panel for Chicago Prime Meats.

Ken Agojci, managing partner of Chicago Prime Meats located currently at 711 Roosevelt Road in the Glen Ellyn Crossing Shopping Center, stated that Chicago Prime Meats has been at the current location for almost four years. He stated the business has grown tremendously and due to the small space of their current location, the partners looked around Glen Ellyn and the surrounding towns for a larger location. He stated they found an open place at Pickwick Place Shopping Center for which they signed a contract with the condition that Chicago Prime Meats receives approval of the requested sign variation since it is hard to see the business. He stated they have issues now with their current signage at 711 Roosevelt and know they need adequate and proper signage at the new location in Pickwick so customers know they are in the shopping center and so their business can do well.

Tom Eilers, manager of Pickwick Place Shopping Center, stated the shopping center is comprised of five buildings of which four are retail and one is a combination office and retail. He stated that if Chicago Prime Meats joins the shopping center, they would be the fourth largest tenant. Mr. Eilers stated Chicago Prime Meats would be in an awkward location as they will occupy the rear part of the eastern building which only faces west. He stated the three largest tenants comprise a total of six sign panels which face both east and west while the other 20 sign panels face only one direction, either east or west. He stated there are not enough panels if the shopping center is fully occupied.

Chairman Burdett asked if every possible tenant has a sign to which Mr. Eilers answered that there are only 20 available panels for 30 possible tenants.

Commissioner Wussow asked if the Chicago Prime Meats sign would face both east and west to which Mr. Eilers stated that it would.

Chairman Burdett asked Planner Stegall about the height of the proposed sign. Planner Stegall indicated that the sign height would go from 6 feet to 9 feet and that a maximum height of 15 feet for a sign is allowed in this area.

Chairman Burdett asked for any public comments which there were none.

Commissioner Wussow motioned for the closure of the public hearing which Commissioner Dickie seconded, and the motion passed unanimously with a vote of 6-0.

Commissioner Wilson stated there does not seem an end to the expansion and Roosevelt Road seems cluttered now. He wondered aloud how the shopping center might look in 10 to 15 years.

Commissioner Loftus stated she did not know Chicago Prime Meats was there. She stated she liked that they were only increasing the height of the sign but not the width also.

Commissioner Wussow stated Pickwick Place and Chicago Prime Meats have demonstrated the hardship of having poor visibility from Roosevelt Road and the proposed signage is tasteful.

Commissioner Dickie stated he echoed the previous Commissioners' comments. He stated the location is a tricky piece of real estate and that the proposed sign seems reasonable.

Commissioner Albrecht stated Chicago Prime Meats would be the fourth largest tenant and their signage needs to be displayed. She stated the proposed sign looks good.

Chairman Burdett stated he is inclined to agree with the commissioners that there would be a hardship for Chicago Prime Meats if another sign panel is not added. He stated the sign variation is reasonable as the shopping center is not asking for an additional sign.

Commissioner Wussow moved to recommend approval of the requested sign variation from Section 4-5-5(N)1 of the Sign Code for Pickwick Associates Limited Partnership located at 650-690 Roosevelt Road, to allow 327 square feet of shopping center identification signage on the property in lieu of the maximum area of 120 square feet permitted based on the following findings of fact for the requested sign variation:

1. The requested variation complies with the purpose of the Glen Ellyn Sign Code because the addition of the requested square footage to the shopping center identification sign will help eliminate any confusion as to where Chicago Prime Meats is located.
2. The requested variation will not alter the essential character of the locality because the proposed sign is made of materials that are attractive and in keeping with the design of the existing signs in the shopping center.
3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because without an increase in square footage for Pickwick Shopping

Center, Chicago Prime Meats would not be granted a space for identification signage, and therefore would not have adequate visibility from the roadway.

4. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because Chicago Prime Meats has no signage at the specified entrance, and signage is necessary to provide visual identification for the business.
5. The plight of the owner if due to unique circumstances because the site is located within a commercial corridor surrounded by many businesses and existing freestanding signs.

The motion was seconded by Commissioner Albrecht and passed by a vote of 5-1, with Commissioner Wilson dissenting.

#### **IV. Giordano's Restaurant & Pizzeria, 455 Roosevelt Road – Revised Exterior Appearance and Sign Variance**

The next item on the agenda was a request for revised exterior appearance and sign variation approval for the recent renovation of Giordano's Restaurant and Pizzeria located at 455 Roosevelt Road. Planner Stegall stated petitioner Peter Skiouris was unable to be at the meeting due to a death in the family and that Project Architect Susan Robaczewski would be speaking on Mr. Skiouris' behalf. Planner Stegall stated that the property is located on the south side of Roosevelt between Main Street and Lambert Road in the C3 Service Commercial zoning district. She stated the ARC reviewed the original application in October 2007, but that it was not acted upon by the Village Board until January 2010 as the project area included Village right-of-way that was to be purchased by the petitioner and the Village was awaiting payment for the property. She stated the payment was received by the Village and the petitioner was granted exterior appearance approval and sign variation approval for the project by the adoption of Ordinance 5844. She stated the building and signage that ultimately were constructed on the property do not conform to the approved plans.

Planner Stegall showed a picture of the color elevation of the building that was approved by Ordinance 5844. She stated the upper section of the building was to be constructed with an EIFS material and the building was to have a number of awnings on the north, east and west sides. She stated the permit plans that were submitted did represent this building design. She stated that pictures of the constructed building and the approved plans were included in the petitioner's application packet. She stated that some of the changes from the approved plans included the extension of brick veneer to the top of the building, horizontal stone banding was added, the height of the building was reduced about two and a half feet, the columns on the eastern elevation were narrowed, windows were added to the front of the building, and the canopy over the eastern doorway was changed to a copper material. She stated the primary changes to the building were the material change of the proposed EIFS to brick and the elimination of the awnings. She noted that the Appearance Review Guidelines discourage the use of EIFS, but that the use of two different primary building materials helped to break up the appearance and mass of the building and gave it more dimension.

**Village of Glen Ellyn**

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**Ordinance No. \_\_\_\_\_**

**An Ordinance Granting Approval of Amendments to Sign Variations Previously Granted  
by Ordinances 4352 and 5229 for the Pickwick Place Shopping Center  
Located at 650-690 Roosevelt Road  
Glen Ellyn, Illinois 60137**

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

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

**Ordinance No. \_\_\_\_\_**

**An Ordinance Granting Approval of Amendments to Sign Variations Previously Granted  
by Ordinances 4352 and 5229 for the Pickwick Place Shopping Center  
Located at 650-690 Roosevelt Road  
Glen Ellyn, Illinois 60137**

**Whereas**, Pickwick Associates Limited Partnership, owner of the Pickwick Place Shopping Center and represented by Ken Agojci of Chicago Prime Meats, has petitioned the Village President and Board of Trustees for approval of amendments to the sign variations previously granted by Ordinances 4352 and 5229 to allow the size of the easternmost freestanding shopping center identification sign on the property to be increased by 30 square feet. The specific variation being requested is from Section 4-5-5(N) of the Glen Ellyn Sign Code to allow 327 square feet of shopping center identification signage on the property in lieu of the maximum area of 120 square feet permitted; and

**Whereas**, the subject property is located in the C3 Service Commercial zoning district, and is legally described as follows:

Parcel 1:

LOT 26 IN BLOCK 1, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

LOTS 14, 15, 27, 28 AND 29 IN BLOCK 1 IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

Parcel 3:

LOTS 23, 24, AND 25 (EXCEPT THOSE PORTIONS OF LOTS 23, 24, AND 25 TAKEN FOR

HIGHWAY PURPOSES DESCRIBED IN CASE NUMBER 88ED152) IN BLOCK 1, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

Parcel 4:

LOTS 10 THROUGH 16, LOTS 17 THROUGH 21 (EXCEPT THOSE PORTIONS OF LOTS 17 AND 21 TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN CASE NUMBER 88ED152) IN BLOCK 6, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

Parcel 5:

LOTS 11 THROUGH 16 IN BLOCK 7, IN ROOSEVELT GARDENS HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS OCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PORTION OF VACATED MILTON AVENUE LYING NORTH OF THE NORTH LINE OF ROOSEVELT ROAD AND SOUTH OF THE NORTH LINE OF LOT 28 IN BLOCK 6 OF ROOSEVELT GARDENS HOMESITES EXTENDED EAST AND THAT PORTION OF VACATED EXMOOR AVENUE LYING NORTH OF THE NORTH LINE OF ROOSEVELT ROAD AND SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 6 OF ROOSEVELT GARDEN HOMESITES EXTENDED WEST

P.I.Ns.: 05-14-419-029, 05-14-419-035, 05-14-419-050, 05-14-420-053 and 05-14-421-034; and

**Whereas**, following due and proper publication of notice in the Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted a public hearing on April 13, 2011, at which hearing the petitioner presented evidence, testimony, and exhibits relative to the requested Sign Code Variation and at which hearing no persons spoke either in favor of or in opposition to the request; and

**Whereas**, after having considered the evidence presented, including the exhibits and materials submitted, the Architectural Review Commission made its findings of fact and

recommendations for the requested Sign Code Variation as set forth in the April 13, 2011 minutes of the Architectural Review Commission, a copy of which is attached hereto as Exhibit "A", and by a vote of five (5) "yes" and one (1) "no," recommended approval of the requested Sign Code Variation; and

**Whereas,** the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the April 13, 2011 public hearing of the Architectural Review Commission and have considered the findings of fact and recommendations of the Architectural Review Commission; and

**Whereas,** the President and Board of Trustees have determined that approving the requested Sign Code Variation is consistent with the goals of the Glen Ellyn Sign Code Ordinance.

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

**Section One:** The minutes of the April 13, 2011 Architectural Review Commission meeting, a copy of which is attached hereto as Exhibit "A", and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the April 13, 2011 public hearing of the Architectural Review Commission.

**Section Two:** Based upon the findings of fact and recommendations of the Architectural Review 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

petitioner's request for approval of amendments to the Sign Variations for Pickwick Associates Limited Partnership approved by Ordinances 4352 and 5229 to allow the size of the easternmost freestanding sign on the property to be increased by 30 square feet as set forth in Sections Three and Four below.

**Section Three:** Section Two in Ordinance 5229 is hereby repealed and replaced in its entirety to read as follows:

*Section Two: Based on the aforementioned findings of fact, the President and Board of Trustees grant the following Variations from the strict application of the following Sections of the Glen Ellyn Sign Code:*

- A. *Section 4-5-5(N)1 to allow a total of four (4) Shopping Center Identification Signs in lieu of the maximum number of one (1) Shopping Center Identification Sign permitted; and*
- B. *Section 4-5-5(N) to allow a total of 327 square feet of Shopping Center Identification Signage in lieu of the maximum of 120 square feet of Shopping Center Identification Signage permitted.*

**Section Four:** Section Three in Ordinance 5229 is hereby repealed and replaced in its entirety to read as follows:

*Section Three: This grant of approval of Sign Variations is subject to the following conditions:*

- A. *Construction and maintenance of the proposed signage shall be in substantial conformance with the representations made by the petitioner at the December 10, 2003, January 14, 2004 and April 13, 2011 public hearings before the Architectural Review Commission, including the following plans and documents referenced below, as though they were attached to this Ordinance:*

- 1. *Letter from Tom Eilers dated December 30, 2003*

2. *Sign Variation Application dated October 28, 2003*
3. *Sign Permit Application dated September 8, 2003*
4. *Sign Variation Narrative dated November 26, 2003*
5. *Sign Variation Application dated December 27, 2010*
6. *Answers to Application to Sign Variation Request dated December 27, 2010*
7. *Sign Elevation for East Pylon (no date) - Attached Hereto as Exhibit "B"*
8. *Sign Elevations of Remaining Shopping Center Identification Signs (no date) – Attached Hereto as Exhibit "C"*
9. *Site Plan (no date) – Attached Hereto as Exhibit "D"*

*B. The fourth shopping center identification sign, also known as the east pylon, shall be reserved for the tenants occupying the east building, Nos. 682-690.*

*C. No tenant in the shopping center shall have exposure on more than one pylon on Roosevelt Road.*

*D. The petitioner shall eliminate at least one parking space directly west of the proposed east pylon sign to provide better visibility of the sign provided the shopping center continues to comply with the number of parking spaces required by the Zoning Code.*

**Section Five:** The Building and Zoning Official is hereby authorized to issue all necessary sign permits pursuant to the amended Sign Code 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 an amended Sign Code Variation shall expire and become null and void within 24 months of the date of this Ordinance unless the requisite permits are applied for within said time period provided. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

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

**Section Seven:** Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such

Ordinance, shall subject the 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\Roosevelt\Roosevelt 650-690, Pickwick\shopping center identification signage 2011\Ordinance.docx

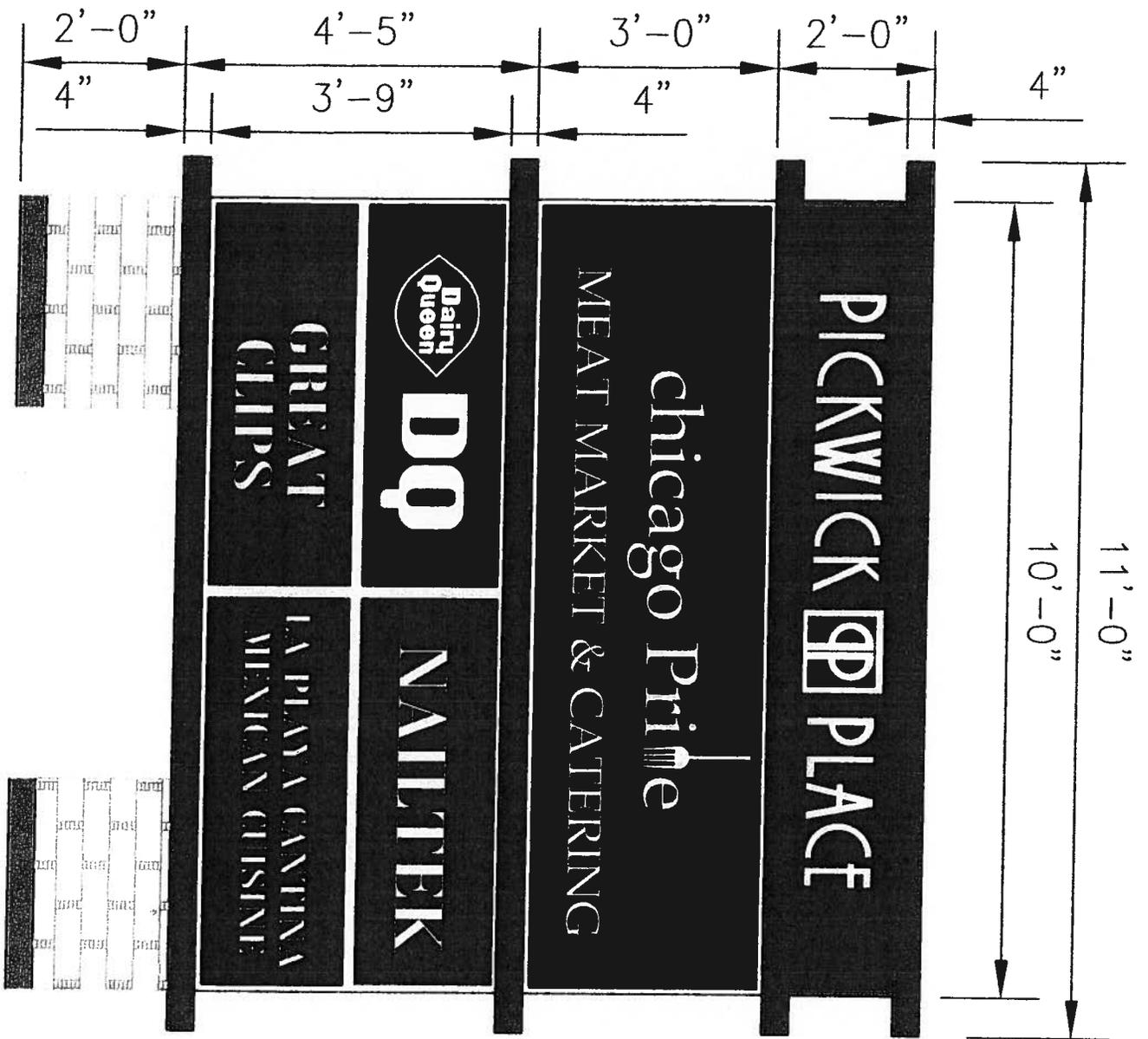
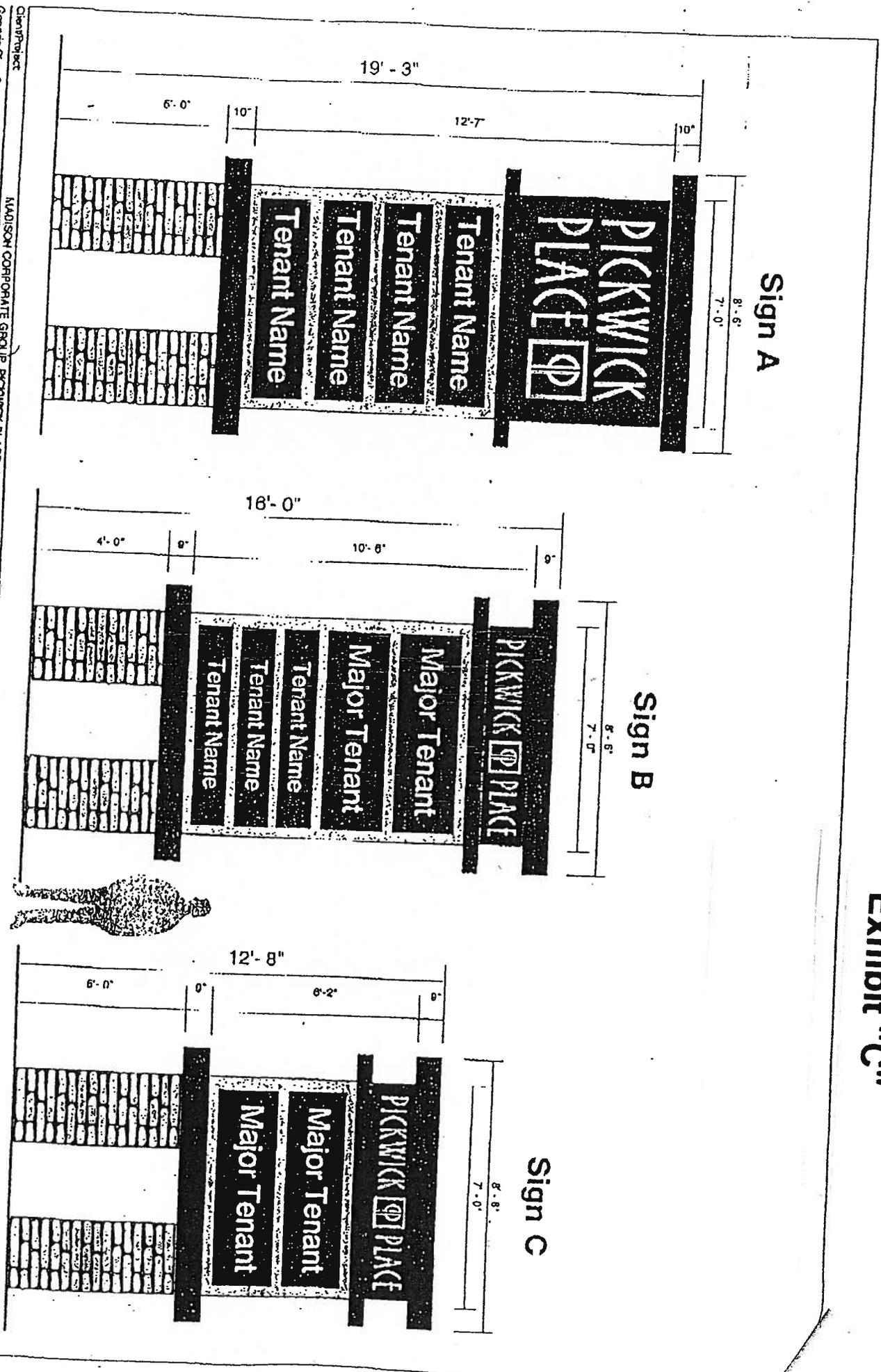


Exhibit "B"

# Exhibit "C"



Sign A

Sign B

Sign C

Client/Project  
Genetic Sign Systems, Inc.

1340 RANWORTH ROAD, SUITE 5, SCHEIDT, ILLINOIS 60173-4128  
 Phone: 708-843-7448 Fax: 843-7400

These drawings, the design herein and all applications are the exclusive property of Genetic Sign Systems, Inc.  
 Reproduction of these drawings in any form without the written consent of Genetic Sign Systems, Inc. will be subject to legal action.

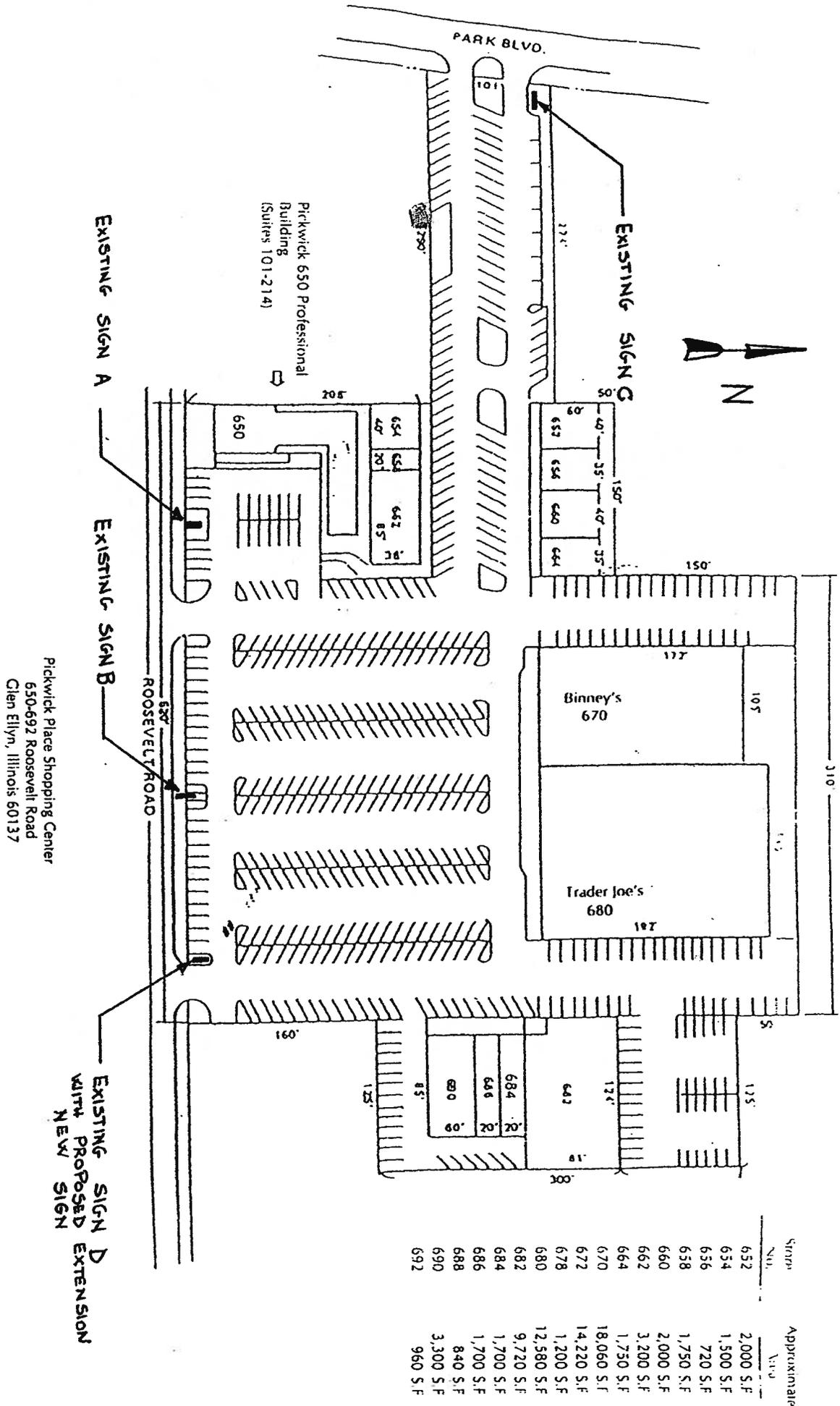
Drawn by: WJK



Date: 6/14/95  
 Revised: 8/2/95

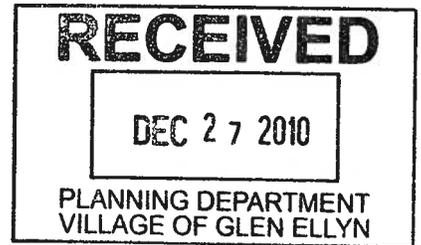
Scale: 3/8" = 1'-0"  
 Sheet: 1 of 2

# Exhibit "D"



31

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



APPLICATION FOR SIGN VARIATION

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: CHICAGO PRIME MEATS  
Address: 711 ROOSEVELT RD., GLEN ELLYN, IL 60137  
Phone No.: (630) 790-0100 Fax No.: (630) 790-1959  
E-mail: ken@chicagoprime.com  
Ownership Interest in the Property in Question: PROSPECT TENANT  
Name and address of the legal owner of the property (if other than the applicant):  
MADISON CORPORATE GROUP  
650 ROOSEVELT RD., SUITE 204, GLEN ELLYN, IL 60137

II. PROPERTY INFORMATION

Common address: PICKWICK PLACE Permanent tax index number: \_\_\_\_\_  
Zoning classification: C-3 Present use: SERVICE COMMERCIAL DISTRICT

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

Section 4-5-5(N)1, to allow a total of 327sf of shopping center Identification Signage in lieu of the maximum of 120sf of shopping center Identification Signage permitted by the code.

## SIGN TABLE

- ALL EXISTING AND PROPOSED SIGNS -

**Conforms**

| <u>Key Words</u><br><u>Yes/No</u> | <u>Height</u> | <u>Size</u> | <u>Sq. Ft.</u> | <u>Existing</u><br><u>or</u><br><u>Proposed</u> | <u>Type</u><br><u>as per</u><br><u>Village</u><br><u>Sign Code*</u> | <u>Village</u><br><u>Sign</u><br><u>Code</u> |
|-----------------------------------|---------------|-------------|----------------|---|---|--|
| SIGN A                            | 14.2          | ' x 7.0'    | 99             | EXISTING  | SC  |  |
| SIGN B                            | 12.0          | ' x 7.0'    | 84             | EXISTING  | SC  |  |
| SIGN C                            | 7.6           | ' x 7.0'    | 53             | EXISTING  | SC  |  |
| SIGN D                            | 6.0           | ' x 10.0'   | 60             | EXISTING  | SC  |  |
|                                   |               | ' x ' =     |                |   |   |  |
| SIGN D                            | 9.0           | ' x 10.0'   | 90             | PROPOSED  | SC  |  |
|                                   |               | ' x ' =     |                |   |   |  |
|                                   |               | ' x ' =     |                |   |   |  |
|                                   |               | ' x ' =     |                |   |   |  |
|                                   |               | ' x ' =     |                |   |   |  |

**LOCATE ALL SIGNS (Existing & Proposed) ON ATTACHED SITE PLAN AND A FAÇADE DRAWING.**

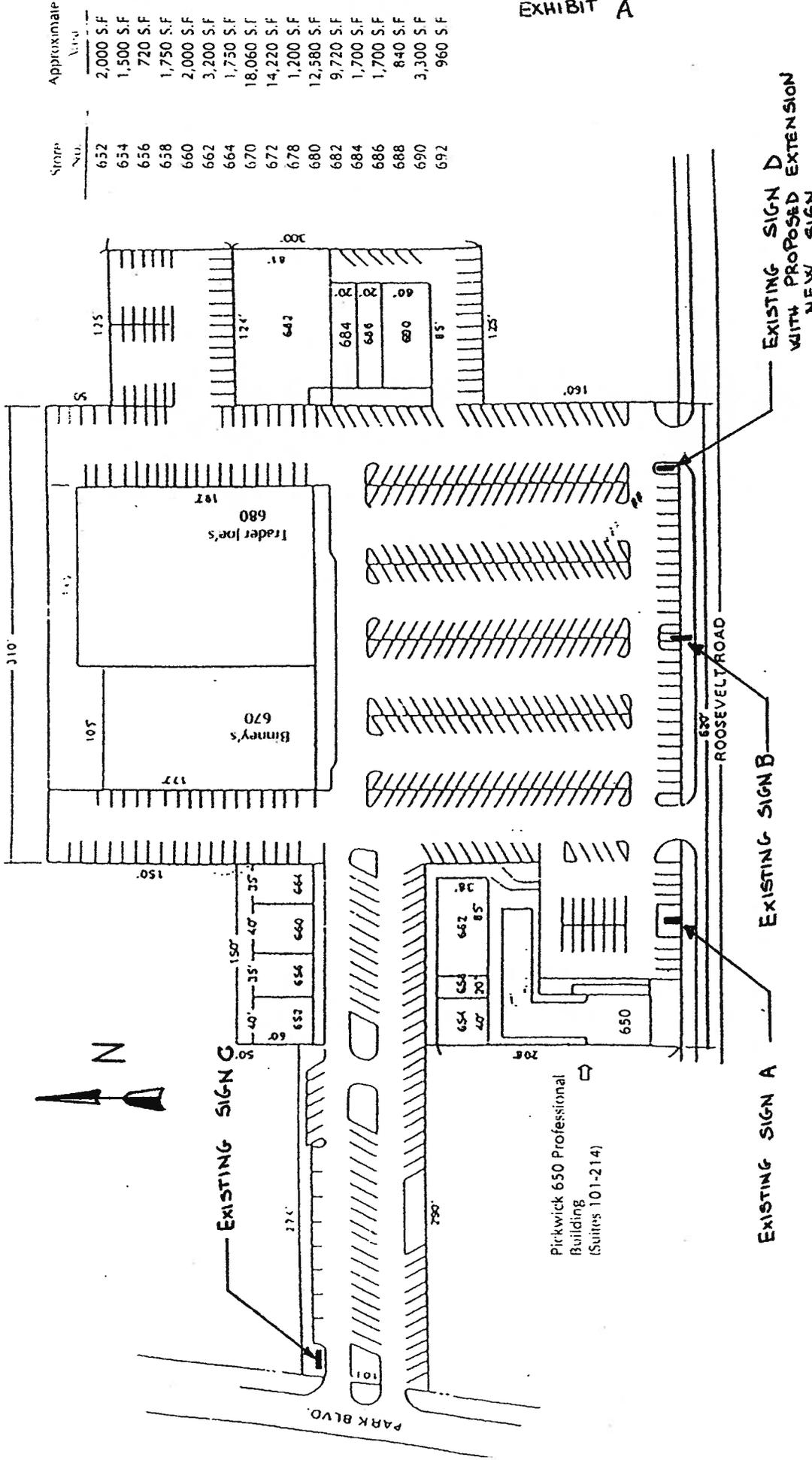
**\*Primary = P**

**Shopping Center = SC**

**Incidental = I**

**Other = O – Identify as per the Village Sign Code**

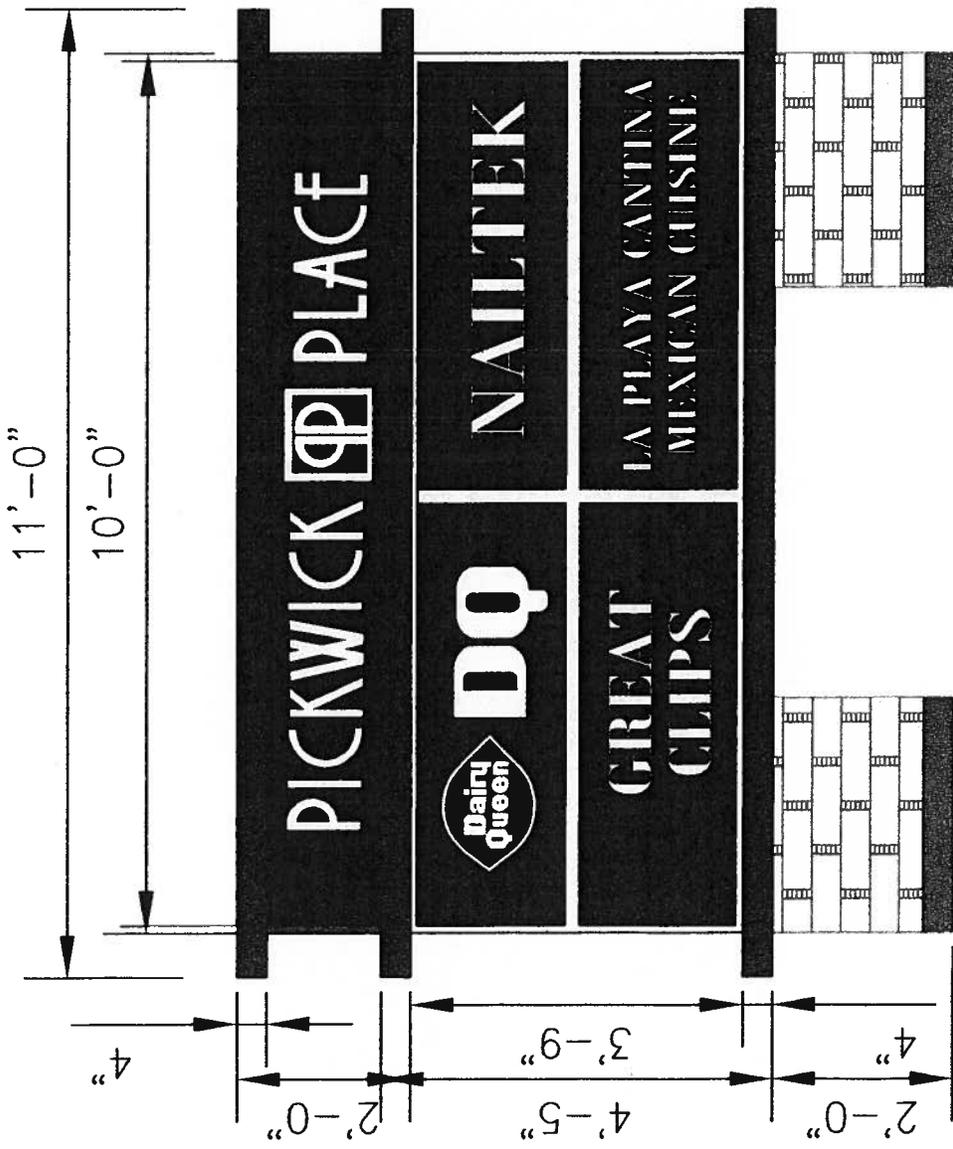
EXHIBIT A



Pickwick Place Shopping Center  
 650-692 Roosevelt Road  
 Glen Ellyn, Illinois 60137

| Street No. | Approximate Area |
|------------|------------------|
| 632        | 2,000 S.F.       |
| 634        | 1,500 S.F.       |
| 636        | 720 S.F.         |
| 638        | 1,750 S.F.       |
| 660        | 2,000 S.F.       |
| 662        | 3,200 S.F.       |
| 664        | 1,750 S.F.       |
| 670        | 18,060 S.F.      |
| 672        | 14,220 S.F.      |
| 678        | 1,200 S.F.       |
| 680        | 12,580 S.F.      |
| 682        | 9,720 S.F.       |
| 684        | 1,700 S.F.       |
| 686        | 1,700 S.F.       |
| 688        | 840 S.F.         |
| 690        | 3,300 S.F.       |
| 692        | 960 S.F.         |







chicago Prime  
MEAT MARKET & CATERING



**ANSWERS TO APPLICATION FOR SIGN VARIATION REQUEST**

**RECEIVED**

**DEC 27 2010**

**PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN**

A-1. This request for Sign Variation is simply for the purpose of effective communicating by the use of a reasonable, orderly and effective sign display without compromising the integrity of the architectural elements of the Shopping Center.

A-2. If the strict letter of the code were to be carried out, Chicago Prime Meats would not be granted a space for Identification Signage. Not having a representation on the Shopping Center for a property that does not face the main road (Roosevelt Road), would present a great challenge and hardship for Chicago Prime Meats, or any business by that matter, that would be very difficult to overcome.

A-3. If approval were not granted, due to the very severe lack of visibility of this property from the main road (Roosevelt Road), Chicago Prime Meats would not be able to yield a reasonable return nor would it be able to utilize its potential to attract new customers. If approval were granted, it would help Chicago Prime Meats have a Great visibility to traffic traveling West and East on Roosevelt Road, exponentially increasing the possibility of attracting new customers and as a result yielding a more reasonable return.

A-4 The Sign Variation, if granted, will not alter the essential character of the locality. The sign would be the exact same in construction and appearance as the existing signs.

B-1. If the strict letter of the code were to be carried out, Chicago Prime Meats would not be granted a space for Identification Signage. Considering the perpendicular positioning of the property to the main road (Roosevelt Road), Chicago Prime Meats would have zero visibility to traffic traveling West on Roosevelt Rd, and Very limited visibility to traffic traveling East. Therefore, Chicago Prime Meats would be in a very difficult position of attracting new customers, or even maintaining the existing ones (due to lack of visibility significant portion of "impulse buying" is lost). It is relevant to note that just a few years ago, businesses occupying the same property were faced with the same challenges and hardships as Chicago Prime Meats would. After few of them failed to make it, (Textbook Store, China Boat and Las Marias), others decided to request for Sign Variation and were granted a sign monument at the East entrance from Roosevelt Rd. It is also relevant to note that the property in question is presently occupied by a business (Karmis Carpets), that does not have a representation on the existing signs and the business is closing its doors.

B-2. This petition for variation would not be applicable to other property within the same zoning district because all the other properties do already have representation on the existing signs.

B-3. The purpose of this variation has been initiated by a prospective tenant, Chicago Prime Meats, which has no ownership nor interests tied to this property.

B-4. Chicago Prime Meats has no interest nor ownership in this property and the sole purpose of applying for this variation is to provide Chicago Prime Meats with adequate visibility.

B-5. The Sign Variation, if granted, will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood because the sign would be the exact same in construction and appearance as the existing signs.

B-6. a. This sign would be considerably lower than the existing Pickwick signs.

B-6. b. This variation would be just an extension of the existing sign and will not increase the hazard from fire or other dangers to the property.

B-6. c. The sign would be the very same size, shape and use as all the other signs at the Shopping Center.

B-6. d. The sign would be just an extension of the existing sign therefore it will not diminish or impair property values within the neighborhood.

B-6. e. The sign is well set back from the Roosevelt Rd., and would not impact the traffic in any way.

B-6. f. The sign would not create any nuisance due to its low-profile style and relatively smaller size than other existing signs in the shopping center.

B-6. g. The sign fees, expenses and any maintenance will be paid by either the landlord or Chicago Prime.

B-7. This variation request would only be an extension of the existing sign and would not need any use of land or building structure.

B-8. Chicago Prime Meats is a relatively new business (Opened in June 2007), currently located in Glen Ellyn Crossings Mall, in Glen Ellyn. Due to our great success and rapid growth, Chicago Prime is in a desperate need to relocate to a bigger place (currently operating at a 1,875sf space, planning to move into a 6,000-7,000sf place). Our continued success and growth will heavily depend on the selection of our future location and Glen Ellyn has always been the top choice on our list. We believe that Pickwick Mall is a great fit for Chicago Prime, as well as a great addition to the Pickwick's tenant mix. However, we also believe that due to the high lack of visibility of the property in question, Chicago Prime would be faced with a great deal of challenge and hardship for continued success and growth if not properly represented on the existing Pickwick East entrance monument sign. It is our hope that a favorable ruling on this sign variation request will enable us to join Pickwick Mall, and greatly contribute to Chicago Prime's future growth and success.

Thank you for the opportunity to present our request.

Chicago Prime Meats, LCC



Date 12/23/10



STATE OF ILLINOIS        )  
  ) as  
COUNTY OF COOK        )

AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned, on oath, states:

1. The undersigned is a general partner of Pickwick Associates Limited Partnership; an Illinois limited partnership (the "Partnership").

2. The Partnership is the sole beneficiary of The Chicago Trust Company, as Trustee under a Trust Agreement dated March 9, 1978 and known as Trust No. 1071770 (the "Trust"), the legal title holder of the property legally described on Schedule A of Tigor Title Insurance Company ("Tigor") Commitment for Title Insurance No. 000749698N (the "Property"). The properties are most commonly known as Pickwick Place Shopping Center and Village Commons Shopping Center, both located in the Village of Glen Ellyn.

3. This Affidavit is made and delivered to the Village of Glen Ellyn and may be relied upon by the Village.

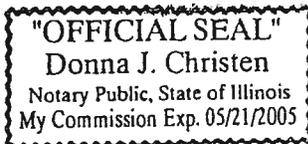
Pickwick Associates Limited Partnership, an Illinois limited partnership (the "Partnership")

By: The Christopher Corporation, a Delaware corporation,  
a General Partner of the partnership

By: Thomas D. Eilers  
Thomas D. Eilers,  
President of The Christopher Corporation

Subscribed and sworn to  
before me this 5th day  
of August 2002.

Donna J. Christen  
Notary Public



My Commission Expires: \_\_\_\_\_

# Schedule B Partners' or Shareholders'

Attach to your Form IL-1065 or Form IL-1120-ST

Write your name as shown on your Form IL-1065 or Form IL-1120-ST:

PICKWICK ASSOCIATES LIMITED PAR

## Step 1: Provide the following information

- 1 Write the amount of base income or net loss from your Form IL
- 2 Write the apportionment factor from your Form IL-1065 or Form

## Step 2: Identify your partners or sharehol

A

Name and Address

1 CLAUDE C. BOLES, TRUSTEE  
BOLES TRUST UAD 10/15/84  
2237 ROYAL RIDGE DRIVE  
NORTHBROOK IL 60062-8608

2 DR. LEONARD G. GINGER  
2100 BURR OAK DRIVE  
GLENVIEW IL 60025

3 GEORGE F. SUTHERLAND, TRUSTEE  
PBO GEORGE F. SUTHERLAND  
4039 CENTRAL AVE  
WESTERN SPRINGS IL 60558

4 CHARLES D. HARVEY, JR.  
596 OAK STREET  
WINNETKA IL 60093

5 PHILIP R. PETERSON  
20 COURT OF ISLAND CT.  
NORTHBROOK IL 60062

6 DR. TASSOS NASSOS  
3744 WHIRLWAY DRIVE  
NORTHEROOK IL 60062

- 7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

# Schedule B Partners' or Shareholder

Attach to your Form IL-1065 or Form IL-1120-S

Write your name as shown on your Form IL-1065 or Form IL-1120-S

PICKWICK ASSOCIATES LIMITED P

## Step 1: Provide the following information

- 1 Write the amount of base income or net loss from your Form IL-1065 or Form IL-1120-S
- 2 Write the apportionment factor from your Form IL-1065 or Form IL-1120-S

## Step 2: Identify your partners or shareholders

A

Name and Address

- 1 FRANK ROSS, TRUSTEE  
FRANK HOWARD ROSS III, REVOCABLE TRUST  
190 KIMBERLY ROAD  
BARRINGTON IL 60010
- 2 DR. ROLAND THOMAS  
195 N. HARBOR DR., #4902  
CHICAGO IL 60601
- 3 THE CHRISTOPHER CORPORATION  
530 CHERRY STREET  
WINNETKA IL 60093-26
- 4 EQUITY RESOURCE FUND  
1280 MASSACHUSETTS AVE., 4TH FLOOR  
CAMBRIDGE MA 02138
- 5 MARY CARTER, TRUSTEE  
CARTER LIVING TRUST UAD 5/24/99  
910 ISLAND DRIVE, #304  
RANCHO MIRAGE CA 92270
- 6 CYNTHIA CARLSON, CO-TRUSTEE  
CARTER TRUST B UAD 11/20/90  
2628 ROTHLAND  
PLANO TX 75023

- 7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See Instructions.)

# Schedule B Partners' or Shareholders'

Attach to your Form IL-1065 or Form IL-1120-ST

Write your name as shown on your Form IL-1065 or Form IL-1120

PICKWICK ASSOCIATES LIMITED PARTNERSHIP

### Step 1: Provide the following information

- 1 Write the amount of base income or net loss from your Form IL-1065 or Form IL-1120
- 2 Write the apportionment factor from your Form IL-1065 or Form IL-1120

### Step 2: Identify your partners or shareholders

A

Name and Address

1 RENWOOD PROPERTIES, INC.  
C/O CHRISTOPHER WOOD  
2755 NE 51ST AVENUE  
PORTLAND OR 97213

2 CYNTHIA D. CARLSON  
2628 ROTHLAND LANE  
PLANO TX 75023

3 DENISE G. JONES  
800 WESTHILL TERRACE COURT  
CLEBURNE TX 76003

4 MELISSA D. COX  
4617 EARLY MORN DRIVE  
PLANO TX 75093

5 WADE C. CARLSON  
4133 WIND WAY COURT  
DALLAS TX 75287

6 EQUITY RESOURCE ARLINGTON FUND  
1280 MASSACHUSETTS AVE., 4TH FLOOR  
CAMBRIDGE MA 02138

- 7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

# Schedule B

## Partners' or Shareholders

Attach to your Form IL-1065 or Form IL-1120-S

Write your name as shown on your Form IL-1065 or Form IL-1120-S

PICKWICK ASSOCIATES LIMITED PARTNERSHIP

### Step 1: Provide the following information

- 1 Write the amount of base income or net loss from your Form IL-1065 or Form IL-1120-S
- 2 Write the apportionment factor from your Form IL-1065 or Form IL-1120-S

### Step 2: Identify your partners or shareholders

A

Name and Address

①  
THOMAS D. EILERS/HKE1995 TRUST  
530 CHERRY STREET  
WINNETKA IL 60093

2  
JEANETTE E. EILERS  
530 CHERRY STREET  
WINNETKA, IL 60093

③  
DAVID E. ADAMS  
1630 WAGNER ROAD  
GLENVIEW IL 60025

④  
BETTY HOWARD BERGSTROM TRUST  
BETTY BERGSTROM, TRUSTEE  
55 EAST PEARSON STREET, #4704  
CHICAGO IL 60611

5  
ALVIN P. JOSEPHSON TRUST  
ALVIN P. JOSEPHSON, TRUSTEE  
2033 BUTTERFLY LANE, APT 109  
NAPERVILLE IL 60563-4700

6  
RESOURCE FRANKLIN FUND LTD PSHIP  
1280 MASSACHUSETTS AVE, 4TH FLOOR  
CAMBRIDGE MA 02138

- 7 Add the amounts shown in Column D for partners or shareholders for which you have entered a check mark in Column E. Write the total here. (See instructions.)

A-8

ORDINANCE NO.: \_\_\_\_\_

**ORDINANCE AUTHORIZING THE EXECUTION  
OF TWO INTERGOVERNMENTAL AGREEMENTS  
AND AN AMENDMENT BETWEEN THE  
VILLAGE OF GLEN ELLYN  
AND THE COLLEGE OF DUPAGE**

**WHEREAS**, the Village of Glen Ellyn and the College of DuPage have been involved in a lengthy dispute regarding the governmental jurisdiction of the Village over the property owned by the College of DuPage within the corporate boundaries of the Village; and

**WHEREAS**, a lawsuit has been filed by the College, the process of which has been stayed pending negotiations between the parties aimed at an intergovernmental agreement or agreements dealing with these issues; and

**WHEREAS**, neither party has abandoned its central views about jurisdiction but an intergovernmental agreement has been negotiated between the parties which deals with many of the issues of concern; and

**WHEREAS**, an additional intergovernmental agreement has been written relating to parkway maintenance; and

**WHEREAS**, on April 28, 2011, the DuPage College Board adopted the terms and conditions of an intergovernmental agreement and authorized its signature; and

**WHEREAS**, the Corporate Authorities of the Village of Glen Ellyn agree to the terms and conditions of that intergovernmental agreement with a single amendment to Section 2 regarding the applicability of ordinances; and

**WHEREAS**, the adoption by both parties of the intergovernmental agreements will bind them for a period of two years to operate under procedures worked out in a lengthy negotiation process; and

**WHEREAS**, in the absence of an intergovernmental agreement, which both parties can accept, the Village continues to believe that its jurisdiction over the College property is the same as that regarding other property in the Village and that its ordinances are required to be fully and fairly enforced; and

**WHEREAS**, the Corporate Authorities of the Village are willing to authorize the Village President to execute the original intergovernmental agreement but only if the College of DuPage should also be prepared to execute the First Amendment to that agreement, the execution of which is also approved in this Ordinance; and

**WHEREAS**, the Village also wishes to authorize the execution of a parkway maintenance agreement.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

**Section One:** The Village President and the Village Clerk are hereby authorized to execute:

1. An intergovernmental agreement between the College of DuPage and the Village of Glen Ellyn relating to the jurisdiction of both bodies as attached to and made a part of this Ordinance as Exhibit A.;
2. A first amendment to that intergovernmental agreement which is attached to and made a part of this Ordinance as Exhibit B.
3. A parkway maintenance agreement regarding Fawell Boulevard and Lambert Roads, which is attached to and made a part of this Ordinance as Exhibit C.

The approval of the execution of all three agreements and the execution of the documents must be accomplished by the College and the Village on or before May 24, 2011.

**Section Two:** The Village President and the Village Clerk shall only be authorized to execute these documents after the Board of Trustees of the College of DuPage shall have

authorized the execution by its appropriate officials of all three documents specified in Section One substantially in the form as contained in Exhibits A, B and C.

**Section Three:** This Ordinance, being a matter of urgency, is needed to resolve these issues and to cause the dismissal of the pending lawsuit shall take effect immediately upon its passage and approval and it shall also be published in pamphlet form as provided by law.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**AYES:**

**NAYS:**

**ABSENT:**

**Approved** by the President of the Village of Glen Ellyn, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
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 \_\_\_\_\_, 2011.)

**FIRST AMENDMENT TO  
INTERGOVERNMENTAL AGREEMENT  
BETWEEN THE COLLEGE OF DU PAGE AND  
THE VILLAGE OF GLEN ELLYN.**

This Agreement is made and entered into as of the last date set forth below (“Effective Date”), by and between the College of DuPage, DuPage County, Illinois (“College”), and the Village of Glen Ellyn, DuPage County, Illinois, (“Village”), together the (“Parties”) by and for the mutual purposes set forth below:

**W I T N E S S E T H :**

WHEREAS, the College has approved the execution of an Intergovernmental Agreement regarding their relationship and the jurisdiction of the Village; and

WHEREAS, the College passed the Intergovernmental Agreement and the Village is willing to abide by the terms and conditions of the Intergovernmental Agreement if one amendment is made to that document; and

WHEREAS, the Corporate Authorities of the Village wish to authorize the President and Village Clerk to execute the Intergovernmental Agreement and the First Amendment, which would be effectuated herein, contemporaneous with the execution of the First Amendment by the College; and

WHEREAS, the Village is willing to limit the application of its ordinances as is set forth in that First Amendment, which substitutes new language for Section 2 of the Intergovernmental Agreement regarding the Applicability of Ordinances; and

WHEREAS, the College understands the concerns of the Village and it believes that it may never be necessary for the Village to enforce any of the ordinances specified within the amendment to Section 2 because of a commitment by the College to regulate property owned by the College, in the Village, in such a manner as to fully secure the health and safety of College personnel, students and visitors;

**NOW, THEREFORE**, the respective governing Boards of the College and the Village agree, as follows:

1. Incorporation of Recitals. The preamble recitals set forth above shall be and are hereby incorporated as if fully set forth in this Paragraph 1.
2. Amended Section 2. Section 2 of the Intergovernmental Agreement, attached hereto as Exhibit A, previously approved by the College, entitled “Applicability of Ordinances,” is hereby entirely amended so that it shall hereafter read, as follows:
  2. Applicability of Ordinances. The Village agrees not to enforce any of its ordinances, and/or regulations, permits and codes, against the College, its Board members, employees, agents, and contractors, except for any Village ordinances related to liquor licenses,

ordinary restaurant licensing for the new Culinary Arts Center restaurants, traffic, and criminal regulations consistent with the Village's practices prior to this Agreement and unless expressly waived in this Agreement. In addition, the Village retains its right to enforce the following existing sections and existing language of the Village Code regarding health and safety:

- 1-4-1 General Penalty;
- 5-2-1 The Life Safety Code, (with the exception of those parts which relate to construction);
- 6-2-1--6-2-9 Offenses Against Public Peace;
- 6-5-1 Parades;
- 7-2-1—7-2-3 Nuisances;
- 7-6-5 Non-Residential Solid Waste Collection and Disposal;
- 7-6-7 Failure of Owner to Remove Solid Waste Collection and Disposal;
- 7-7-1—7-1-3 Air Pollution;
- 7-12-1—7-12-6 Weeds
- 7-13-1—7-13-21 Anti-Littering and
- 7-15-1—7-15-11 Illicit Discharge Detention and Elimination Regulations.

Additionally, the Village will continue to provide fire and police protection to the College and the Village agrees that the DuComm emergency response box card attached as Exhibit B will not materially changed by the Village without the College's consent.

3. Retention of Other Previous Provisions. With the exception of the one change regarding Section 2 of the prior Intergovernmental Agreement, all terms and conditions of that Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the College of DuPage and the Village of Glen Ellyn have caused this Intergovernmental Agreement to be executed by their duly-authorized officers thereof, as indicated below.

**College of DuPage**

**Village of Glen Ellyn**

By: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

A-9B



## VILLAGE OF GLEN ELLYN

# Proclamation

**W**HEREAS, James E. Comerford has served as Village Trustee for four years; and

**W**HEREAS, Jim has served as Trustee Liaison to the Architectural Review Commission and the Building Board of Appeals, and also served on the Liquor Control Commission for four years; and

**W**HEREAS, serving a term on the Village Board requires many hours of reading, researching, studying and attending approximately 250 night meetings; and

**W**HEREAS, Jim's four years as Trustee satisfy his public service commitment as set forth by the voters of Glen Ellyn; and

**W**HEREAS, Jim was a thoughtful and concerned member of the Board;

**N**OW, THEREFORE, I, MARK PFEFFERMAN, PRESIDENT OF THE VILLAGE OF GLEN ELLYN, do hereby convey the appreciation of the Village Board and the residents of Glen Ellyn for the dedication, good humor and service of James E. Comerford, Village Trustee, and for his many hours of tireless service and immeasurable contributions which help keep Glen Ellyn a beautiful, safe and wonderful community.

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*Village President*

*attest:*

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*Village Clerk*

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*Date*



## VILLAGE OF GLEN ELLYN

# Proclamation

**W**HEREAS, Michelle Z. Thorsell has served as Village Trustee for four years; and

**W**HEREAS, Michelle has served as Trustee Liaison to the Capital Improvements Commission, the Recreation Commission, and the Plan Commission; and

**W**HEREAS, serving a term on the Village Board requires many hours of reading, researching, studying and attending approximately 250 night meetings; and

**W**HEREAS, Michelle's four years as Trustee satisfy her public service commitment as set forth by the voters of Glen Ellyn; and

**W**HEREAS, Michelle was a thoughtful and concerned member of the Board;

**N**OW, THEREFORE, I, MARK PFEFFERMAN, PRESIDENT OF THE VILLAGE OF GLEN ELLYN, do hereby convey the appreciation of the Village Board and the residents of Glen Ellyn for the dedication, good humor and service of Michelle Z. Thorsell, Village Trustee, and for her many hours of tireless service and immeasurable contributions which help keep Glen Ellyn a beautiful, safe and wonderful community.

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*Village President*

*attest:*

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*Village Clerk*

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*Date*