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

Agenda
Glen Ellyn Village Board of Trustees
Monday, November 14, 2011
8:00 p.m. – Galligan Board Room

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Village Recognition:

   A. Police Officer Tom Staples received two letters of thanks for participating in the following events: the National Prescription Drug Take Back Day with the Drug Enforcement Administration, and the annual Community Shredder Event. He also received a thank-you note from a resident in appreciation for his assistance with locating a lost item.

   B. The Police Department received a letter of thanks from Glen Crest Middle School in appreciation for their support by donating a basket for the raffle table.

   C. The Public Works Department received a call from a resident on Western Avenue, thanking them for the speedy resolution of a problem involving a large tree branch which had blocked the street and downed a power line.

5. Audience Participation

   A. Marc Raymond, General Manager of the Glen Oak Country Club, will accept a Proclamation in recognition of the 100th anniversary of the Country Club.

   B. Madden Scholarship presentation by Police Chief Norton.

   C. Village Clerk Connors will administer the Oath of Office to new Finance Director Kevin Wachtel.

   D. Finance Director Wachtel will present the Distinguished Budget Presentation Award to the Village of Glen Ellyn from the Government Finance Officers Association.

   E. Open:

   Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk.

6. Consent Agenda

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

A. Village Board Meeting Minutes:

1. October 24, 2011 Board Workshop
2. October 24, 2011 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - $2,209,936.80.

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

C. Ordinance No. 5968-VC, an Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited at All Times) of the Village Code of the Village of Glen Ellyn, Illinois Regarding Parking on St. Charles Road. *(Police Chief Norton)*

D. 1. Ordinance No. 5969, an Ordinance Amending Ordinance 5769 which Amended Ordinance 5687 to Modify a Condition Related to the Undergrounding of Utilities for the Brandon Court Apartments Located at 16-34 Greenwood Street.

2. Motion granting approval of a partial fee waiver for CHAD's (Community Housing Advocacy Development) request for an amendment to the Brandon Court Apartment Planned Unit Development to reduce the required fee from $2,500 to $1,250. *(Planning and Development Director Hulseberg)*

E. Ordinance No. 5970-VC, an Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code of Glen Ellyn, Illinois, to Decrease the Number of Permitted Class D-2 Liquor Licenses. *(Administrative Services Coordinator Underhill)*

F. Resolution No. 11-17, a Resolution Concerning the Formal Recognition of Glenbard District 87 Students and/or Teams who are Champions in a State Competition Through Public Displays. *(Assistant to the Village Manager Schrader)*

G. Ordinance No. 5971, an Ordinance Designating the Property Located at 542 Hillside Avenue as a Glen Ellyn Landmark. *(Planning Intern Strong)*

H. Ordinance No. 5972, an Ordinance Designating the Property Located at 418 Ridgewood Avenue as a Glen Ellyn Landmark. *(Planning Intern Strong)*

I. Ordinance No. 5973-VC, an Ordinance to Amend Section 9-5-7 (Schedule G; Parking Prohibited During Certain Hours) of the Village Code of the Village of Glen Ellyn, Illinois Regarding Parking in the Lambert Farms Subdivision. *(Police Chief Norton)*

7. Motion to approve an Interior Improvement Grant request in the amount of $15,000 to Subway to be located at 572 Crescent Boulevard. *(Trustee Ladesic)*

   Planning and Development Director Staci Hulseberg will present information on the request of Subway for approval of grant assistance through the Interior Improvement Grant Program. Subway is a new submarine sandwich and fast food restaurant planning to open in the Central Business District at 572 Crescent Boulevard.

8. Motion to approve an Interior Improvement Grant request in the amount of $12,500 and a Façade Improvement Grant request in the amount of $526 to the Cantina Restaurant located at 499 Pennsylvania Avenue. *(Trustee McGinley)*

   Planning and Development Director Staci Hulseberg will present information on the request of Cantina for approval of grant assistance through the Interior and Façade Improvement Grant programs. Cantina is a new Mexican restaurant that opened in July of 2011 in the Central Business District at 499 Pennsylvania Avenue.

9. Finance Director Kevin Wachtel will present information concerning the 2011 proposed property taxes for the Village of Glen Ellyn and the Glen Ellyn Public Library which will be collected in 2012. *(Trustee Cooper)*

   A. Public Hearing to receive comment on the proposed 2011 property taxes for the Village of Glen Ellyn and the Glen Ellyn Public Library.

   B. First reading of Ordinance No. --- , An Ordinance for the Levy and Assessment of Taxes in the Amount of $10,454,440 for the Fiscal Year Beginning May 1, 2011, and Ending April 30, 2012, of the Village of Glen Ellyn, DuPage County, Illinois.

      This first reading of the proposed property tax levy is a non-binding "straw vote" of the Village Board for the purpose of providing an opportunity for the public to raise additional questions or comments about the Village and Library proposed property taxes for 2011. Final approval of the proposed 2011 property tax levy is scheduled for Monday, November 28, 2011.

10. Motion to approve the Recreation Department user fee schedule for calendar year 2012. *(Trustee Friedberg)*

    Recreation Director Matt Pekarek will present information on the Recreation Commission and the Recreation Department annual review user fees, including green fees and other charges at the Village Links golf course.

11. Reminders:

    - The next Village Board Workshop is scheduled for Monday, November 21, 2011 at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

- The next Regular Village Board Meeting is scheduled for Monday, November 28, 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.

12. Other Business?

13. Motion to adjourn to Executive Session for the purpose of discussing threatened or pending litigation; the sale or lease of property; and the appointment, employment, compensation, discipline, performance or dismissal of specific employees, adjourning thereafter without returning to open session. *(Trustee Hartweg)*

14. Press Conference

A-5A

VILLAGE OF GLEN ELLYN

Proclamation

WHEREAS, the original Pickwick Country Club was founded January 7, 1909 and was to include 130 acres of the McGarry farm with nine fairways and greens which were purchased in 1911. Noted golf course architect Tom Bendelow was hired to design an additional nine holes that surrounded the original nine; and

WHEREAS, the name, Glen Oak, was selected as being representative of both Glen Ellyn and Oak Park and became permanent when the official corporate papers for Glen Oak Country Club were approved on January 17, 1911; and

WHEREAS, in 1929, a statue was constructed which stands near the main clubhouse entrance in the pathway leading up to the parking area. Named for one of the most popular and capable caddies nicknamed "Pinky", this cherished piece of art stands as a memento of the Club spirit which helped to make Glen Oak one of today's outstanding Country Clubs; and

WHEREAS, numerous expansions and renovations have taken place over the years which have served to enhance the beauty and serviceability of the grounds and buildings; and

WHEREAS, today Glen Oak has a very successful Junior Golf program, stressing the goals of friendly competition, fun and camaraderie to its almost 150 participants and was the host site of the 2011 Illinois State Amateur Championship Tournament;

NOW, THEREFORE, I, MARK PFEFFERMAN, PRESIDENT OF THE VILLAGE OF GLEN ELLYN, on behalf of the Board of Trustees, do hereby express our most sincere congratulations and best wishes to the Glen Oak Country Club as they celebrate 100 years of excellence and service to the Glen Ellyn community. We wish them continued growth and success.

_____

Village President

attest:

_____

Village Clerk

_____

Date

A-5D

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Kevin Wachtel, Finance Director KW
Larry Noller, Assistant Finance Director LN

DATE: November 7, 2011

RE: GFOA Distinguished Budget Award

Background

The Government Finance Officers Association of the United States and Canada (GFOA) has presented the Village of Glen Ellyn with the Distinguished Budget Presentation Award for our fiscal year 2011/12 budget.

This is the third consecutive year Glen Ellyn has received this award from the GFOA and represents a significant achievement by the Village. It reflects the commitment of the Village Board and management to meeting the highest principles of governmental budgeting. In order to receive the budget award, the Village had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as a policy document, a financial plan, an operations guide and a communications device. Budget documents must be rated "proficient" in all four categories and the fourteen mandatory criteria within those categories, to receive the award.

Action Requested

Informational only.

Attachments

- Copy of award certificate.

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Village of Glen Ellyn

Illinois

For the Fiscal Year Beginning

May 1, 2011

President

Executive Director

Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
October 24, 2011

A-6A,

Time of Meeting: 6:30 p.m.

Present: President Pfefferman; Trustees Cooper, Hartweg, Henninger and Ladesic; Village Clerk Connors, Village Attorney Diamond.
Staff present: Village Manager Franz, Interim Finance Director Noller, Interim Public Works Director Perrigo, Police Chief Norton.

1. **Call to Order**

President Pfefferman called the Board Workshop to order at 6:30 p.m. with a roll call. Trustees Hartweg, Henninger, and Cooper, responded "Present." Trustees Friedberg and McGinley were excused. There was no quorum present until Trustee Ladesic arrived at 6:43 p.m. during Mr. Lantz's presentation of the Village's annual financial report.

2. **Presentation of Comprehensive Annual Financial Report**

Interim Finance Director Larry Noller introduced Mr. Lantz from the accounting firm of Sikich LLC. Mr. Lantz gave an outline of the ingredients in the financial report including the audit report and the reasons for the report. He explained the new elements included this year. The Glen Ellyn Library and Volunteer Fire Company will also be included in this year's report. He explained assets; statement of activities; the change in net assets; balance sheet of government funds showing all funds, which may be reevaluated in the future as others have done; traditional income statement showing revenue and expense proprietary funds; user fees and proprietary funds/cash flow statements. Mr. Lantz discussed deposits and investments, debt, and pension plans, both IMRF and police. He answered questions from Village Board members; there were no questions from the public.

3. **Budget Policy Review Discussion**

There was a short introduction by Village Manager Franz detailing four items planned for discussion this evening and describing issues to come before the Board in the future.

Interim Finance Director Larry Noller presented information concerning the Home Rule Sales Tax. The balance is now $418,552 after pension contribution. Reserves are over the minimum after expenses. The Home Rule Sales Tax budget is balanced.

The commercial Special Service Areas is funding commercial areas and is now 12.5¢. It could be raised to 15¢, but staff is recommending it remain at its current level even though a 5% drop in revenue is anticipated.

It is anticipated there will be a 25% cash reserve in all funds. The cash reserve is for emergencies and the 25% is the minimum level the Village maintains. Cash reserves have recovered, but are threatened by a possible drop in income tax revenue.

The Facility Management Reserve Fund has not been part of the General Fund after 2008/09 and there have been no contributions to the Fund since then. Updating this line item will be considered next year.

The Village Board asked Mr. Noller questions regarding the Home Rule Sales Tax and the Facility Maintenance Reserve Fund.

Manager Franz explained that some goals will not be implemented until the May 1, 2012 budget begins. The Volunteer Fire Company and Police Fund showed a savings this year and there was a savings of about $36,000 in turnover costs because Larry Noller took over the responsibility in the Finance Department. A large Thank You was extended to Mr. Noller for the wonderful job he has done as Interim Finance Director.

4. Preliminary Tax Levy Discussion

Larry Noller, Interim Finance Director, explained the property tax levy. Property taxes are used for the following: 27% for bonds; 25% for capital programs (mainly 20 street improvements) and 48% for General Fund operations. He then explained each of the three uses in detail. The Library is included with the Village. Of the total collected, 2.6% is for the Library and 6.6% is the Village. Mr. Noller reviewed the tax cap law. Although it does not apply to home rule communities, which Glen Ellyn is, the Village has always followed the limit of the law. The total levy is $10.4 million. There are abatements for the Village Links and the Glen Ellyn Library which were explained. Mr. Noller announced the schedule for public hearing notices and meetings.

5. Other Items?

None

6. Adjournment

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

Submitted by:

Suzanne R. Connors,
Village Clerk

Minutes
Regular Minutes
Glen Ellyn Village Board of Trustees
Monday, October 24, 2011

A-6A2

Call to Order

Village President Pfefferman called the meeting to order at 8:05 p.m.

Roll Call

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

Pledge of Allegiance

The Pledge of Allegiance was led by President Pfefferman.

Village Recognition:

A. A resident emailed the Village to thank them for the recent installation of street lights in their area.

B. The Village Board would like to express their thanks and appreciation to Police Sergeant Jim King and Police Officer Nick Catalano for their assistance to Glenbard South on October 14. Their efforts promoted safety and community spirit throughout the Village.

C. Our Police Department received a letter of thanks from Lombard's Chief of Police Byrne for assisting with the Susan G. Komen Race for the Cure event on September 25. Community Service Officer Nick Bellini's help was especially appreciated.

D. The Village recognizes the persons chosen for the Character Counts awards as follows: Alex Demos, Kathy Gilligan, Craig Hoffman, Ed Kolar, Dave Ludwig, Dick Mylander, Curtis Rolfe, Debra Shakin, and Rev. George Smith. The Village salutes their efforts and congratulates them on their well-earned recognition.

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

Mark Binkerd	Finance Department	10 years
Stephanie Chandler	Public Works Department	5 years
Gregorio Garcia	Public Works Department	5 years
Gayle Lendabarker	Glenbard Wastewater	5 years

Audience Participation

A. A Proclamation in observance of Community Planning Month was mentioned by President Pfefferman. He took the opportunity to thank Planning and Development Director Staci Hulseberg and her staff for the excellent job they do.

B. President Pfefferman announced that the lawsuit regarding the property at Park and Hillside involving the Village was dismissed.

C. Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. No one indicated they wished to speak.

D. President Pfefferman presented details about the Zombie Walk and Chamber of Commerce up-coming Halloween activities.

Consent Agenda

Village Manager Franz presented the Consent Agenda: Village President Pfefferman called for questions and /or discussion of the items on the Consent Agenda.

Trustee Hartweg moved and Trustee Cooper seconded the motion that the following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

A. Village Board **Meeting Minutes**:

1. October 10, 2011 Regular Workshop
2. October 10, 2011 Regular Meeting

B. Total Expenditures (**Payroll and Vouchers**) - $1,492,977.56.

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

C. **Appoint** Kevin Wachtel as the **Village's Finance Director** effective November 2, 2011.

D. Waive Sections 10-4-17.2(B)25 for the C5B Central Business District and 10-4-17.1(B)32 for the C5A Central Business District (Promotional Activities) of the Glen Ellyn Zoning Code and Section 6-2-2.5 (Unnecessary Noises) of the Glen Ellyn Village Code in order to permit the **Glen Ellyn Chamber of Commerce to** host their annual **Halloween Event** in Downtown Glen Ellyn on Saturday, October 29, 2011 between 10:00 a.m. and 1:00 p.m. and between 3:00 p.m. and 7:00 p.m.

E. Waive Section 10-4-17.1(B)32 (Promotional Activities) of the Glen Ellyn Zoning Code and Section 4-5-7 (Prohibited Signs) of the Glen Ellyn Village Code to permit the **Alliance of Downtown Glen Ellyn** to host **holiday activities** in the Central Business District from December 3, 2011 through December 17, 2011.

F. Amend the temporary code waivers approved on July 25, 2011 for the **Bridge Communities' Charity Event** at Gearhead Auto Repair to change the date of the event from January 28, 2012 through January 29, 2012 to February 4, 2012 through February 5, 2012.

G. **Ordinance No. 5965**, an Ordinance **Proposing a Redevelopment Plan and Project** for, and the Designation of the **Central Business District Tax Increment Allocation Redevelopment Area** and the Adoption of Tax Increment Financing Therefore, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

H. Receive the Village's **Comprehensive Annual Financial Report** for the fiscal year ended April 30, 2011.

I. Approve the **Police Pension Board's Municipal Compliance Report** for the fiscal year ended April 30, 2011.

J. Declare certain pieces of **equipment and vehicles surplus** and approve the disposal of these various obsolete Village vehicles and equipment.

K. Accept the recommendation of Village President Pfefferman that **Eleanor Saliamonas** be appointed to the **Historic Preservation Commission** for a term ending December 31, 2012.

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

Ordinance No. 5966 – 605 Euclid Avenue – Zoning Code Variation for Lot Coverage Ratio

Planning and Development Director Staci Hulseberg presented information on a request by Ann and Robert Graham for a variation from the Glen Ellyn Zoning Code, Section 10-4-8(E)1, to allow the construction of a one-story screened porch addition to the principal structure that results in a lot coverage ratio of 21.72% in lieu of the maximum permitted lot coverage ratio of 20%. The subject property is an interior lot located on the east side of Euclid Avenue, between Hawthorn and Linden, in the R2 Residential District. The Zoning Board of Appeals recommended approval by a vote of 5-1 with the condition that no second story be allowed above the porch addition.

Trustee Cooper moved and Trustee Ladesic seconded the motion that Ordinance No. 5966 be passed, An Ordinance Approving a Variation from the Lot Coverage Ratio Requirements of the Zoning Code to Allow a One-Story Screen Porch Addition to the Existing House for Property at 605 Euclid Avenue.

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

Interior Improvement Grant – 572 Crescent Boulevard – Subway Restaurant

Planning and Development Director Staci Hulseberg presented information on the request of Subway for approval of grant assistance through the Interior Improvement Grant Program. Subway is a new submarine sandwich and fast food restaurant tentatively planning to open October 29, 2011 in the Central Business District at 572 Crescent Boulevard. The owner is requesting grants for both interior and exterior funding. Because of the cost of the renovations, he is eligible for the maximum amount of a grant of $15,000. Director Hulseberg explained that staff did not recommend exterior lighting or signage on the awning as part of the exterior facade request.

Trustee Ladesic moved, seconded by Trustee Hartweg to approve an Interior Improvement Grant request in the amount of $15,000 to Subway to be located at 572 Crescent Boulevard.

During discussion a question was raised regarding the amount and purpose of the grant requested since the space was already modern and appeared to be more of a build-out than a renovation. The Village Board discussed the kind of renovation that should be the primary purpose of grant assistance.

When asked, no one from the public wished to address the Village Board, but Mr. Patel, the owner of the Subway franchise, answered questions from Board members.

Trustee Ladesic moved and Trustee McGinley seconded a motion to table consideration of the Interior Improvement Grant request in the amount of $15,000 to Subway to be located at 572 Crescent Boulevard to the November 14, 2011 meeting.

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

It was suggested that more information/clarification be made available to the full Village Board for the November 14, 2011 meeting.

Ordinance 5967-VC - Amending Village Code to Adopt 2009 International Mechanical Code with Local Amendments

Planning and Development Director Staci Hulseberg presented information on the proposed adoption of the 2009 International Mechanical Code with local amendments. This Code prescribes the requirements for the installation of mechanical components and systems in new and existing buildings and structures except one- and two-family dwellings and townhouses. It has been revised by the International Code Council for the purpose of introducing new technology, products and equipment and to address new hazards. The Building Board of Appeals voted unanimously to recommend approval.

Trustee Hartweg moved and Trustee McGinley seconded the motion that Ordinance No. 5967-VC be passed, An Ordinance Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois to Adopt the 2009 International Mechanical Code with Local Amendments.

Upon roll call, Trustee Hartweg, McGinley, Cooper and Ladesic voted "Aye." Motion carried.

Resolution No. 11-16 – Proposed Property Tax Levy

Interim Finance Director Larry Noller presented information concerning the 2011 proposed property tax levy for the Village of Glen Ellyn and Glen Ellyn Public Library which will be collected with tax bills issued in 2011. The proposed resolution is the first step of the process to levy property tax for the fiscal year May 1, 2011 – April 30, 2012 and provides an estimate of the levy amounts needed for that upcoming fiscal year. This estimate may be modified prior to final adoption of the property tax levy which is scheduled for November 28, 2011.

Trustee Hartweg moved and Trustee McGinley seconded the motion that Resolution No. 11-16 be passed, A Resolution to Record the Determination of the Corporate Authorities of the Village of Glen Ellyn of the Amounts of Money Estimated to be Necessary to be Raised by Taxation on Taxable Property for the Fiscal Year Beginning May 1, 2011, and Ending April 30, 2012.

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

Reminders:

- The next Regular Village Board Meeting is scheduled for Monday, November 14, 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.

Other Business?

- Trustee Cooper presented information concerning the up-coming Glenbard West musical and announced he had tickets for sale if anyone wanted to attend.

Adjournment

At 9:03 p.m. Trustee McGinley moved and Trustee Cooper seconded the motion to adjourn to Executive Session for the purposes of discussing the sale or lease of property, adjourning thereafter without returning to open session.

Upon roll call, Trustees McGinley, Cooper, Hartweg and Ladesic voted "Aye." Meeting adjourned.

Respectfully submitted,

Suzanne R. Connors,
Village Clerk

A-6c

MEMORANDUM

TO: Deputy Chief Holmer

FROM: Sergeant Norm Webber NWSO

DATE: November 8, 2011

RE: Parking on St. Charles Road

Background

The Department has been receiving complaints reference vehicles parking on St. Charles Road just west of Main Street. Currently, St. Charles Road maintenance falls under the jurisdiction of Dupage County and parking restrictions are in place through the County Code. Glen Ellyn Village Code does not list any parking restrictions on St. Charles Road, however, to properly enforce violations we need to establish an Ordinance that mirrors the one in place through DuPage County.

Issues

Vehicles park on St. Charles west of Main even though there is ample parking in the parking lot of Stacy Park. The Village does not currently have an Ordinance prohibiting this action and this limits the enforcement actions that can be taken.

Recommendation

I have drafted an Ordinance which prohibits vehicles from parking on St. Charles Road for your review. If the Ordinance is passed, I will contact DuPage County and request that additional NO PARKING signs be installed along St. Charles Road.

Please let me know if you have any questions.

11/8 - I agree with this recommendation. Uh

ok BM 11-8-11

VILLAGE OF GLEN ELLYN

ORDINANCE NO. _____ -VC

AN ORDINANCE TO AMEND SECTION 9-5-6
(SCHEDULE F; PARKING PROHIBITED AT ALL TIMES)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
REGARDING PARKING ON ST. CHARLES ROAD

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

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

ORDINANCE NO. _____ - VC

AN ORDINANCE TO AMEND SECTION 9-5-6
(SCHEDULE F; PARKING PROHIBITED AT ALL TIMES)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
REGARDING PARKING ON ST. CHARLES 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 9-5-6 (SCHEDULE F; PARKING PROHIBITED AT ALL TIMES) of the Glen Ellyn Village Code is hereby amended by the addition of the following:

Name of Street	**District**
St. Charles Road (north side)	From the village limits on the east to the village limits on the west.
St. Charles road (south side)	From the village limits on the east to the village limits on the west.

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___.)

A-6D

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner MJS

DATE: November 8, 2011

RE: Brandon Court Apartments – PUD Amendment

Background. On June 23, 2008, by the adoption of Ordinance 5687, the Community Housing Association of DuPage (CHAD) received approval of a Special Use Permit for a Planned Unit Development (PUD) for the Brandon Court Apartments. The approval allowed the construction of two 3-unit workforce housing apartment buildings on the westerly end of the property at 16-34 Greenwood Street. These two new buildings were in addition to two existing buildings located on the eastern end of the property. The original PUD included a Code deviation to allow the existing overhead utility lines located along the western property line to remain above ground. On June 22, 2009, CHAD received approval of an amendment to the original PUD to also allow the existing overhead utility lines running north to south through the center of the property to remain above ground. This was the second Code deviation for undergrounding granted to the petitioner. The amendment was approved by Ordinance 5769 and contains a condition requiring the secondary lines running from the associated utility pole to the existing buildings to be buried. There are 9 secondary overhead wires in this location. These secondary wires overhang a new drive-aisle and parking spaces that are being constructed as part of the project. CHAD is now requesting a third deviation for overhead wires to allow 2 of the 9 secondary lines to remain above ground. These 2 wires are the existing electrical lines serving the buildings and would be raised to meet the required clearance. The 7 remaining secondary lines would continue to be buried. The petitioner is also requesting a waiver or partial waiver of the required $2,500 PUD application fee.

Issues. One of the main reasons for the requested amendment is due to ComEd's requirement to underground the electrical wires from the existing transformer to the boxes on the sides of each building and to replace the existing tap boxes on the sides of the buildings. CHAD originally anticipated undergrounding the electrical wires from the transformer to the corners of each building and did not foresee needing to replace the tap boxes. The petitioner has received a cost estimate of $35,000 for this work (see attached email). Information has not been provided regarding what the cost would have been to underground the wires to the building corners. Therefore, we do not know what the difference in costs is. CHAD has also indicated that the increased depth of the new required tap boxes would impact parking. However, an evaluation of the site plan submitted by the petitioner shows that the minimum drive aisle and parking space widths required by Code would continue to be met and that no parking would be lost. Other change orders impacting the overall project costs are referenced in the petitioner's letter. Probably the main unforeseen cost issue faced during construction relates to the discovery of a large amount of buried concrete that required removal. However, some of the items contained in the petitioner's letter, including the items related to the perimeter site fencing, were known at the time of original approval.

This is the first fee waiver that staff knows of being considered by the Village Board. The Board's decision may set a precedent and encourage others to submit similar requests. The Village staff has received many requests from other governmental agencies, churches and other non-profit organizations over the years to waive fees. Thus far, the Village Board has not granted any such waivers that we are aware of.

Recommendation. The petitioner still plans to underground 7 of the 9 secondary utility wires in question. This will greatly enhance the existing aesthetics of the property. In addition, the safety issue with the existing low hanging wires will be addressed as the wires will be raised to meet the required 12-foot clearance. As only 2 secondary wires will remain, staff believes that the spirit and intent of the original condition will continue to be met. For these reasons, we have no objection to the proposed PUD amendment.

A request for an amendment to a previous approval requires an applicant to pay the same fee required for a new application which in this case is a $2,500 PUD fee. This is one of the Department's highest application fees. Minimal staff time was needed to process the request due to a clause in Ordinance 5769 which states that *"the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing."* Therefore, the application was not required to go through a Commission review process. In addition, limited staff needed to be involved in evaluating the request. In situations where Commission review is not required, staff believes that it would be appropriate to adopt a reduced application fee. Therefore, staff believes that in advance of processing a text amendment for a reduced application fee, it would be appropriate to reduce the application fee by half and return $1,250 to the applicant. We are not supportive of a full fee waiver as this is the petitioner's second request for an Ordinance amendment and staff has spent an unusual amount of time discussing a variety of other issues related to the requirements in the original approval with the applicant.

Action Requested. The Village Board may approve, approve with conditions or deny the petitioner's request for approval of an amendment to the Planned Unit Development Plan for the Brandon Court Apartments. Village staff has prepared an Ordinance to approve the request for consideration at the November 14, 2011 Village Board meeting. If the Village Board is in favor of granting a fee waiver or partial fee waiver, a motion will also need to be passed.

Attachments

- Letter from Paul Chedda dated October 31, 2011
- Email from Steve Flint dated November 7, 2011
- Site Plan
- Enlarged Site Plan Showing Utility Pole Location
- Pictures of Existing Utility Lines (5 total)
- Draft Ordinance
- Ordinance 5687
- Ordinance 5769

Cc: Paul Chedda, CHAD Executive Director
Steve Flint, Project Architect

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Greenwood\Greenwood 22 & 28, Brandon Court Apartments, PUD, ZMA, Consolidation, EA\VB Agenda Memo 110311 2nd PUD Amendment.doc

Community Housing Advocacy and Development
35 West St. Charles Road
Villa Park, Illinois 60181
630-993-9530

October 31, 2011

Ms. Michele Stegall
Village Planner
Village of Glen Ellyn
536 Duane Street
Glen Ellyn, IL 60137

RE: Amendment Request for Relief
Electrical Underground Service Feed
To The Existing Apartments
Brandon Court Apartments

Dear Ms. Stegall,

Community Housing Advocacy and Development (CHAD) are respectfully requesting an amendment to the Brandon Court Development Plan Unit Development for relief to eliminate the electrical underground service feed to the existing apartments adjacent to the Brandon Court Apartments Development. Currently, the existing apartments have two (2) overhead electrical service drops to each building, four (4) utility wires to the south building and three (3) utility wires to the north building. The existing (7) utility wires will be buried underground in the spirit of the initial request. CHAD is only asking for the existing electrical service drops for each building to remain. CHAD will have the existing electrical service drops raised up to the required twelve (12) foot clearance.

Here are the following three (3) reasons to leave the existing overhead electrical service:

1. Originally, the new underground electrical service was designed to go to the existing corners of each existing apartment building and connect to the existing surface mounted conduit that goes to the existing meters. ComEd is requiring the existing electrical service to go from the existing transformer, which is located on a pole west of the existing apartments, and go all the way underground to the existing meters which are located 2/3 down the sides of each building. ComEd is also requiring new tap boxes at both locations. All of the electrical scope of work has been increasing on a monthly basis to a figure of $35,000. This cost includes Skender's electrician portion to install the underground feed, temporary power and tap boxes, Com Ed's

electrical wiring/service fees, and potential unforeseen issues such as replacing brittle existing electrical wiring unit main feed.

2. The new electrical tap boxes and steel bollards to protect the meters will eliminate a parking spot at each building. The existing parking has been granted relief in the past for this development. This would just make it more difficult for the residents to park their vehicles.
3. CHAD has incurred many unforeseen change orders during this project. The change orders are as follows: buried concrete removal, fire hydrant vault/hydrant relocation, underground utility interference, and landscaping and fence installation. The total additional cost is $48,000.

In summary, CHAD has incurred additional unforeseen cost with the project to this point. The underground electrical service has been increasing as the scope of work keeps increasing. We are burying the other overhead wires in the spirit of the request. This will dramatically improve the look of the development, but we still have the overhead utility lines to the west and to the north of the existing apartments. Also, CHAD is going above and beyond the spirit of the existing residential fence request. CHAD will provide a continuous wood fence along the three (3) residential properties north of the adjacent new development. This will have a far greater visual impact for the residence of Brandon Court Apartments.

Enclosed is a check for $2,500 application fee for being placed on the November 14, 2011 Village Board Meeting. CHAD also respectfully requests a waiver or partial wavier of the application fee. Thank you in advance for your consideration.

If you have any questions, please do not hesitate to call.

Respectfully Submitted,

Paul A. Chedda
Executive Director

Michele Stegall

From: Steve Flint [seflint@flintarch.com]
Sent: Monday, November 07, 2011 4:21 PM
To: Michele Stegall
Cc: 'Paul Chedda'; 'Maria Sanchez'; 'Ray Whalen'
Subject: FW: Existing Apartments Electrical Cost

Hi Michele,

Attached is the electrical cost breakdown for Brandon Court. If you have any questions, please call.

Thanks,

Steve

Stephen E. Flint, AIA
Principal

Flint Architects
314 S. Westmore Avenue
Lombard, Illinois 60148
630.953.9220 Phone
630.953.9440 Fax
630.336.3340 Cell
seflint@flintarch.com
www.flintarch.com

Click here http://www.flintarch.com to sign-up for your free newsletter

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, privileged or other informattion, protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Steve Flint [mailto:seflint@flintarch.com]
Sent: Saturday, October 29, 2011 4:24 PM
To: 'Paul Chedda'
Cc: 'Maria Sanchez'; 'rjw177@aol.com'
Subject: Existing Apartments Electrical Cost

Hi Paul,

Per your request, here is the breakdown of the Electrical Cost.

Boring/Sleeves/Backfill	$11,725.00
Demo Old Overhead Service	$ 1,500.00
Temporary Power	$ 4,781.00
Tap Box & Labor	$ 3,665.00
Com Ed Service Fees	$ 6,000.00
Asphalt Patching	$ 1,000.00

Landscape Restoration	$ 500.00
Total	**$ 29,171.00**
20 % Contingency	**5,834.00**
Grand Total	**$ 35,005.00**

Note that Skender has $7,500.00 in the bid. CHAD will get that back in a credit.

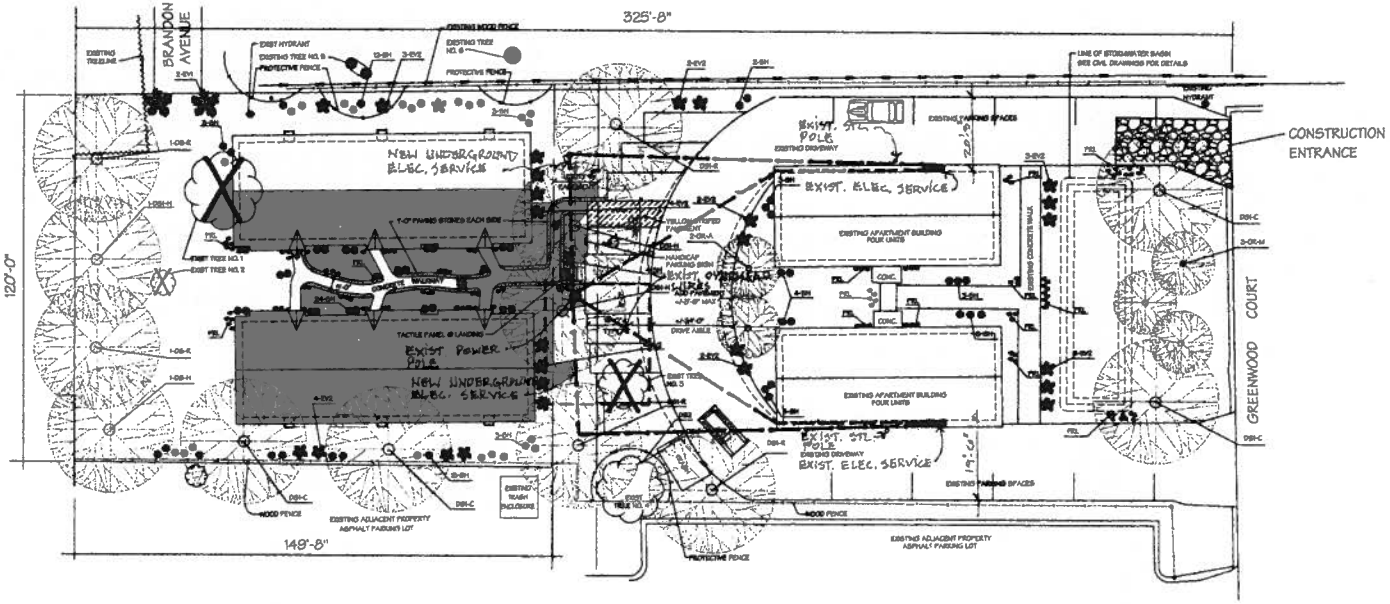
Steve

Stephen E. Flint, AIA
Principal

Flint Architects
314 S. Westmore Avenue
Lombard, Illinois 60148
630.953.9220 Phone
630.953.9440 Fax
630.336.3340 Cell
seflint@flintarch.com
www.flintarch.com

Click here http://www.flintarch.com to sign-up for your free newsletter

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, privileged or other informattion, protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



EXISTING TREES TO BE REMOVED

CONSTRUCTION STORAGE AREA

CONSTRUCTION ENTRANCE

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

LANDSCAPING SCHEDULE						
TYPE	LANDSCAPING REQUIREMENT	REQUIRED QUANTITY	PROPOSED + EXISTING QUANTITY	IDENTIFICATION	HEIGHT	COMMON PLANT NAME
A	DECIDUOUS SHADE	14	13	DS1-C	100 FEET	COFFEETREE
				DS2-H	100 FEET	HONEY LOCUST
				DS3-R	125 FEET	RED MAPLE
B			1 (+/-24"DBH)	DS2	50 FEET	EXISTING - ELM
D	ORNAMENTAL	5	5	OR-M	25 FEET	MAGNOLIA
				OR-A	30 FEET	ALDER-EUROPEAN
E	EVERGREEN	2	2	EV1	50 FEET	DOUGLAS FIR
F		3	27	EV2	10 FEET	AMERICAN ARBORVITAE
G	SHRUBS	NO REQUIREMENT	70+	SH	24"	LILAC, BAYBERRY
H	PERENNIALS	NO REQUIREMENT	12sf	PRL	18"	12sf
VACANT PROPERTY = .37 ACRES + EXISTING PROPERTIES 2@.24 ACRES = .85 ACRES TOTAL						

11-5-11 For Village of Glen Ellyn

Community Housing Association of DuPage County (CHAD)

BRANDON COURT APARTMENTS, GLEN ELLYN, IL

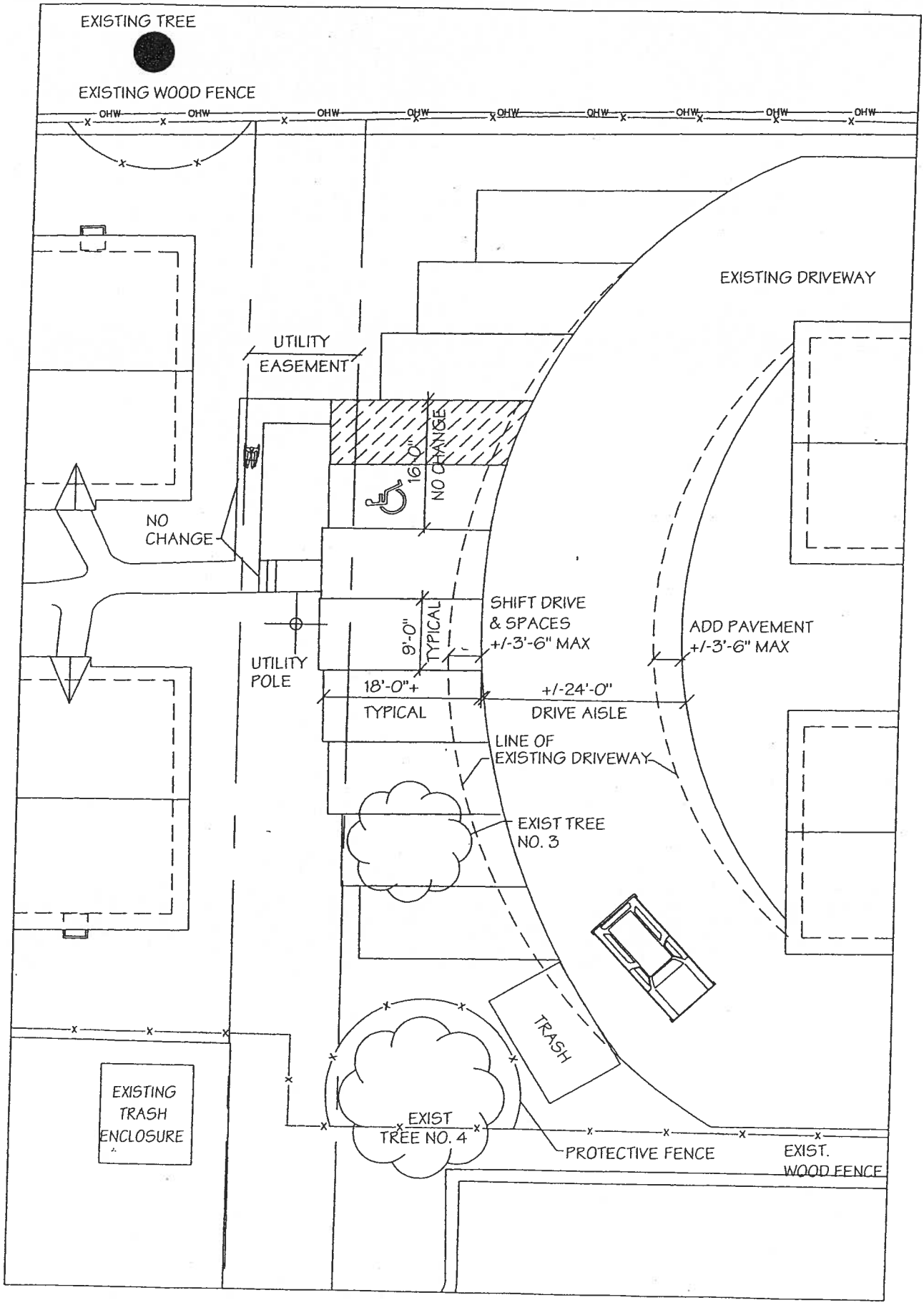
LANDSCAPE PLAN

REVISIONS

SMT ARCHITECTS, P.C.
899 Main Street, Suite 102
Glen Ellyn, IL 60137
Tel: (630) 858-8134
Fax: (630) 858-1717

Drawn By: MZI
Checked By: SMT
Scale: AS_SHOWN
Date: 06/06/08
Job No.: 06.07.16
Sheet No.: L101

Enlarged Site Plan



Village of Glen Ellyn

Ordinance No. _____

An Ordinance Amending Ordinance 5769 Which Amended Ordinance 5687 to Modify a Condition Related to the Undergrounding of Utilities for the Brandon Court Apartments Located at 16-34 Greenwood Street Glen Ellyn, IL 60137

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

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

Ordinance No. _____

An Ordinance Amending Ordinance 5769 Which Amended Ordinance 5687 to Modify a Condition Related to the Undergrounding of Utilities for the Brandon Court Apartments Located at 16-34 Greenwood Street Glen Ellyn, IL 60137

Whereas, on June 23, 2008, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance 5687 which granted approval of, among other things, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the Community Housing Association of DuPage (hereinafter "CHAD") to allow the construction of Two, 3-Unit Workforce Housing Apartment Buildings known as the Brandon Court Apartments on property previously known as 22 and 28 Greenwood Street and now known as 16-34 Greenwood Street; and

Whereas, on June 22, 2009, by the adoption of Ordinance 5769, the petitioner received approval of an amendment to Ordinance 5687 to allow existing overhead utility wires that run north to south through the center of the property to remain above ground; and

Whereas, a condition of approval contained in Ordinance 5769 requires the secondary utility lines running from the subject utility pole to two existing buildings on the property to be placed underground; and

Whereas, CHAD is now requesting approval of an amendment to Ordinance 5769 to allow two of the nine secondary wires to remain above ground; and

Whereas, the subject property is legally described as follows:

THAT PART OF LOT 1 OF BRANDON COURT APARTMENTS – CHAD PLAT OF CONSOLIDATION BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N. 89 DEGREES 08 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 149.85 FEET TO THE EAST LINE OF THE WEST 113.7 FEET OF BLOCK 8 IN E. W. ZANDERS COUNTRY HOMES ADDITION TO GLEN ELLYN PER DOCUMENT NO. 95781; THENCE S. 00 DEGREES 01 MINUTE 47 SECONDS EAST 108.01 FEET TO A SOUTH LINE OF SAID LOT 1; THENCE S. 89 DEGREES 08 MINUTES 49 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 1, 149.72

FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE WESTERLY LIE OF VACATED BRANDON AVE.; THENCE N. 00 DEGREES 06 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 108.01 FEET TO THE PLACE OF BEGINNING, IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PALT THEREOF RECOREDED JANUARY 24, 2009 AS DOCUMENT R2009-011348, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-14-306-035; and

Whereas, Ordinance 5769 grants the Village Board the authority to waive or modify any condition set forth therein without requiring the matter to return for a public hearing; and

Whereas, the Village President and Board of Trustees have considered the petitioner's request and have determined that approving the request will not alter the findings of fact set forth in Ordinance 5687 which approved the original Planned Unit Development and that with the proposed change the spirit of condition (I) in Ordinance 5769 will continue to be met.

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 Three, Subsection A of Ordinance 5769 is hereby amended to modify condition (I) to read as follows:

I. *The secondary utility lines running from the existing utility pole located roughly in the center of the property to the two existing building on the site shall be placed underground* ***with the exception of two secondary electrical service lines which may remain above ground.***

Section Two: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the revised Planned Unit Development Plan approved herein, provided that all conditions set forth hereinabove and in Ordinances 5687 and 5769 have been met and all other applicable laws and ordinances are complied with. This grant of revised

Planned Unit Development Plan approval shall expire and become null and void eighteen (18) months from the date of passage of this Ordinance unless building permits to begin construction are applied for within said eighteen (18) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction and completion shall take place. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

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

Section Four: The Village Clerk is authorized to record this Ordinance with the DuPage County Recorder of Deeds.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 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\Greenwood\Greenwood 22 & 28, Brandon Court Apartments, PUD, ZMA, Consolidation, EA\Ordinance 2nd PUD Amendment.doc

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN.29,2009 2:53 PM
PLAT 05-14-306-012
025 PAGES R2009-011348

Village Of Glen Ellyn

Ordinance No. 5687

An Ordinance Granting Approval of a Zoning Map Amendment, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and Exterior Appearance Approval for two 3-unit Apartment Buildings proposed North of Roosevelt Road at the Southern Terminus of Brandon Avenue and Including Property Located at 22 and 28 Greenwood Street and Which Development is Known as the Brandon Court Apartments

---

Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 23 Day Of June, 20 08.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this 25 day of June, 20 08.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. 5687

An Ordinance Granting Approval of a Zoning Map Amendment, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and Exterior Appearance Approval for two 3-unit Apartment Buildings proposed North of Roosevelt Road at the Southern Terminus of Brandon Avenue and Including Property Located at 22 and 28 Greenwood Street and Which Development is Known as the Brandon Court Apartments

Whereas, the Community Housing Association of DuPage, owner of .86 acres of property located north of Roosevelt Road at the southern terminus of Brandon Avenue and including property located at 22 and 28 Greenwood Street, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the western 16,181 square feet of the property from the R2 Residential and C3 Service Commercial zoning districts to the R4 Residential zoning district;

B. A Special Use Permit for a Preliminary and Final Planned Unit Development Plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations from the Glen Ellyn Zoning Code:

1. A deviation from Section 10-4-11(G) to allow 18 parking spaces on the site in lieu of the minimum number of 28 parking spaces required;

2. A deviation from Section 10-7-5(B) to allow the existing overhead utility lines located along the western property line to remain above ground;

3. A deviation from Section 10-7-8(B) to allow a total of 14 units on the property in lieu of the maximum number of 13.4 units permitted;

4. A deviation from Section 10-4-11(D)4 to allow a corner side yard setback (northern side yard setback) of 12.53 feet in lieu of the minimum setback of 30 feet required; and

C. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 by Ordinance 5508;

all to allow the construction of two 3-unit apartment buildings on the subject property; and

Whereas, the eastern portion of the site commonly known as 22 and 28 Greenwood Street is zoned R4 Residential district and the western 16,181 square feet of the property is zoned R2 Residential district and C3 Service Commercial district; and

Whereas, the subject property is legally described as follows:

PARCEL 1:
THE WEST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NO. R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE EAST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NUMBER R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.00 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND ITS' WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINIOS.

PARCEL 3:
THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF BLOCK 8 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1909 AS DOCUMENT 95781, DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
LOTS 5 AND 6 IN BLOCK 1 IN TUMMEL'S SUBDIVISION OF BLOCK 8 (EXCEPT THE WEST 113.7 FEET OF SAID BLOCK 8) OF E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TUMMEL'S SUBDIVISION RECORDED JANUARY 8, 1926 AS DOCUMENT 205845, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-14-306-030, 05-14-306-012 and 05-14-306-013; and

Whereas, the western 16,181 square feet of the property currently zoned R2 Residential district and C3 Service Commercial district and which is proposed to be rezoned R4 Residential district is legally described as follows:

PARCEL 1:
THE WEST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NO. R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE EAST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NUMBER R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE

SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.00 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND ITS' WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINIOS.

PARCEL 3:
THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF BLOCK 8 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1909 AS DOCUMENT 95781, DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-14-306-030; and

Whereas, at the May 28, 2008 Architectural Review Commission meeting, the petitioner presented evidence, testimony, and exhibits relative to the request for Exterior Appearance approval and no persons spoke either in favor of or in opposition to the proposed Exterior Appearance; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of seven (7) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the proposed Exterior Appearance as set forth in the May 28, 2008 minutes of the Architectural Review Commission a draft of which is attached hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet and the placement of a placard on the subject property not less than

fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on May 22, 2008, at which hearing the petitioner presented evidence and testimony in support of the requests for approval of a Zoning Map Amendment and a Special Use Permit for a Preliminary and Final Planned Unit Development Plan, at which hearing, one person was generally in favor of the project with some concerns; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the May 22, 2008 minutes of the Glen Ellyn Plan Commission, a draft of which is appended hereto as Exhibit "B," and by a vote of seven (7) "yes" and zero (0) "no," recommended approval of a Zoning Map Amendment pursuant to Section 10-10-13 of the Zoning Code and a Special Use Permit for a Preliminary and Final Planned Unit Development Plan pursuant to Section 10-10-15; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 28, 2008 public meeting of the Architectural Review Commission and the May 22, 2008 public hearing of the Plan Commission and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines and that granting the requested Zoning Map Amendment and Special Use Permit for a Preliminary and Final Planned Unit Development Plan is consistent with the goals

of the Glen Ellyn Zoning Code;

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

Section One: The May 28, 2008 minutes of the Glen Ellyn Architectural Review Commission, a draft of which is attached hereto as Exhibit "A", and May 22, 2008 minutes of the Glen Ellyn Plan Commission, a draft of which is attached hereto as Exhibit "B", and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the May 28, 2008 public meeting of the Architectural Review Commission and the May 22, 2008 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, a Zoning Map Amendment, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and Exterior Appearance approval are hereby granted as requested for the Brandon Court Apartments proposed on property located north of Roosevelt Road at the southern terminus of Brandon Avenue and including property located at 22 and 28 West Greenwood Street.

Section Three: This grant of approval of a Zoning Map Amendment, Special Use Permit for a Preliminary and Final Planned Unit Development Plan and Exterior Appearance approval is subject to the following conditions:

A. Construction of the subject development shall be in substantial conformance with the testimony presented at the May 28, 2008 Architectural Review Commission public meeting

and the May 22, 2008 public hearing before the Plan Commission and the petitioner's application packet stamped received May 7, 2008, including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Narrative Statement (no date)
2. Site Plan (no date) attached hereto as Exhibit "C"
3. Dimensional Layout (no date)
4. Schematic Elevations (no date)
5. Zoning Map Amendment Application signed June 14, 2007
6. Preliminary Planned Unit Development Application signed June 14, 2007
7. Final Planned Unit Development Application signed June 14, 2007
8. Exterior Appearance Application signed June 14, 2007
9. Tree Preservation Application and Action Plan Description signed July 9, 2008
10. Landscaping Plan (no date)
11. Photometric Plan dated October 18, 2007
12. Receptacle Enclosure (no date)
13. ColorMax Color Siding and Soffit Product Information (no date)
14. Siding Information (no date)
15. Light Fixture Cut Sheets (4 pages, no date)
16. Asphalt Roof Color Selections (no date)
17. Window Details (no date)
18. Jeld-Wen Door Specifications (no date)
19. Pictures of Mailboxes (no date)
20. Fence Picture and Information (no date)
21. Plat of Consolidation dated July 6, 2007
22. Demolition and Paving Plan revised May 5, 2008
23. Preliminary Grading and Utility Plans revised May 5, 2008
24. Erosion Control Plan revised May 5, 2008
25. Stormwater Pollution Prevention Plan revised May 5, 2008

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

B. Two additional ornamental trees shall be incorporated into the landscape plan to bring the site into conformance with the number and type of trees required on the property by the Zoning Code.

C. Prior to issuance of any building permits, the petitioner shall pay the required developer's donations to the Glen Ellyn Public Library, Volunteer Fire Company, Glen Ellyn Park District and School District 41 in the amounts listed below:

1. Glen Ellyn Fire Company - $9,000 ($1,500 per unit)

2. Glen Ellyn Park District - $17,400 ($2,900 per unit)

3. School District 41 - $102 ($17 per unit)

4. Glen Ellyn Public Library - $919.38 ($153.23 per unit)

5. School District 87 – None Required

D. Prior to the issuance of any building permits, the Plat of Consolidation shall be signed by the Village and recorded with the DuPage County Recorder of Deeds.

E. The proposed wood trim on the building should be changed to another material similar to or the same as the material proposed for the siding so that all of the exterior building materials are "maintenance free".

F. The petitioner shall make a good faith effort to reach an agreement with the owners of the adjacent properties to the north to accommodate the replacement of the existing deteriorating fence located along this property line with the same new fence that will be installed along the southern and western property lines of the petitioner's property.

G. The shingles on the roof shall be aspen gray which is the second lightest shade of roof made by the subject manufacturer in lieu of the Shasta white shingles proposed.

H. The petitioner shall not be required to extend the public sidewalk on the western side of the Brandon Avenue right-of-way as shown on the attached site plan or to install the porous pathway on the site that connects to this sidewalk.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Zoning Map Amendment, Special Use Permit for a Preliminary and Final Planned Unit Development Plan and the Exterior Appearance approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 18 months of the date of this Ordinance unless a building permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for.

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

Section Six: Failure of the owners or other party in interest or a subsequent owner or other

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

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 23 day of June, 20 08.

Ayes: Armstrong, Comerford, Chapman, Lodesic, Norton

Nays: -0-

~~**Absent:**~~ Recused: Isarsell

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 23 day of June, 20 08.

Vicky Hase
Village President of the
Village of Glen Ellyn, Illinois

Attest:

Andrea Abraths
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 25 day of June 2008.)

X:\Plandev\PLANNING\PUD\Brandon Apartments\Ordinance.doc

Exhibit "A"

MINUTES (DRAFT)

BOARD/COMMISSION:	**Architectural Review**	**DATE:**	**5/28/08**
MEETING:	**Regular**	**CALLED TO ORDER:**	**7:33 p.m.**
QUORUM:	**Yes**	**ADJOURNED:**	**9:25 p.m.**

MEMBER ATTENDANCE: **PRESENT:** Commissioners Faganel, Wussow, Dickie, Loftus, Hartweg, Allen, Chairman Burdett

ABSENT: Commissioner Maude, Weisman

ALSO PRESENT: Planner Stegall, Trustee Liaison Comerford, Recording Secretary Lupo

AUDIENCE ATTENDANCE: Robert Wahlgren, Rik Alex, Steve Thorsell

I. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:33 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

II. Approval of Minutes

A. Motion

Com. Wussow moved, seconded by Com. Hartweg, to approve the Minutes of the May 14, 2008, meeting. The motion carried unanimously.

III. Brandon Court Apartments, 22 & 28 Greenwood Street - Exterior Appearance

Discussion, consideration and recommendation regarding a request by Community Housing Association of DuPage (CHAD) for exterior appearance approval of six workforce housing units to be divided equally between two buildings.

Planner Stegall presented a brief overview of the matter, as set forth in her Staff Report dated May 8, 2008. She updated the Commission on the Plan Commission meeting, wherein the petitioner agreed to add two ornamental trees to bring the site into compliance, install a common cedar fence along the north property line, and extend the sidewalk.

Planner Stegall clarified for the Commission that both new and old buildings would use a common access drive, and ten new parking spaces (Nos. 5-14) will be added in a u-shape configuration. Although 28 spaces are required, the Plan Commission approved a variance for 18 spaces due to the small size (700 square feet) of the units.

Bob Wahlgren, Executive Director of CHAD, addressed the Commission, and explained that DuPage Housing Authority started CHAD for the purpose of providing and advocating quality housing for low and moderate-income individuals. Glen Ellyn presently has 22 workforce-type units, ranging from eight-flats to townhouses and single-family homes. Applicants are screened for credit, criminal background, and two recent landlord reports. CHAD collaborates with other non-profit agencies such as Bridge Communities, Catholic Charities, and World Relief, and receives grants from DuPage County and the Illinois Housing Development Authority. CHAD's maintenance staff is comprised of six individuals of Ukranian descent, and its two property managers are bilingual. Rental units are affordable for people making a salary in the range of $12.50 per hour, but lower incomes are also accommodated. The proposed units would target single individuals who are employed; studies have indicated a low turnover rate for such one-person apartment units.

Steve Thorsell of SMT Architects, representing CHAD, addressed the Commission, and spoke of the challenges in developing the subject property due to its landlocked state and various zoning requirements.

In response to Ch. Burdett's inquiry regarding maximum number of people that could inhabit a one-bedroom unit, Steve Thorsell replied that HUD enforces specific requirements and size limitations. If lease terms are violated, occupants are initially issued a warning; if such warning is ignored, occupants must forfeit their housing arrangement.

Mr. Thorsell stated that the subject development would connect to an extension of the Brandon Avenue sidewalk, thereby minimizing impervious surfaces. Buildings were designed as one-story structures due to parking limitations of the site. Fiber cement siding is proposed for the exterior of the buildings, which in accordance with Sections 1.2 and 7.1 of the Appearance Guidelines, is a durable, impact resistant, low maintenance material that does not require maintenance, but can be painted, if desired. It is comprised of Portland cement with 30% post-consumer recycled wood content, and is applied over layers of wood studs and solid sheeting. It is rock, fire, mildew, fade and peel resistant, and has a 50-year warranty. The selected (Newport taupe) coloring is impregnated into the product itself, to guard against visible scratches. The cedar siding appearance of this material would enable it to blend in with the surrounding residential properties. Wood fascia would be applied to break up the buildings. Mr. Thorsell reported that he has used this fiber cement siding product in the past. The trash enclosure would be clad in the same material that is approved for the buildings, but the petitioner is amenable to building it in brick, if desirable.

Mr. Thorsell stated that light fixtures would be in compliance with appropriate cut-off limitations, with no spillover onto neighboring properties. Can lights would illuminate canopies; walkways would also be illuminated.

Architectural grade, 25-year warranted, "Shasta white" asphalt roof shingles were chosen for their mildew resistance, longer life expectancy due to lower heat absorption, and high solar reflection qualities, which reduces heating and energy costs. Mr. Thorsell reported that he has used white asphalt roof shingles in the past. Rik Alex of CHAD added that white roofs would be the wave of the future.

Mr. Thorsell stated that thermally sealed windows would be maintenance-free, seamless, thermal pane, and have internal muntins. Proposed traditional six-panel wood composite Jeld-Wen doors would be impact resistant and practically maintenance free, as they supposedly do not absorb water. In addition, they do not have an aluminum appearance. Doors would not have accompanying storm doors.

Mr. Thorsell stated that since existing fences are on adjacent property owners' properties, CHAD has agreed to speak with such neighbors to propose cedar fencing for the south property line, which would run to the west property line, and then to the north property line.

Ch. Burdett inquired whether the petitioner considered using brick for the external building material, and Mr. Thorsell expressed his opinion that the scale of the buildings were not suited for brick, and buildings tend to have a "busy" appearance when too many building materials are combined.

Retired construction executive Rik Alex of CHAD addressed the Commission, and explained that soil borings he had done indicated that the site has 6 feet of fill on it, adequately capable of holding a frame building on a concrete pad; however, applying brick would make it heavier. He attempted to find an alternate, lighter material; cedar would be equivalent to the proposed fiber cement siding. The proposed fiber cement siding originated in Australia, which historically has termite problems.

Com. Wussow inquired whether a play area was planned for the site; Architect Thorsell replied that the rear of the lot would be maintained as an open space. Com. Wussow then inquired if couples would inhabit the dwelling units, since 1.5 parking spaces would be allotted per unit. Mr.Thorsell responded that typical residents would not be able to afford vehicles, but rather would tend to take public transportation, or share a vehicle. Mr. Alex added that 2 parking spaces were initially proposed for each unit, but the site only afforded a limited amount of land to work with, due to pipes housed under green areas. In his experience, one-bedroom CHAD units do not typically use one space per unit. Due to the tight configuration of the site, Brandon Avenue was vacated and dead-ended.

Ch. Burdett inquired whether the location of the windows could be shifted so that residents are not directly across from, and looking into, each other's windows, and Architect Thorsell replied that the design would not lend itself to reconfiguration.

Architect Thorsell stated that landscaping between the two buildings would consist of small shrubs and ornamentals. The Cottonwood tree must be removed.

Robert Wahlgren stated that he was not interested in accommodating the Brandon sidewalk access because of the likelihood of people envisioning it as a right-of-way and using it as a cut-through, skateboard surface, etc. The Fire Department is using the end of the street for alternative access to the fire hydrant. Vegetation will obscure the area from trespassers.

Commissioners voiced the following comments on the project:

- Com. Loftus – Given the location, favors the building materials. Prefers a low maintenance path that is aesthetically pleasing.
- Com. Dickie – Although brick would have been preferable, given the soil conditions and economics of the matter, finds the building materials appropriate. Landscaping is appropriate. Favors the idea of a connector route.
- Com. Wussow – Proposal is quite attractive; materials are quality. Commends CHAD for not requesting multiple variances. Buildings are secluded in their own location. Fiber cement siding is a relatively new material, and therefore it is not identified in the Appearance Guidelines, but should possibly be included, along with other similar new products. Landscaping is attractive and sufficient. Pervious pathway is acceptable. Prefers roof color shown on sample board, as it is not as stark white as the proposed Shasta white shingle.
- Com. Faganel – Rendering resembles a Cape Cod feel; white roof appears to be a good alternative; building materials are of good quality. Path should be done in grass.
- Com. Hartweg – Compliments the well-done planning for a small space. Prefers toned-down, rather than pure white roof. Cut through properties are an honored tradition in town, and warns that issues will arise.
- Com. Allen – Well-planned development.
- Ch. Burdett –Technically this proposal does not meet Appearance Guidelines due to the absence of brick. Expressed concern with the color of roof, and would prefer a slightly grayer hue, so it would not starkly contrast with the siding. Prefers an impervious surface for the path. Landscaping is acceptable.

A. **Motion**

Com. Wussow moved, seconded by Com. Allen, to accept the proposal, as presented, with the following exceptions:

1. That all exterior materials be maintenance free;

2. That CHAD make a considerable effort to enter into an agreement with neighbors on the north side of the property to install a single consistent fence along such property line, even if it is at CHAD's expense; and

3. That the roof color be modified to Aspen gray, rather than Shasta white.

The motion carried unanimously.

IV. Chairman's Report

Chairman Burdett welcomed George Allen, and announced that he brings his landscaping background to the Commission.

V. Trustee's Report

Trustee Liaison Comerford reported that Trustee Sara Lee passed away on Monday night, after being diagnosed in February with neuroendocrine cancer.

Four meetings will be held next week, including a Town Hall charette on June 2, 2008, for the purpose of the Village's downtown planning study, spearheaded by consultants Town Builders Studio. The public is encouraged to participate.

Trustee Comerford reported that the Board continues to work with the Park District concerning the controversial removal of Ackerman Park trees by the Park District in exchange for two soccer fields and a detention pond, but the decision ultimately rests with the Park District Board.

VI. Staff Report

Planner Stegall reported that although the June 11, 2008, ARC meeting will be cancelled, the June 25, 2008, meeting will include a review of the Ackerman Park Sports Complex, which will likely draw a crowd due to the controversy involving the Ackerman Park tree removal by the Park District.

VII. Adjournment

A. Motion

Commissioner Faganel moved, seconded by Commissioner Hartweg, to adjourn the meeting at 9:25 p.m. The motion carried unanimously.

Submitted By:

Marie Lupo, Recording Secretary
Architectural Review Commission

Exhibit "B"

PLAN COMMISSION
MINUTES
MAY 22, 2008

The meeting was called to order by Chairman Julie Fullerton at 7:38 p.m. Commissioners Eva Bongiovanni, Craig Bromann, Linda Dykstra, Ronald Lemme, Julie McCormick and Ryan Potts were present. Commissioner Ray Whalen recused himself due to a conflict of interest. Commissioners Todd Buckton, Phyllis Scanlan and Jay Strayer were excused. Also present were Trustee Liaison Tim Armstrong, Village Planner Michele Stegall and Village Consulting Engineer Bill McGurr.

Chairman Fullerton welcomed new member Eva Bongiovanni to the Plan Commission.

Commissioner Bromann moved, seconded by Commissioner Dykstra, to approve the minutes of the March 27, 2008 Plan Commission meeting. The motion carried by voice vote.

PUBLIC HEARING - BRANDON COURT APARTMENTS
DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST BY THE COMMUNITY HOUSING ASSOCIATION OF DUPAGE (CHAD) FOR APPROVAL OF A ZONING MAP AMENDMENT AND A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN FOR SIX (6) ONE-STORY WORKFORCE HOUSING UNITS PROPOSED AT THE SOUTHERN TERMINUS OF BRANDON AVENUE BEHIND PROPERTY COMMONLY KNOWN AS 22 AND 28 GREENWOOD STREET. THE EASTERN PORTION OF THE SITE IS ZONED R4 RESIDENTIAL DISTRICT AND THE WESTERN PORTION OF THE SITE IS ZONED R2 RESIDENTIAL DISTRICT AND C3 SERVICE COMMERCIAL DISTRICT. THE PETITIONER IS REQUESTING APPROVAL OF A ZONING MAP AMENDMENT TO REZONE THE ENTIRE WESTERN PORTION OF THE PROPERTY TO THE R4 RESIDENTIAL ZONING DISTRICT.
(Community Housing Association of DuPage)

Staff Introduction

Village Planner Michele Stegall stated that the petitioner is requesting approval of a Zoning Map Amendment and a Preliminary and Final Planned Unit Development Plan for six (6) apartment units that are being proposed at the southern terminus of Brandon Avenue. The subject site is commonly known as 22 and 28 Greenwood Street, and the proposed development will be located directly behind 22 and 28 Greenwood Street. The subject site is comprised of two parcels. The front of the property has two existing apartment buildings with a total of eight (8) units owned by CHAD and is zoned R4 Multi-Family Residential. The rear portion of the property where the proposed development will be located is vacant, and a large majority of that parcel is zoned R2 Residential District with a small sliver of land on the western edge zoned C3 Commercial District. The petitioner is proposing to consolidate the entire property into one lot and to have the

western part of the property rezoned R4 which would result in the entire property being zoned R4 Residential District. Ms. Stegall described surrounding uses and zoning.

Ms. Stegall displayed and described the site plan. The proposed development will consist of two buildings with three one-bedroom units per building. The proposed project meets the density requirements of the Comprehensive Plan, and the FAR of the entire project meets the requirements of the code.

Ms. Stegall stated that the petitioner is requesting a zoning deviation to allow 14 units on the site in lieu of 13.4 units permitted. The petitioner is also requesting a deviation to allow 18 parking spaces on the property in lieu of 28 spaces required per code. Another deviation being requested by the petitioner is a corner side yard setback of 12.53 feet in lieu of the 30 feet required per code. Although new landscaping is proposed for the site, the petitioner is short two ornamental trees required per code and, therefore, a deviation from the type, number and size of trees required is necessary. Ms. Stegall stated that staff recommends as a condition of approval that the petitioner add the two trees. A deviation is also being requested to allow an existing overhead line along the western property line to remain above ground. Other utility lines on the property will be undergrounded. A new fence is proposed to be installed along the west property line that will replace an existing chain link fence in that area.

Ms. Stegall described a sidewalk on the west side of the right-of-way along Brandon Avenue that ends before reaching the subject property. The petitioner has agreed to extend a pervious pathway (wood chips) to the subject property in order to provide a connection between the subject property and the adjoining neighborhood and nearby park. Ms. Stegall stated that staff recommends that the pathway be constructed of a hard surface material and be the same width as the existing sidewalk. Another condition of approval recommended by staff is that the developer's donations are paid by the petitioner before building permits are issued.

Petitioner's Presentation

Bob Wahlgren, Executive Director of the Community Housing Association of DuPage (CHAD), 675 Euclid Avenue, Glen Ellyn, Illinois, Steven Thorsell, architect with SMT Architects, 999 N. Main Street, Suite 102, Glen Ellyn, Illinois, Rick Alex, the petitioner's contractor, 32W618 Honey Hill, Wayne, Illinois, and John Mulherin, the petitioner's attorney, 569 Dorset Avenue, Glen Ellyn, Illinois, spoke on behalf of the proposed project.

Mr. Wahlgren stated that CHAD believes the proposed development would be an excellent use of the subject site because two existing CHAD four-flats are located just east of the proposed buildings and the property is landlocked. Mr. Wahlgren clarified that the two existing four-flat apartment buildings in that location each have three two-bedroom apartments and one one-bedroom apartment. Mr. Wahlgren stated that CHAD would like to provide additional one-bedroom apartments to meet the demand for those units and that the proposed one-bedroom apartments can be used as workforce housing

for people who can work along Roosevelt Road. Single persons will occupy the apartments, and no children are expected to live in the units. The proposed apartments will be funded by the DuPage County Community Development Department and CHAD would like the apartments to be as affordable as possible in the community. Mr. Wahlgren stated that CHAD's mission is to provide an advocate for quality affordable housing for low and moderate income persons. Mr. Wahlgren added that CHAD has 356 housing units in DuPage County with approximately 25 units in Glen Ellyn (not including the proposed development).

Mr. Wahlgren stated that CHAD would like to retain the area west of the proposed apartment buildings as a quiet, parklike atmosphere. CHAD does not want to encourage pedestrian traffic into the complex and, therefore, would like to have a porous pathway rather than a 5-foot wide concrete sidewalk in that area. Mr. Thorsell added that another reason to allow a porous pathway is because the proposed buildings will increase the impervious surface on the site which could add to stormwater detention and increased run-off.

Mr. Thorsell stated that, per the recommendation of the Comprehensive Plan, the proposed apartments will provide a buffer between commercial property on Roosevelt Road and the single-family residential area north of Roosevelt Road. Mr. Wahlgren added that he has spoken to some of the neighbors in the area and they are supportive of the proposed apartment buildings.

Responses to Questions from the Plan Commission

Ms. Stegall responded to Commissioner Lemme that the petitioner has indicated that the fence to the north is owned by a neighbor. She added that the petitioner does not want to install a fence next to the neighbor's fence because trash may accumulate between the two fences and would be difficult to maintain. Ms. Stegall added that staff recommends that the petitioner replace the fence because it is in disrepair. Ms. Stegall also responded to Commissioner Lemme that the fence is not proposed to be extended to the sidewalk. Mr. Wahlgren responded to Commissioner Potts that he has not yet spoken to the neighbor regarding the fence. Ms. Stegall responded to Commissioner Lemme that no road improvements such as a curb on Brandon Avenue are proposed and that access to the site will remain on Greenwood Street. Ms. Stegall responded to Chairman Fullerton that staff is recommending replacing the porous walkway with concrete for aesthetic and maintenance purposes as well as maintaining hard surface consistency in the area. Mr. Wahlgren stated that CHAD would be willing to use gravel instead of wood chips if the Village preferred. Mr. Thorsell responded to Commissioner Dykstra that the original plan had open green space where the walking path is now proposed. Mr. Wahlgren responded to Commissioner McCormick that there is very little foot traffic in the grassy area that leads to Brandon Avenue and that the grassy area is very overgrown with a rough pathway. Mr. Wahlgren also stated that CHAD does not want to encourage foot traffic through the subject property and that constructing a north-south sidewalk for neighbors to cut through the subject property is not a luxury CHAD can afford. Mr. Alex added that there are liability issues connected with a sidewalk constructed on private

property. Commissioner Bongiovanni asked if there were any alternative locations such as to the west for a north/south sidewalk, and Ms. Stegall expressed concern that a sidewalk to the west would encourage trespassing on other private properties. Mr. Thorsell responded to Commissioner Lemme that the existing parking spaces are not striped, however, will be striped in the future.

Mr. Thorsell responded to Chairman Fullerton that existing overhead utility lines at the west property line serve other buildings in the area and, therefore, would be very expensive for CHAD to underground. Mr. Mulherin added that CHAD provides affordable housing and funds are limited. Mr. Wahlgren added that CHAD contacted Com Ed to request a grant regarding reductions in cost to underground the utilities at the west property line, however, Com Ed refused. Chairman Fullerton asked if the project could not be built if the petitioner was required to underground all of the utility lines, and Mr. Alex responded that undergrounding the utilities is cost prohibitive due to the small scope of the project. Mr. Alex responded to Commissioner Bongiovanni that $50,000 has been budgeted to bury the utility line that runs through the property. Commissioner Lemme questioned if allowing overhead utility lines becomes counterproductive at some point since the Village's goal is to underground lines, and Ms. Stegall responded that the Village usually approves deviations to allow existing overhead utility lines in certain situations only. Mr. Thorsell responded to Commissioner Potts that cost is the only factor for requesting a deviation from the code regarding trees but that CHAD would be willing to add two trees if necessary. Commissioner Potts verified for Mr. Wahlgren that alder trees would be acceptable for the site.

Mr. Wahlgren responded to Commissioner McCormick that he does not know how many children are currently in the existing apartments but that children live in the apartments from time to time. He also responded to Commissioner McCormick that an adult with a baby may be allowed to occupy a one-bedroom apartment but CHAD does not accommodate overcrowding. Mr. Wahlgren stated that the proposed project will be funded through DuPage County acting as an agent for HUD, and Mr. Thorsell added that HUD has occupancy standards that must be met.

Ms. Stegall responded to Commissioner Lemme that if parking became a problem on Brandon Avenue, the Village Board would have the authority to prohibit parking on that street. Mr. Mulherin added that if parking is prohibited on Brandon Avenue, any tenant who does not follow those parking regulations will be evicted. Mr. Thorsell responded to Commissioner Potts that there have been no parking problems at the two existing apartment buildings. Commissioner Potts indicated an area on the site and asked if any additional parking spaces could be added at that location. Ms. Stegall replied that trash bins are proposed for that area and that staff had requested the petitioner to add two additional dumpsters at that location.

Mr. Thorsell explained to Commissioner Lemme that moving the two proposed buildings slightly to the south would cause the line of the building to be too close to the proposed solid fence line which would create a dark path-thru. Mr. Alex also pointed out that there is a grade change in that area.

Persons in Favor of or in Opposition to the Petition

Mark Stauber, 407 Dorset Place, Glen Ellyn, Illinois, commented that he supports affordable housing. Using a map, Mr. Stauber pointed out his house which he stated is directly behind the proposed buildings. Mr. Stauber stated that he prefers R3 Residential zoning for the property. Mr. Stauber liked that the proposed buildings are one story and that there is no parking access onto Brandon Avenue. He commented that the tenants in the existing buildings on the site have been good neighbors for the past 15 years. Mr. Stauber expressed concern regarding an approximately 14-foot side yard between his back yard and the proposed buildings. He questioned if the petitioner could acquire some adjacent property from the owners of the Beijing restaurant in order to move the buildings and increase the side yard. Mr. Stauber stated that there is a well-worn path that exists along what used to be the right-of-way that is used by residents to go to restaurants, etc., on Roosevelt Road. He expressed concern that CHAD wants to cut off that access which would prevent the neighbors from using the path. Mr. Stauber felt that the area should remain open and a concrete sidewalk should be installed to connect to the sidewalk on Brandon Avenue. Mr. Stauber also felt that the proposed number of parking spaces on the site is inadequate and that cars related to the CHAD units will park on Brandon Avenue. Mr. Stauber is the owner of the fence to the north of the subject property and he stated that CHAD is welcome to take his fence down as the fence is in disrepair and construct a new one. Mr. Stauber also commented that the petitioner should put as many trees as possible on the site. He questioned why one of the deviations being requested by the petitioner is for "any other deviations necessary to construct the project as depicted on the plans presented and available for public review." Ms. Stegall responded that because the project is a Planned Unit Development, the petitioner does not have to prove a hardship where the plan does not conform to setbacks and other code requirements because they are deviations—not variations. Those deviations are not required to be in the public notice nor required to be acted on individually by the Plan Commission—the Plan Commission is acting on the overall Planned Unit Development.

Mr. Wahlgren addressed Mr. Stauber's concerns regarding parking by stating that CHAD has not needed more than one parking space for a one-bedroom apartment in any of its buildings in DuPage County. Mr. Wahlgren added that many tenants in CHAD buildings are of low and moderate income, and some tenants do not own cars. Mr. Wahlgren stated that some tenants' places of employment are along Roosevelt Road and that they walk to work.

Mr. Wahlgren addressed the fence issue by stating that CHAD will be happy to construct a fence on the subject property if required. Mr. Alex stated that initially the petitioners thought they were required to fence three sides of the property, including the side where the walkway is now proposed to be, so that constructing a sidewalk was not an issue because there would be no access to it. The fence was proposed to be curved so, subsequently, the petitioners felt that installing a curved sidewalk on a downhill grade would be unsafe for children riding bicycles and skateboards through the subject buildings. Mr. Alex added that the subject buildings were reconfigured from the original design to create privacy for the tenants and the neighbors to the north.

Regarding purchasing a portion of the Beijing restaurant property, Mr. Alex stated that the Beijing property is zoned commercial and that commercial property is valuable and would be too expensive for the petitioner to purchase. John Mulherin added that he does not believe that Tatiana Savenok, the owner of the Beijing restaurant, would sell any of that property because she has purchased the vacated right-of-way at that location.

Comments from the Plan Commission

The Plan Commissioners were in favor of the proposed development which they felt was a good use of the subject vacant land, and Commissioner McCormick commented that low-income housing is needed. The Commissioners were also in favor of a zoning map amendment to rezone the western portion of the property to R4 Residential and a special use permit for a preliminary and final planned unit development with some deviations. Regarding the requested deviations, the Commissioners were supportive of allowing a reduced number of parking spaces, allowing the existing utility lines to remain overhead, allowing an increase in the number of units and allowing a reduction in the corner (northern) side yard setback. Chairman Fullerton stated that some Commissioners feel that undergrounding utilities is paramount in most cases but because the petitioner is not-for-profit, they felt that burying the utility lines would be cost prohibitive. Regarding the side yard setback to the north, the Commissioners felt that the setback is appropriate because of the design of the project, and the size of the fence will make the smaller setback less intrusive. The Commissioners were not in favor of allowing a deviation from the type, number and size of trees required by code on the site and requested that the petitioner plant two additional trees.

Regarding a condition suggested by staff that the petitioner replace a proposed 3-foot wide porous pathway with a 5-foot wide concrete walkway, most Plan Commissioners felt that the 3-foot wide porous pathway should remain. Commissioner Potts felt that a pervious surface would be more attractive than concrete, and Commissioner Dykstra felt that a not-for-profit corporation should not have to pay to extend a sidewalk. Most Commissioners felt that extending the sidewalk would invite foot traffic onto private property in the area. The Plan Commissioners agreed with staff's suggested condition that the petitioner should pay all applicable developer's donations prior to the issuance of any building permits.

Commissioner McCormick commended the petitioner for using environmentally-friendly products and systems, and Chairman Fullerton commended the petitioner for having as much pervious surface as possible on the site.

Motion

Commissioner Dykstra moved, seconded by Commissioner Potts, to recommend that the Village Board approve a request by the Community Housing Association of DuPage (CHAD) for a Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the western portion of the property from the R2 Residential and C3 Service Commercial zoning districts to the R4 Residential zoning district and for

a Special Use Permit for a Preliminary and Final Planned Unit Development Plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code for six (6) apartment units proposed in two new buildings to be located at the southern terminus of Brandon Avenue behind property commonly known as 22 and 28 Greenwood Street.

Regarding the petitioner's request for approval of a Zoning Map Amendment, the Plan Commission made the following findings of fact: 1. The existing property is currently vacant. 2. The property to the east of the site is zoned R4 Residential District, the property to the north is zoned R2 Residential District and the properties to the west and south are zoned C3 Service Commercial district. 3. The existing R2 zoning classification which is currently in place over 88% percent of the property is primarily a single-family residential zoning district. The Zoning and Subdivision Codes would only allow the construction of one single-family home on the property and it would be located between commercial and multi-family uses. The proposed R4 zoning and apartment use is typically considered an appropriate transition between commercial and single-family zoning districts and uses. 4. To the south and west along Roosevelt Road are commercially zoned lots, to the north are single-family residential properties and to the east are multi-family residences. No changes have occurred since this property was placed in its present zoning districts. 5. The trend of development in the area has been the establishment of single-family residential homes north of the property, apartments east of the site and commercial to the south and west. The Comprehensive Plan recommends medium density residential development on the property with a density of 10-18 units per acre. 6. The property was identified as being vacant in 1909. No available records indicate that anything has been constructed on the site since this time. 7. The petitioner plans to upgrade the existing pavement on the site, install new landscaping and fencing and construct new buildings on the site which should improve the value of the property.

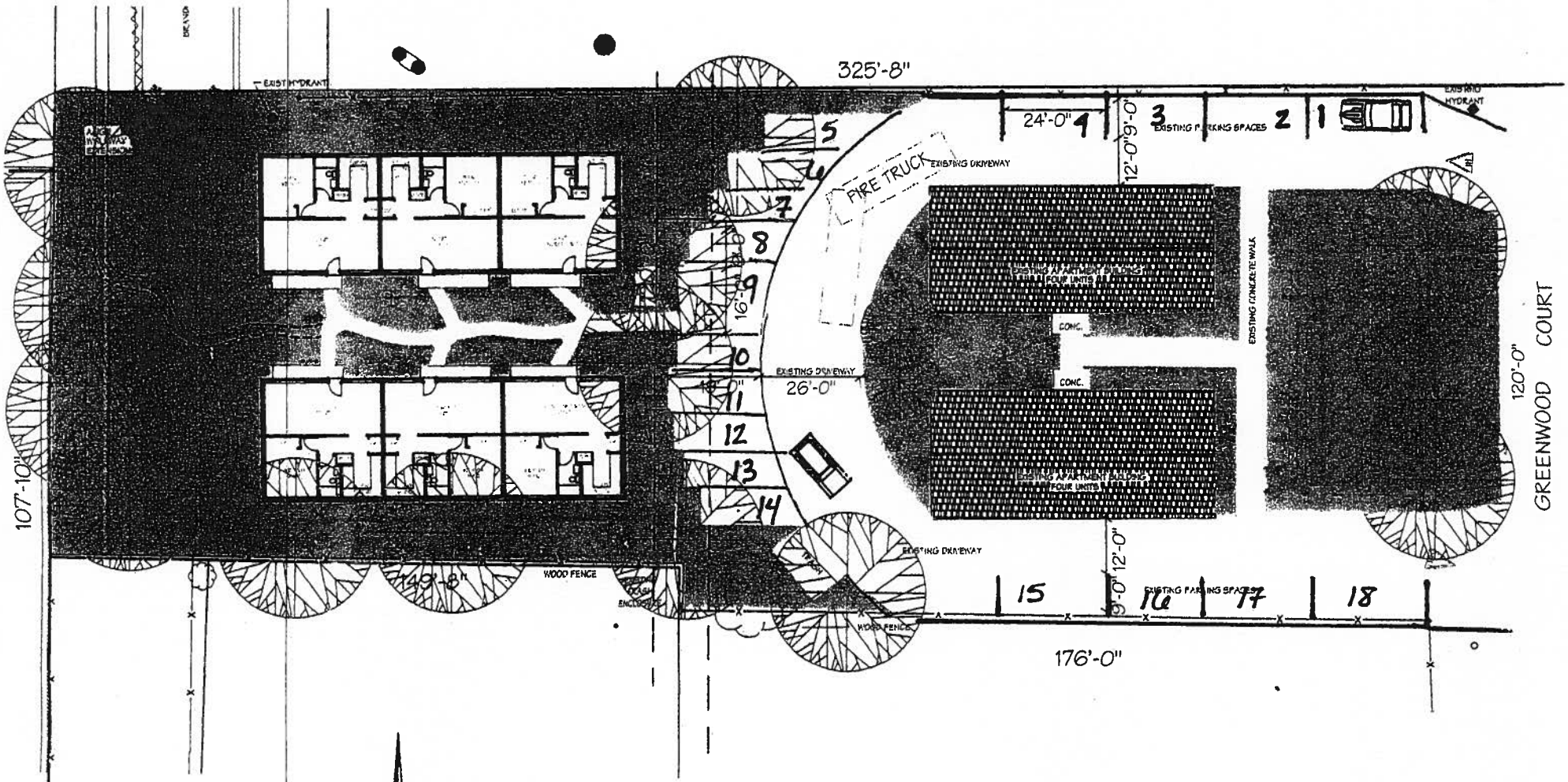
Regarding the petitioner's request for approval of a Special Use Permit for a Preliminary and final Planned Unit Development, the Plan Commission made the following findings of fact: 1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan because the proposed density and use will be in compliance with the Comprehensive Plan which recommends medium density residential use on the property at a density of 10-18 units per acre. 2. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the lot will be developed and combined with the adjacent lots to the east that have the same use. 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because it will be a similar use as the uses on the immediately adjacent properties. 4. The proposed use will be served adequately by the existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because access to all 4 buildings will be provided from Greenwood Street and the site will be served by the existing water and sanitary sewer

lines in the area. 5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the project will only create 6 new one-bedroom apartments. 6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because no new access drives are proposed and the project consists of 6 one-bedroom apartment units. 7. The project will have vehicular approaches to the property that shall be so designed as to not create an undue interference with traffic on surrounding public streets or roads because access to the site will be provided by way of the existing access drives on Greenwood Street. 8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the project will be constructed in accordance with the DuPage County Stormwater Ordinance. 9. The project will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the property is currently vacant.

The recommendation for approval was based on the following conditions: A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting. B. Two additional ornamental trees shall be incorporated into the landscape plan to bring the site into conformance with the number and type of trees required on the property by the Zoning Code. C. Prior to issuance of any building permits, the petitioner shall pay the applicable developer's donations to the Glen Ellyn Public Library, Volunteer Fire Company, Glen Ellyn Park District and School District 41. D. Prior to the issuance of any building permits, the Plat of Consolidation shall be signed by the Village and recorded with the DuPage County Recorder of Deeds.

The motion carried unanimously with seven (7) "yes" and zero (0) "no" votes as follows: Commissioners Dykstra, Potts, Bongiovanni, Bromann, Lemme, McCormick and Chairman Fullerton voted yes.

Exhibit C



N

Community Housing Association of DuPage

BRANDON COURT APARTMENTS, GLEN ELLYN

3. SITE PLAN

VILLAGE OF GLEN ELLYN
1834

CERTIFICATION

I, Andrea Draths, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5687, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 23 day of June 2008, and that the same was signed and approved by the President of said Village on the 23 day of June 2008. I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 26 day of June 2008.

Andrea Draths
Village Clerk

CORPORATE SEAL

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUN.07,2010 3:01 PM
OTHER 05-14-306-035
014 PAGES R2010-072725

Village of Glen Ellyn

Ordinance No. 5769

An Ordinance Amending Ordinance 5687 Which Granted Approval of a Zoning Map Amendment, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and the Exterior Appearance of Two 3-Unit Workforce Housing Apartment Buildings Known as the Brandon Court Apartments to be Located on Property Previously Known as 22 and 28 Greenwood Street and Now Known as 16-34 Greenwood Street in Order to Allow the Existing Overhead Utility Wires that Run North to South Through the Center of the Property to Remain

GLEN ELLYN IL 60137

Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 22 Day of June, 2009.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this 24 day of June, 2009.

PREPARED BY AND MAIL TO
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

14

Ordinance No. 5769

An Ordinance Amending Ordinance 5687 Which Granted Approval of a Zoning Map Amendment, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan and the Exterior Appearance of Two 3-Unit Workforce Housing Apartment Buildings Known as the Brandon Court Apartments to be Located on Property Previously Known as 22 and 28 Greenwood Street and Now Known as 16-34 Greenwood Street in Order to Allow the Existing Overhead Utility Wires that Run North to South Through the Center of the Property to Remain

Whereas, on June 23, 2008, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance 5687 which granted approval of, among other things, a Special Use Permit for a Preliminary and Final Planned Unit Development Plan to allow the construction of Two 3-Unit Workforce Housing Apartment Buildings known as the Brandon Court Apartments on property previously known as 22 and 28 Greenwood Street and now known as 16-34 Greenwood Street which property is legally described as follows:

PARCEL 1:
THE WEST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NO. R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND IT'S WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE EAST HALF OF THE 36.00 FOOT WIDE VACATED BRANDON AVENUE RIGHT-OF-WAY PER PLAT OF VACATION DOCUMENT NUMBER R2005-131731, LYING EAST OF BLOCK 11 IN GLEN ELLYN MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 153289; LYING SOUTH OF THE NORTH LINE OF BLOCK 8 (AND

IT'S WESTERLY EXTENSION THEREOF) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN SUBDIVISION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95781; LYING NORTH OF THE SOUTH LINE OF THE NORTH 108.00 FEET OF THE WEST 113.7 FEET OF SAID BLOCK 8 (AND ITS' WESTERLY EXTENSION THEREOF) IN SAID E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ALL IN DUPAGE COUNTY, ILLINIOS.

PARCEL 3:
THE NORTH 108.0 FEET OF THE WEST 113.7 FEET OF BLOCK 8 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1909 AS DOCUMENT 95781, DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
LOTS 5 AND 6 IN BLOCK 1 IN TUMMEL'S SUBDIVISION OF BLOCK 8 (EXCEPT THE WEST 113.7 FEET OF SAID BLOCK 8) OF E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TUMMEL'S SUBDIVISION RECORDED JANUARY 8, 1926 AS DOCUMENT 205845, IN DUPAGE COUNTY, ILLINOIS.

05-14-306-035

P.I.N.s: 05-14-306-030, 05-14-306-012 and 05-14-306-013; and

Whereas, the property owner and original petitioner, the Community Housing Association of DuPage, originally received approval of a deviation from Section 10-7-5(B) of the Zoning Code as part of the previously approved Special Use Permit for a Planned Unit Development Plan to allow existing overhead utility lines that run along the western property line to remain above ground; and

Whereas, the petitioner is now requesting approval of an additional deviation from Section 10-7-5(B) of the Zoning Code to allow a second set of overhead utility lines that run north to south through the center of the property and which include one pole and associated secondary lines running from this pole to two existing apartment buildings located on the site to also remain above ground; and

Whereas, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on May 14, 2009 in accordance with Section 10-10-15(F) of the Zoning Code whereat the Commission considered the petitioner's request for approval of the aforementioned amendment to the Special Use Permit for a Planned Unit Development Plan and at which hearing no persons spoke either in favor of or in opposition to the request; and

Whereas, after having considered the evidence and testimony presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the May 14, 2009 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A," and pursuant to Section 10-10-14 of the Zoning Code, by a vote of five (5) "yes" and three (3) "no", the Plan Commission recommended approval of the requested amendment to the Planned Unit Development Plan; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 14, 2009 Plan Commission public hearing and have considered the findings of fact and recommendations of the Plan Commission; and

Whereas, after reviewing and considering the evidence, testimony, and materials presented at the May 14, 2009 Plan Commission public hearing and the Plan Commission's recommendation, the President and Board of Trustees have determined that the requested amendment to the previously approved Special Use Permit for a Planned Unit Development Plan meets the standards set forth in the Zoning Code and is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: Paragraph One, Subsection (B)2 of Ordinance 5687 is hereby amended to read as follows (new text is shown in **bold**):

2. *A deviation from Section 10-7-5(B) to allow the existing overhead utility lines located along the western property line* ***and that run north to south roughly through the center of the property*** *to remain.*

Section Two: Section Three, Subsection A of Ordinance 5687 is hereby amended to add a new subsection 26 to read as follows:

26. *Enlarged Site Plan of New Parking Spaces and Modified Drive Aisle*

A copy of the abovementioned Site Plan is attached hereto as Exhibit "B". Where there may be conflicts or discrepancies between the Site Plan listed above and any plans or materials identified in subsections A(1-25) of Ordinance 5687, the subject plan shall supersede and take precedent over any other plans or materials identified in Ordinance 5687.

Section Three. Section Three of Ordinance 5687 is further amended to add a new subsection I to read as follows:

I. *The secondary utility lines running from the existing utility pole located roughly in the center the property to the two existing buildings on the site shall be placed underground.*

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the revised Planned Unit Development Plan approved herein, provided that all conditions set forth hereinabove and in Ordnance 5687 have been met and all other applicable laws and ordinances are complied with. This grant of revised Planned Unit Development Plan approval shall expire and become null and void eighteen (18) months from

the date of passage of this Ordinance unless building permits to begin construction are applied for within said eighteen (18) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction and completion shall take place. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

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

Section Six: The Village Clerk is authorized to record this Ordinance with the DuPage County Recorder of Deeds.

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 22 day of June, 20 09.

Ayes: Ladesic, Cooper, Hartwig, Henninger

Nays: -0-

Recuse: Thorsell

Absent: Comerford

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 22 day of June, 2009.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Andrea Roberts

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 24 day of June 2009.)

X:\Plandev\PLANNING\PUD\Brandon Apartments\OrdinancePUDAmendmentv2(061709).doc

DRAFT
PLAN COMMISSION
MINUTES
MAY 14, 2009

The meeting was called to order by Chairman Julie Fullerton at 7:38 p.m. Commissioners Eva Bongiovanni, Craig Broman, Todd Buckton, Linda Dykstra, Jeff Girling, Julie McCormick, Ryan Potts and Ray Whalen were present. Commissioners Jay Strayer and Lenard Swanson were excused. Also present were Trustee Liaison Jim Comerford, Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall and Planning Intern Alex Thorpe.

Commissioner Buckton moved, seconded by Commissioner Bromann, to approve the minutes, as amended, of the January 22, 2009 Plan Commission meeting. The motion carried unanimously by voice vote.

Commissioner Bromann moved, seconded by Commissioner Girling, to approve the minutes, as amended, of the January 5, 2009 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairman Fullerton described the proceedings of the Plan Commission meeting.

BRANDON COURT APARTMENTS – PUD AMENDMENT

A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE SPECIAL USE PERMIT FOR THE PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE BRANDON COURT APARTMENTS APPROVED ON JUNE 23, 2008 BY THE ADOPTION OF ORDINANCE 5687. THE PROPOSED AMENDMENT WOULD ALLOW THE EXISTING OVERHEAD UTILITY LINES THAT RUN NORTH TO SOUTH THROUGH THE CENTER OF THE PROPERTY TO REMAIN. THE SUBJECT SITE IS LOCATED AT THE SOUTHERN TERMINUS OF BRANDON AVENUE AND IS COMMONLY KNOWN AS 16-34 GREENWOOD STREET AND THE PROPERTY IS ZONED R4 RESIDENTIAL DISTRICT.

Commissioner Whalen recused himself from this item due to his association with the Community Housing Association of DuPage.

Prior to opening the public hearing, Chairman Fullerton announced that staff has asked that the Plan Commission consider reviewing this request as a one-step special use permit per Section 10-10-14 of the Zoning Code rather than as a two-step PUD development process. Commissioner Bongiovanni moved, seconded by Commissioner Potts, to review the request as a one-step special use permit rather than a two-step PUD development.

Staff Introduction

Village Planner Michele Stegall stated that the Community Housing Association of DuPage (CHAD) is requesting approval of an amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development plan for the Brandon Court apartments approved on June 23, 2008. The proposed amendment would allow the existing overhead

utility lines that run north to south through the center of the property to remain above ground. Displaying a map, Ms. Stegall described the location of the subject site which is zoned R4 Residential District and described the surrounding uses. Ms. Stegall stated that there are two existing buildings currently on the site. She also stated that two new buildings have been approved to be constructed on the west side of the property and she displayed the previously approved site plan of the development. Ms. Stegall added that each building will contain three one-bedroom workforce housing units and ten new parking spaces will also be located west of an existing one-way drive currently on the site.

Ms. Stegall stated that, as part of the original PUD approval, CHAD received approval of a zoning deviation to allow some existing overhead utility lines that run along the western property line to remain above ground. She also stated that their original proposal included undergrounding a second set of utility wires that run north to south through a utility easement which is required by code for all planned unit developments. Ms. Stegall added that the utility wires run from a utility pole just north of the site to a utility pole on the Beijing restaurant property south of the subject site and that the portion of wire required per code to be undergrounded is approximately 120 feet. Ms. Stegall indicated the location of an existing utility pole on the subject property with secondary lines required to be undergrounded that run to the existing two buildings on the property. Ms. Stegall indicated that the requested amendment is an additional zoning deviation that would allow both the primary and secondary utility lines to remain above ground. One minor modification to the site plan would be required to allow the lines to remain above ground. That modification would involve shifting the arc of the driveway east approximately 3-1/2 feet and relocating the existing handicap parking space to the north in order to prevent the utility pole from being located in an area of a handicap parking space shown on the approved plan.

Petitioner's Presentation

Bob Wahlgren, Executive Director of the Community Housing Association of DuPage (CHAD), 675 Euclid Avenue, Glen Ellyn, Illinois, and John Mulherin, CHAD's attorney, 569 Dorset Avenue, Glen Ellyn, Illinois, were present to speak on behalf of the proposed amendment to allow the existing overhead utility lines that run north to south through the subject property to remain. Mr. Wahlgren stated that CHAD is a not-for-profit organization that provides quality affordable housing for low and moderate income persons in DuPage County.

Regarding the subject development, Mr. Walgren stated that CHAD had an opportunity to purchase property next to two four-flats that they have owned for many years and that they intend to build affordable housing on that property for single adults who live and work along Roosevelt Road. Mr. Wahlgren stated that CHAD tries to keep its costs and rents as low as possible and that they rent approximately 50 apartments to social service agencies to assist their clients. Mr. Wahlgren stated that CHAD will not be able to receive funding from the Illinois Housing Development Authority if they have to pay an additional $130,000 for undergrounding utilities. Mr. Wahlgren stated that the end result of burying the lines is that the utility pole will be relocated to the edge of their lot and

closer to the residential district to the north. He added that the same number of parking spaces will be available on the site if the lines remain above ground.

Mr. Mulherin stated that undergrounding utilities on the site would be preferable as the lines are unattractive, however, CHAD's budget and current economic conditions make it necessary to request an amendment to allow the lines to remain above ground. Mr. Mulherin added that members of the community who would have access to or would see the subject site would be nominal because of its location and configuration. Mr. Mulherin also stated that in addition to providing housing, the development will also improve stormwater on the site as well as improve the appearance of the neighborhood. Mr. Mulherin felt that a precedent will not be set by allowing the utilities to remain above ground because the subject development is not-for-profit and provides housing for low-income people. Mr. Mulherin stated that the cost of undergrounding the lines from the utility pole to the existing buildings is estimated to be $25,000 but that amount can't be included in the budget for the IDHA loan or a community development grant.

Responses to Questions from the Plan Commission

Ms. Stegall responded to Commissioner Potts that she did not know which properties, other than the Beijing restaurant site, are served by the utility lines that the petitioner is requesting to be allowed to remain above ground. Commissioner Buckton inquired as to the height of the power lines on the site and commented that the lines from the utility pole are somewhat of a "spaghetti bowl." Ms. Stegall responded that some of the power lines appear to be 15 feet above ground and that others appear to hang relatively low. She stated that the code requires power lines to be 12 or 13 feet above ground to allow for emergency vehicle clearance. Ms. Stegall responded to Commissioner Dykstra that it is the utility companies' responsibility to maintain the lines at the required height. Commissioner Potts asked how compliance with the code requiring undergrounding of utility wires will be achieved as burying the wires appears to be cost prohibitive, and Ms. Stegall replied that the majority of developments throughout Glen Ellyn have complied with undergrounding utility wires and that deviations for undergrounding utilities have occasionally been granted when the length of underground utilities is minimal or some other unique circumstance is involved. Ms. Stegall also stated that special uses are required to underground secondary utility lines only. Ms. Hulseberg added that undergrounding utility wires is a Village policy for beautification purposes. Ms. Hulseberg agreed with Commissioner Potts that costs to underground utilities are exorbitant and that the utility companies are not regulated regarding cost. She added that other communities with which she is familiar have similar undergrounding requirements as Glen Ellyn and that Glen Ellyn has sparingly granted deviations or variations based on unique circumstances. Chairman Fullerton asked if unique circumstances means with the land, itself, and Ms. Hulseberg responded that the subject request is being processed as a deviation to a PUD and would need to meet the special use standards in the code. Ms. Stegall responded to Commissioner Bromann that the subject petitioners are required to underground wires that run across their property which may force them to underground wires beyond their property in order to reach the next utility pole. Ms. Stegall responded to Chairman Fullerton that staff has responded to developers in the past that the code requires utility lines to be undergrounded when the developers claimed that

undergrounding would be cost-prohibitive to their project. Ms. Stegall added that when developers have requested deviations to allow lines to be above ground, they have actually buried approximately 90 percent of the wires.

Mr. Wahlgren responded to Commissioner McCormick that a construction consultant originally estimated $50,000 for the cost of undergrounding the utilities. Commissioner Girling then questioned the accuracy of other estimates, and Mr. Wahlgren responded that other estimates related to the project were prepared by SMT Architects and that Architect Steve Thorsell's background includes estimating jobs. Mr. Wahlgren stated that the total cost of the project is estimated to be $800,000. Commissioner Girling asked if it was conceivable that construction prices are down 10 percent and Mr. Wahlgren replied no based on comments from his insurance carrier. Mr. Wahlgren responded to Commissioner Buckton that he believes the original communications with IHDA regarding a loan for the subject development included an estimate of $50,000 to underground the utility lines.

When a question came up regarding whether or not the petitioner is required to use Com Ed for the project, Mr. Wahlgren stated that CHAD feels they must use Com Ed for this development as the project is large. Mr. Wahlgren added that Com Ed will not provide an estimate for their services until a project and any associated variances are approved.

Persons in Favor of or in Opposition to the Request

No persons spoke in favor of or in opposition to the requested petition.

Comments from the Plan Commission

Although five of the eight Plan Commissioners present voted in favor of the requested amendment, four of the five did so reluctantly. Commissioner Buckton sympathized with the petitioners regarding the request for an amendment, however, did not support the request. He stated that the petitioners were previously granted a deviation regarding utility lines to the west and knew at that time that the subject lines would need to be buried. Commissioner Buckton stated that if $80,000 (the difference between the inaccurate estimate to underground and the actual cost to underground) will halt the project, he would not vote for the amendment. Commissioner Bromann was not supportive of the requested amendment, basically citing safety concerns. Commissioner McCormick stated that the use is very good for the land but that the petitioner should underground the wires per the Village's policy. Commissioner Girling felt that the utility lines should be undergrounded but supported the proposed amendment because he felt the development is better for the community and subject area than what currently exists, the proposed use of the land is good, and the impact of the overhead lines is nominal. Commissioner Dykstra was in favor of approving the requested amendment to create housing for people in need and felt strongly that constructing low-income housing should take precedence over aesthetics when the Village already has many existing overhead wires. She added that the Village did not underground the utility lines on her street when the street was torn up and it would have been easy to do so; she, therefore, stated she has a hard time asking the petitioner to underground the lines for six small apartment units.

Commissioner Dykstra added that the issue of whether or not to bury utility lines needs to be addressed by amending the Code. Commissioners Bongiovanni and Girling expressed concern that proper estimates were not provided for burying the wires early in the process. Commissioner Bongiovanni felt, however, that burying the subject wires will not have an aesthetic impact as wires on the other side will not be buried. She also added that she felt the cost to move the utility pole was exorbitant. Commissioner Potts stated that he will reluctantly vote yes on the amendment because he previously voted yes to allowing the wires above ground at the rear of the property which set precedent, and Commissioner Bongiovanni agreed with his statement. He also stated reasons for supporting the amendment include the location of the property, the minimal impact that will be created and the cost-prohibitive factor to bury the lines. Commissioner Buckton stated that the Plan Commission agreed to allow the utility lines overhead at the previous public hearing because the lines were parallel to the fence on the west boundary line. Chairman Fullerton stated that the Comprehensive Plan and Zoning Code require utility lines to be buried. Regarding the issue of fairness to developers about whether or not to allow lines to remain above ground, Chairman Fullerton stated that each developer is treated equally in that each piece of property is unique. Chairman Fullerton stated that she supported the amendment because the subject property is unique, the development is not-for-profit and the location is not in a residential neighborhood.

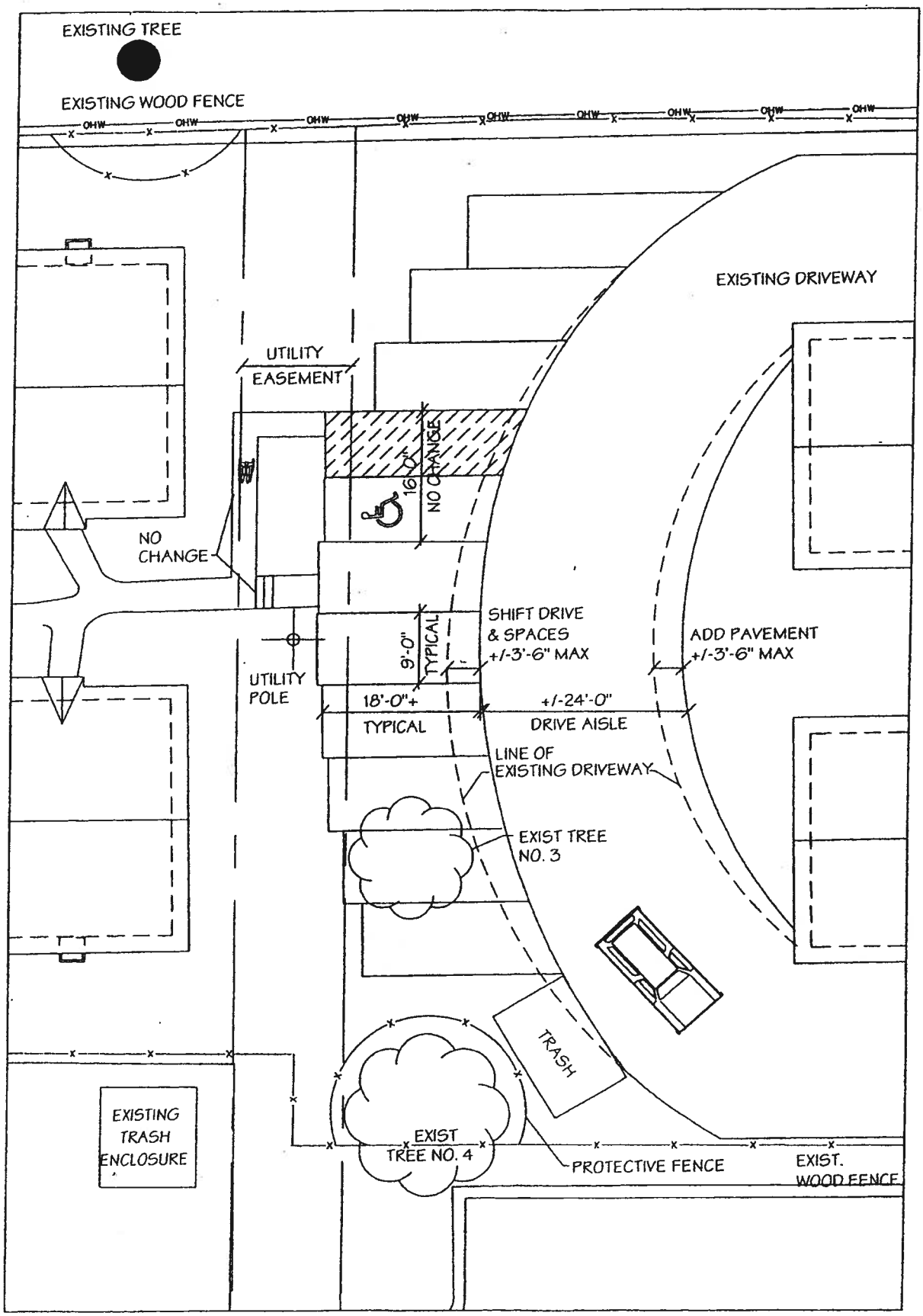
Motion

Commissioner Dykstra moved, seconded by Commissioner Girling, to recommend approval of an amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan approved on June 23, 2008 by the adoption of Ordinance 5687 for an additional deviation from Section 10-7-5(B) of the Zoning Code to allow the existing overhead utility lines that run north to south roughly through the center of the property to remain. The recommendation for approval was based on the findings of fact that the proposed development is a good use for the land, the impact of the overhead lines is nominal and will not have an aesthetic impact as wires on the other side will not be buried, allowing wires to remain above ground at the previous public hearing set precedent, and burying the wires is cost-prohibitive to the proposed development.

The motion carried with five (5) "yes" and three (3) "no" votes as follows: Commissioners Dykstra, Girling, Bongiovanni, Potts and Chairman Fullerton voted yes; Commissioners Bromann, Buckton and McCormick voted no.

DISCUSSION – POTENTIAL ZONING CODE TEXT AMENDMENT

DISCUSSION REGARDING POTENTIAL AMENDMENTS TO THE ZONING CODE THAT WOULD ALLOW FIRST FLOOR UNITS IN THE C5A CENTRAL BUSINESS DISTRICT CENTRAL RETAIL CORE THAT DO NOT HAVE STOREFRONT WINDOWS FACING THE STREET TO BE OCCUPIED BY NONRETAIL USES EITHER ON A TEMPORARY OR LONG-TERM BASIS.


EXISTING TREE
EXISTING WOOD FENCE
OHW
EXISTING DRIVEWAY
UTILITY
EASEMENT
16'-0"
NO CHANGE
NO
CHANGE
SHIFT DRIVE
& SPACES
+/-3'-6" MAX
ADD PAVEMENT
+/-3'-6" MAX
9'-0"
TYPICAL
UTILITY
POLE
18'-0"+
TYPICAL
+/-24'-0"
DRIVE AISLE
LINE OF
EXISTING DRIVEWAY
EXIST TREE
NO. 3
TRASH
EXISTING
TRASH
ENCLOSURE
EXIST
TREE NO. 4
PROTECTIVE FENCE
EXIST.
WOOD FENCE

VILLAGE OF GLEN ELLYN
1834

CERTIFICATION

I, Andrea Draths, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5769, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 22 day of June 2009, and that the same was signed and approved by the President of said Village on the 22 day of June 2009. I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 30 day of July 2009.

Andrea Draths
Village Clerk

CORPORATE SEAL

A-6E

To: Danamarie Izzo –Assistant Village Manager-HR

From: Patti Underhill - Administrative Services Coordinator

Date: October 25, 2011

Re: 7-Eleven #33743B (Karom, Inc) D-2 Liquor License
1214 Roosevelt

Background

When we were in the process of the annual liquor license renewal, I was advised by Mr. Patel, the Franchisee of the 7-Eleven located at 1214 Roosevelt Road, that they were in the process of negotiating a new lease. Village Code Section 3-19-8(K)1 states "If a leased premises, a copy of the lease shall be provided and the lease shall be for a term of sufficient length to encompass the term of the license sought". Their current lease was due to expire October 8, 2011. He seemed confident there would be an agreement. However, they could not come to an agreement with the property owner and on October 10, 2011, the store closed its doors. The local Liquor Control Code Ordinance states we must keep an accurate and current list of all licenses issued within the Village, therefore it is necessary to decrease our number of Class D-2 licenses. Please find attached the proposed ordinance to decrease the number of Class D-2 liquor licenses.

Recommendations
Approve the Ordinance

Action Requested
Approve the Ordinance to Decrease the number of D-2 Liquor Licenses

Attachment
Ordinance

Village of Glen Ellyn

Ordinance No. _____ - VC

An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 12
(Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,
to Decrease the Number of Permitted Class D-2 Liquor Licenses

---

Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
this _____ day of _____, 20_____

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

Ordinance No. _____ - VC

An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 12
(Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,
to Decrease the Number of Permitted Class D-2 Liquor Licenses

Whereas, the Village of Glen Ellyn is an Illinois home rule municipal corporation; and

Whereas, the Village, pursuant to the Illinois Liquor Control Act, 235 ILCS 5/1-1 et seq., and its home rule powers, has established various classes of liquor licenses for the retail sale of alcoholic liquor in the Village and the number of permitted licenses within each class, as set forth in Chapter 19 of Title 3 (Liquor Control Code) of the Village Code of the Village of Glen Ellyn; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn deem it to be in the best interest of the Village to periodically review and update the liquor control ordinance of the Village as well as to, when appropriate, change the number of permitted liquor licenses in various classifications; and

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village to decrease by one the number of permitted Class D-2 liquor licenses, which license allows the sale of all types of alcoholic beverages in a restaurant, to reflect the closure of 7-Eleven #33743B (Karom, Inc.) at 1214 Roosevelt 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: The findings of fact and conclusions set forth hereinabove are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Chapter 19 of Title 3, Section 12 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended so that reference to Class D-2 within this Section shall henceforth read as follows:

Class D-2 No more than 5

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

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

Ayes:

Nays:

Absent:

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

_____
Village President of the Village
of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the Village
of Glen Ellyn, Illinois

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

X:\Admin\CLERK\LIQUOR\Ordinances\Decrease 7-Eleven 1214 Roosevelt.doc

Updated

A-6F

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Kristen Schrader, Assistant to the Village Manager – ADM
Andrew Letson, Administrative Intern

DATE: November 8, 2011

RE: School District 87 Champion Sign Resolution

Background

The Administration Department was recently requested to draft a resolution that would have the Public Works Department produce and install signs recognizing the achievement of students and/or teams from Glenbard South and Glenbard West High Schools that win a state competition. School District 87 has recently approved an amendment to their school handbooks that states, "The District will formally recognize students and/or teams that have placed in the top three in state competitions" (attached).

The Village has produced recognition signs for School District 87 in the past. There is currently a sign in the parkway near Glenbard West that recognizes championship teams dating back to 1960. This sign was created by Public Works in as late as 1996 and currently displays seven teams. A photo of the existing sign is attached.

Issues

The Administration Department is currently working with staff from Glenbard South to determine the most appropriate location for a recognition sign. The Glenbard South sign will most likely be located on the school's property along Park Boulevard.

The Administration Department, in coordination with staff from the two high schools, has developed a list of individuals and teams who will be recognized with a sign (attached). In an effort to save space, both sides of the signs will be used to display the names of teams and individuals.

Action Requested

The Village Board is requested to act on a resolution regarding the Village constructing and installing signs recognizing the achievement of students and teams who have won state competitions from Glenbard West and Glenbard South High Schools.

Attachments: Resolution
School District 87 Handbook Excerpt
Photo of existing sign at Glenbard West
Recognition List

CC: Jeff Perrigo, Interim Public Works Director

RESOLUTION NO. _____

A RESOLUTION CONCERNING THE FORMAL RECOGNITION
OF GLENBARD DISTRICT 87 STUDENTS AND/OR TEAMS
WHO ARE CHAMPIONS IN A STATE COMPETITION
THROUGH PUBLIC DISPLAYS

WHEREAS, Glenbard District 87 students are involved in a variety of activities, perform at a high level and the Village commends them on their many accomplishments; and

WHEREAS, an effective way to recognize the achievement of these students is through public displays; and

WHEREAS, many students who attend Glenbard West High School and Glenbard South High School live within the corporate limits of the Village; and

WHEREAS, it has been determined that it would be beneficial to the Village as a whole to formally recognize the achievements of the students who attend Glenbard West High School and Glenbard South High School through public displays.

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 determination that the Village staff shall coordinate the construction and installation of signs formally recognizing any students and/or teams from Glenbard West High School and Glenbard South High School that are champions in a state competition that is an Illinois High School Association (IHSA) sponsored event.

SECTION TWO: Public displays recognizing the achievements of Glenbard District 87 students shall be displayed at or near Glenbard West High School and/or Glenbard South High School.

SECTION THREE: All individuals and teams from Glenbard West High School and Glenbard South High School that place in the top three in an IHSA sponsored event shall be recognized at a meeting of the Glen Ellyn Village Board and shall receive a congratulatory letter signed by the Village President.

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.

_____
Village President of the
Village of Glen Ellyn

ATTEST:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

Handbook
Excerpt

Athletic and Other Extracurricular Activity Recognition

Glenbard District 87 students are involved in a variety of activities, perform at a high level, and the District commends them all on their many accomplishments. The District will formally recognize students and/or teams that have placed in the top three in state competitions in IHSA sponsored events. The District further recommends that all public displays in the community be for students/teams that have placed in the top three in IHSA state competitions

For more information on IHSA sponsored events, see the IHSA website, www.ihsa.org.

GLENBARD WEST
HIGH SCHOOL
HOME OF THE
HILLTOPPERS
STATE CHAMPIONS
BOYS CROSS COUNTRY 1960
CLASS AA VOLLEYBALL 1983
CLASS 5A FOOTBALL 1983
SPEECH 1991
BOYS GYMNASTICS 1996
RUGBY CHAMPIONS 2002
BARBERSHOP QUARTET STATE CHAMPIONS 2006

Glenbard West State Champions			
Last name	**First Name**	**Sport**	**Year**
Grieve	Bob	Boys Track and Field	1933
MacLeod	Bob	Boys Track and Field	1935
Whiteway	Howard	Golf	1945
Warner	Carl	Boys Track and Field	1950
Patterson	Lane	Boys Track and Field	1957
		Boys Cross Country	1960
Hill	Chris	Boys Track and Field	1966
Beilfuss	Fred	Wrestling	1966
Popejoy	Ken	Cross Country & Track	1968, 1969
Fasules	Jim	Boys Track and Field	1970
Roskam	Steve	Boys Gymnastics	1972
Kuoni	Todd	Boys Gymnastics	1972
Fritz	Bill	Boys Track and Field	1973, 1974
		Football	1983
		Girls Volleyball	1983
Bowman	Bridgett	Swimming and Track	1984, 1985, 1986
Crampton	Jim	Boys Track and Field	1986
Relay Team		Girls Track and Field	1987
		Speech	1991
Levin	Josh	Boys Gymnastics	1995, 1996, 1997, 1998
		Boys Gymnastics	1996
Nell	Shields	Boys Track and Field	1996
		Rugby	2002
Bremer	John	Boys Gymnastics	2004
		Barbershop Quartet	2006

Glenbard South State Champions			
Last name	**First Name**	**Sport**	**Year**
Morreale	Madlyn	Cross Country and Track	1979, 1982
Knauf	Preston	Boys Gymnastics	1983
Simpson	Kim	Girls Track and Field	1987
Kading	John	Wrestling	1991, 1992
		Symphonic Band	1992, 2006, 2008
		Mock Trial	1996
VanDenend	Micah	Cross Country and Track	2001, 2002
		Boys Cross Country	2001
Raymond	Ashley	Girls Track and Field	2005
		Math Team	2006
Relay Team	(x2)	Girls Track and Field	2009
		Chess	2010
Payne	Garret	Boys Track and Field	2010, 2011
Boesso	Joe	Boys Track and Field	2011

MEMORANDUM

A-6G

TO: Kristen Schrader, Assistant to the Village Manager - ADM

FROM: Michael Strong, Planning Intern

DATE: November 7, 2011

FOR: November 14, 2011 Regular Meeting

RE: 542 Hillside Avenue Glen Ellyn Landmark Designation

Background.

Todd and Anna Kreissler, owners of the property located at 542 Hillside Avenue, requested that the Glen Ellyn Historic Preservation Commission consider the nomination of their home as a Glen Ellyn local landmark. Mr. Kreissler indicated that their home is an example of the architectural, cultural, economic, historic or social aspect of the heritage of the Village of Glen Ellyn, and that their home identifies with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn (see attached nomination form).

Issues.

The property was built in 1891 and is commonly known as the 'Orrin D. Dodge House' named after Orrin Dodge, a prominent figurehead in the community who served as Village President. In 1926 the property was moved from Main and Hillside to its current location. Since this time the house has been restored to its original exterior Victorian wood siding and renovated with an addition matching its Victorian design. Its unique location and distinctive physical appearance make it a familiar visual feature of its neighborhood. A photograph of the house as it originally appeared at the Hillside Avenue location is currently on display at Stacy's Tavern. Additional information about this property (attached) has been provided by the Glen Ellyn Historical Society.

On August 24, 2011, the Historic Preservation Commission granted preliminary determination of landmark designation to 542 Hillside Avenue. At this meeting the Commission applauded the efforts of the petitioners who were able to restore the property to the original wood siding which has helped revitalize the character of the neighborhood. On October 27, 2011, the Historic Preservation Commission held a public hearing and voted unanimously to recommend that the Village Board designate 542 Hillside as a Glen Ellyn landmark.

Recommendation.

The Historic Preservation Commission recommends that the Village Board consider designating 542 Hillside Avenue as a Glen Ellyn landmark.

Action Requested.
The Village Board should consider the recommendation of the Glen Ellyn Historic Preservation Commission to designate 542 Hillside Avenue as a Glen Ellyn local landmark. An Ordinance approving this recommendation is attached.

Attachments.

1. Report and Recommendation dated October 28, 2011
2. Planning Report dated September 26, 2011
3. Public Hearing Notice
4. Nomination Form
5. Photo of the Victorian style house on 542 Hillside Avenue
6. Various information on the history of the property
7. Minutes from the August 24, 2011 Historic Preservation Commission meeting
8. Minutes from the October 27, 2011 Historic Preservation Commission meeting
9. Ordinance

Cc: Historic Preservation Commission
Todd and Anna Kreissler, Property Owners/Petitioners

X:\Admin\HistCommission\Landmarks\542 Hillside\VB Memo - 542 Hillside.doc

REPORT AND RECOMMENDATION OF THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION ON THE REQUEST OF TODD AND ANNA KREISSLER FOR THE DESIGNATION OF THE PROPERTY LOCATED AT 542 HILLSIDE AVENUE AS AN HISTORICAL LANDMARK

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATE: October 31, 2011

Todd and Anna Kreissler, the owners of the property at 542 Hillside Avenue, have filed a petition to have their home designated as a Historical Landmark. The Glen Ellyn Historical and Architectural Landmark Preservation Ordinance requires that a public hearing be conducted by the Historic Preservation Commission before a property may be recommended for Historical Landmark designation. The Historic Preservation Commission conducted a public hearing on Thursday, October 27, 2011. The Historic Preservation Commission conducted the public hearing, heard testimony and prepared a recommendation regarding the proposed landmark designation.

The Historic Preservation Commission issued the following Report and Recommendation:

I. Report:

A. Request – The petitioners are requesting landmark designation for the property located at 542 Hillside Avenue.

B. Exhibits – The following materials were submitted for review prior to the HPC meeting:

Exhibit 1: Planning Report and Recommendation dated September 26, 2011

Exhibit 2: Notice of Public Hearing published in the October 4, 2011, edition of The Daily Herald

Exhibit 3: Landmark Nomination form dated August 11, 2011, from Todd Kreissler requesting designation of his home as a Glen Ellyn landmark

Exhibit 4: Pictures of the Victorian style house on 542 Hillside Avenue

Exhibit 5: Various information on the history of the home provided by the Glen Ellyn Historical Society

Exhibit 6: Minutes from the Historic Preservation Commission meeting on Thursday, August 24, 2011

Exhibit 7: Minutes from the Historic Preservation Commission meeting on Thursday, October 27, 2011

C. October 27, 2011, Meeting – Leland Marks, Chairman of the Historic Preservation Commission, introduced the project, referred to the Notice of Public Hearing, the planning Report and Recommendation, and the application. Anna Kreissler referred to the nomination form and provided background on their Glen Ellyn residence.

D. Public Comment – Rhinda Allison (537 Hillside) spoke out in favor of the request. No members of the public spoke in opposition of the request.

E. Findings of Fact – After conducting the public hearing, the Historic Preservation Commission made the following Findings of Fact pertaining to the petitioners' request for Historic landmark designation:

1. The property is an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn.

2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn. The home is referred to as the 'Orrin D. Dodge House' named after Orrin Dodge, a prominent figurehead in the community.

3. The house is an example of the architectural style of this period, and is an exemplification of this style distinguished by the quality of design, detail, materials and craftsmanship of the property. The home has built in 1891, and has been restored to the original exterior detailed Victorian siding and renovated with an addition matching the Victorian design.

II. **Recommendation**. On a motion made by Commissioner Nicole Janninck and seconded by Commissioner James Manak, the Historic Preservation Commission recommends the Village Board approve the landmark designation for the property located at 542 Hillside Avenue. The motion carried with a vote of seven (7) "Yes," zero (0) "No".

Respectfully submitted,

Michael Strong
Planning Intern

Date of Meeting: October 27, 2011

Present:	Chairman Marks, Commissioners Janninck, Loftus, Manak, Rasnic, Saliamonas, Wilson, Trustee Liaison McGinley, and Staff Liaison Strong
Excused:	Commissioner Salamunovich
Absent:	Commissioner Isaac
Also Present:	Anna Kreissler, Rhinda Allison, Donald Ward

HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

FROM: Staci Hulseberg, Director of Planning & Development
Michael Strong, Planning Intern

DATE: September 26, 2011

SUBJECT: 542 Hillside Avenue – Landmark Designation

Historic Designation Planning Report: This Report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of any structure or object as a Glen Ellyn Landmark.

Location/Request: The above-referenced home is located on the north side of Hillside Avenue between Forest Avenue to the east and Main Street to the west. The property consists of one lot. The current property owners are Todd and Anna Kreissler, who have requested the landmark designation of the property in order to preserve the existing home.

Existing Structure: The following historical and architectural details about the home at 542 Hillside Avenue were included in the application submitted by Todd and Anna Kreissler. The property was built in 1891 and is commonly known as the 'Orrin D. Dodge House' named after Orrin Dodge, a prominent figurehead in the community who served as Village President from 1903 to 1905. In 1926 the structure was moved from 405 Main, at the intersection of Main and Hillside to its current location. Since this time the house has been restored to its original exterior Victorian wood siding and renovated with an addition matching its Victorian design. Its unique location and distinctive physical appearance make it a familiar visual feature of its neighborhood.

Relationship to Comprehensive Plan: The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. The Comprehensive Plan also states that "...homes...that have historic and/or architectural interest ...add to the charm and character to the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value...Property owners should be encouraged to retain and restore historic structures." The designation of the home at 542 Hillside Avenue as a historic landmark would be consistent with the recommendations of the Comprehensive Plan.

Zoning: The subject site is located in an R2 Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 Residential District. The surrounding lots are developed with single-family homes.

Effect on the Neighborhood: Due to its historical and architectural value, it is a property that should be appropriately recognized. According to the documents reviewed and the above report,

we do not believe that there will be any negative effects on the neighborhood resulting from such a designation.

Planning Consideration: A review of the information available in the Village files, the Comprehensive Plan, and the zoning ordinance indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that historic properties such as 542 Hillside Avenue contribute to the character of Glen Ellyn because of its age, design, and construction.

2. The property is consistent with the zoning classification for the area.

3. The structure is harmonious with the surrounding neighborhood.

4. This structure is largely the same as when originally constructed and it represents a structure from that era. It is an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Requested Action: It is requested that the Historic Preservation Commission conduct a public hearing for the requested landmark designation of the home at 542 Hillside Avenue and make a recommendation to the Village Board for approval.

X:\Admin\HistCommission\Landmarks\542 Hillside\542 Hillside Avenue Landmark Report.doc

Notice of Public
HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

An application has been received by the Historic Preservation Commission to consider the property at 542 Hillside Avenue for designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

This property is being considered for designation of landmark status for the following reasons:

1. Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States.
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, October 27 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:

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

P.I.N. 05-11-328-020

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 Michael Strong, 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.

Michael Strong,
Planning Intern
Published in Daily Herald
October 4, 2011 (4278343)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Addison, Bensenville, Bloomingdale, Carol Stream, Glendale Heights, Glen Ellyn, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oak Brook, Oakbrook Terrace, Roselle, Villa Park, Warrenville, West Chicago, Wheaton, Winfield, Wood Dale

County(ies) of DuPage
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 4, 2011 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kathleen E Solan
Authorized Agent

Control # 4278343

RECEIVED
AUG 11 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received 8/11/11

1. Name of Property/Site: Orrin Dodge House

2. Address of Property: 542 Hillside Avenue, Glen Ellyn

3. Attach photographs of the property site itself as well as important features (if available).

4. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

   ____ Illinois Register ____ National Register

   X Glen Ellyn Historical Society Plaque

5. Please indicate which of the following criteria apply to the property. (Check all that apply). Explain in #6.

   X Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

   ____ Its location as a site of a significant historic event which may have taken place within or involved the use of any existing improvements;

   X Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

   X Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

   ____ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

X Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

____Other reasons. Please specify. _____

_____

6. Additional details and history. Summarize why this property/site should be designated a "Landmark." Please indicate the year this building was constructed. Built in 1896 Moved from Main and Hillside to 542 Hillside in 1929. House has been restored to original exterior detailed Victorian siding and recently renovated with an addition matching the Victorian design.

7. Name, address and telephone number of the property owner(s).

Name: Todd and Anna Kreissler
Address: 542 Hillside Avenue, Glen Ellyn, IL 60137
Area Code: 630 Phone Number: 942-9550

8. Name, address, telephone number and signature of person(s) submitting this nomination. (Please attach additional sheets if necessary)

Name: Todd Kreissler
Address: _____
Area Code: _____ Phone Number: _____

Todd M. Kreissler 8/11/11
Signature Date

If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630/469-5000.

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

x:\admin\histcommission\historic preservation commission\landmarkapp.doc

-ORRIN D. DODGE HOUSE-

Current Address: 542 Hillside Avenue
Glen Ellyn, Illinois

Previous Address: 405 Main Street
Glen Ellyn, Illinois

Current Owners: ~~Randy and Julie Russell~~, Todd and Anna Kreissler

Legal Description: County Clerk's Assessment Division of Lot 6 in Block 12 of the Assessment Division Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, According to the Plat Thereof Recorded April 7, 1906 as Document 87151 in the Recorder's Office of Du Page County, Illinois.

--The Village of Glen Ellyn no longer recognizes the 405 Main Street address, as a new street address has been designated to the structure at the corner of Main Street and Hillside Avenue.

--The Orrin D. Dodge House was moved in 1926.

"The Dodge home stood at Main and Hillside but with business development on the south side of the Chicago Northwestern Railway, in the 1920's the house was moved around the corner to the middle of the block facing Hillside."[1]

--Based upon research of Tax Records and Title Search information, we have established the age of this structure as being 98 years old, having been built in 1891 as best we can determine.

--Orrin D. Dodge

June 10, 1862 - May 15, 1944

--Orrin Dodge was a prominent figurehead in the community for a number of years.

1899 - "Orrin D. Dodge, son of Jabez Seymour Dodge, was elected Village President, succeeding Amos Churchill."[2]

1905 - "The Glen Ellyn State Bank was charter August 31, with the first officers: O.D. Dodge, president...
...and the first directors, L. C. Cooper, O. D. Dodge..."[3]

--The Orrin D. Dodge house is an example of classic Queen Anne Victorian styling. Unfortunately, the structure has been completely covered in white aluminum siding, and while unoffensive, is wider than the original wood board siding. The garage on the rear of the lot exhibits the type of boarding suspected to be hidden beneath the aluminum siding. A photograph of the house as it originally appeared at the Hillside Avenue location, may be viewed at Stacy's Tavern.

-- The house has been renovated to original wood siding in 2010/2011. An addition has been added to the back of the house which matches the original house style.

Endnotes

The Glen Ellyn Story, Kaiser and Vandercook c. 1976 pp. 134, 143.

Dodge house named to register, commemorated with plaque

Another historical house has been added to Glen Ellyn's inventory of historic houses. In February, the Glen Ellyn Historical Society plaqued the 1891 Orrin Dodge house at 542 Hillside.

The house, a classic Queen Anne, has been sided but retains much of its architectural integrity.

Originally on the northeast corner of Main Street (now the site of Craig's Family Pharmacy), commercial development forced its move to Hillside in the 1920s. Up to that time, Dodge had kept a cow out on the back lot.

Dodge was the son of early Glen Ellyn pioneer Jabez Dodge. His mother, Alameda Powers Dodge, was an early schoolteacher who began her teaching career as a 15 year-old-girl holding classes in a neighbor's kitchen.

GERALD PERKINS, left, homeowners Julie and Randy Russell, Mary Jane Woods, Helen Ward, Virginia Less and Bob Luginbill stand in front of the Orrin Dodge home.

Dodge served as village president in 1899 and as one of the first officers of the Glen Ellyn State Bank, chartered in 1905.

Both he and his wife were active in village affairs.

BOB
CHAMBERS

PRICE: $ 339,900 STATUS: ACTV DETACHED SINGLE FAMILY 96026101
SALE PRICE: $ MRKT TIME: 54 OMD: CONTRACT:

AD: 542 E HILLSIDE # CIT: GLEN ELLYN
ZIP:60137- SUB: CTY: DUPA TOWNSHIP: MILTO
CORPORATE LIMITS: GLEN ELLYN MODEL: OWN: FS YR BUILT:
LOT DIMENSIONS: 50 X 150 AGENT-OWNED/INTEREST: N

ROOMS: 8 BEDROOM: 4 BATHS: 1.5 MASTER BEDROOM BATH: Y
DINING ROOM: SEP FIREPL: 2 BASEMENT: BATH-FULL,FULL-PRTL
STYLE: TYPE: 2 STORY EXT: AL,FR GAR: 2 CAR,AUTO DOOR O*
HEAT : GAS,HOT WTR/STEAM FC: A/C: 1 W/W UNIT
IMPROVEMENTS: CURBS/GUTTERS,SEWER,SIDEWALKS,STREET LTS,STRTS-PAVED,WTR-LAKE M*
MONTHLY ASSESS. INCL: NONE

APPLIANCES: DW BI,DISP,OV/RG-FS

ROOM	SIZE	L	F	W	ROOM	SIZE	L	F	W
LIVING RM:	30X15	1	H	Y	MASTER BR:	14X13	2	H	N
DINING RM:	14X13	1	H	Y	2ND BEDRM:	14X13	2	H	Y
KITCHEN :	14X11	1	H	Y	3RD BEDRM:	13X11	2	H	Y
FAMILY RM:	18X18	L			4TH BEDRM:	15X14	2	C	Y
FOY:	13X12	1	H	Y	PNT:	11X05	1	H	Y
OFF:	12X10	L	C		:				

R FACTORS (NEW CONSTRUCTION) - WALL: CEIL:

TAXES: 5044.26 /94 TXC:
PIN: 0511328020
ASSOC DUES: FREQ:
TERMS: S.ASSESS: N

GRADE : FRANKL DIST: 200 N
JUNIOR: HADLEY DIST: 41 N
HIGH : GLENBW DIST: 87 N
OTHER : DIST: N

INFO NOT GUARANTEED-CHECK FLOOD INSURANCE-ROOM SIZE ROUNDED TO NEAREST FOOT
MAY NOT BE REPRINTED FOR ADVERTISING PURPOSES SOURCE: MLSNI

REMARKS: BEAUT RESTORED VICTORIAN REGISTERED IN THE GE HISTORICAL SOCIETY. RETAINS ALL THE ORIGINAL SPLENDOR WITH MAGNIFICENT VESTIBULE,CARVED WOODWORK,LEADED/STAINED GLASS, 10+CEILING,GREAT KITCHEN, FINISHED BSMT & WALK-UP FLOORED ATTIC. WONDERFUL WRAP-AROUND PORCH & PERENNIALS. RIGHT IN THE HEART OF TOWN APPROX 2 BLKS TO TRAIN. KEY AT LIST OFFICE

COORDINATES - N: 0 W: 22 S: 0 E: 0

Commissioner Isaac asked if the main change is to the front dormer which would be the same pitch and same roof to which Architect Kloss answered yes, it would be.

Architect Kloss stated they want to abandon the existing chimney as it is not to code and serves no purpose, due to the fact that a high-efficiency water heater is in the house now. He stated the existing chimney is 5 feet below the peak roof and is non-compliant with the current code. Chairman Marks verified the chimney is not serving any current heating units to which Mr. and Mrs. Marcheschi answered no.

Chairman Marks stated the goal is to maintain the architectural integrity of the original building and then asked the commissioners if there were any concerns or questions on this proposed dormer and the removal of the chimney to which there were a few more questions, but no concerns stated. The commissioners stated the plans look good and make sense.

Commissioner Loftus made a motion for the approval of the exterior plan changes as shown on the drawings for 583 Main Street. Commissioner Isaac seconded, and the motion carried unanimously by a vote of 5-0. Staff Liaison Strong will relay the HPC's approval to the Planning and Development Department.

B. 542 Hillside Landmark Preliminary Determination

Chairman Marks provided some background on this house. Chairman Marks asked for introductory discussion to see if a Glen Ellyn local landmark should be pursued. Commissioner Janninck stated a lot of work has been done on the house from the removal of asbestos siding, along with the front porch repair. She stated the changes have kept the character of the house and this is one of several houses on the block that has had work done. She stated when the house was on Main Street, it had no front porch. Chairman Marks stated the neighborhood could be considered for a local historic district in the future. Commissioner Loftus asked if there are historical photos of the house to which Chairman Marks stated he would need to go to the Glen Ellyn Historical Society to see if there are some. Commissioner Wilson stated owner Todd Kreissler contacted Commissioner Wilson for literature that the HPC had put together for the tax freeze.

Commissioner Isaac made a motion to move forward with the preliminary determination to continue the consideration of 542 Hillside for Glen Ellyn local landmark. Commissioner Janninck seconded, and the motion carried unanimously by a vote of 5-0.

C. Downtown Historic District

Chairman Marks stated the HPC received a response letter to the Village's preliminary plans for a downtown historic district from Amy Hathaway with the Illinois Historic Preservation Agency. Commissioner Loftus stated he was under the impression that the way the HPC had to choose the district was from the center line of a street and everything surrounding, contingent to a box. He stated Ms. Hathaway asked about properties east of Forest Avenue on Crescent Boulevard. He stated they left certain areas out as they thought everything in the block had to be enclosed. He stated they are eligible to do some of Main Street on both sides, part of Pennsylvania Avenue and

Commissioner Manak stated the application was filed on several criteria which were:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States (in reference to Architect Don Erickson, apprentice to Frank Lloyd Wright);
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship (in reference to the Craftsman style);
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art of other objects that may or may not be contiguous;
5. Other – 1960 Family room addition designed by Architect Don Erickson, from Des Plaines, Illinois, who was an apprentice of Frank Lloyd Wright.

Commissioner Loftus stated that even though we are talking about the façade, the addition in the back is visible from the street and is significant as Architect Erickson was an important architect. Commissioner Loftus stated that it was one of two Erickson commissions in Glen Ellyn, and the other property was torn down about 12-15 years ago. Commissioner Loftus stated that Architect Erickson was a significant mid-century modern architect and an apprentice of Frank Lloyd Wright.

Commissioner Manak stated that he thinks there are two reasons for landmarking the property which are the Craftsman style example and the addition done by Architect Erickson. Commissioner Manak stated that the addition is greatly obscured by the front bushes, but can be seen from the east-side front. Commissioner Janninck stated that she would like to see the house continue to look the way it is as that is how it looked when it was built. Commissioner Wilson stated that she agrees with what Commissioner Loftus said. Commissioner Saliamonas stated that it is an incredibly attractive home.

Chairman Marks asked for a motion to recommend that the Historic Preservation Commission consider making a recommendation to the Village Board to consider landmark status for the property. Commissioner Manak made a motion to recommend that the Commission make a recommendation to the Village Board to consider landmark status for the property at 418 Ridgewood Avenue, under the criteria that are listed above. Commissioner Loftus seconded, and the motion carried unanimously by a vote of 7-0.

B. 542 Hillside Avenue

Chairman Marks stated that a motion was made for preliminary determination of landmark status for the property at 542 Hillside Avenue at the August 24, 2011 HPC meeting. He introduced property owner Anna Kreissler who gave background on the property.

Mrs. Kreissler stated that they live in the Orrin Dodge House which they have renovated. She stated that the renovation was done in two phases. She stated that in fall 2009, they started Phase 1 by taking off the aluminum on the exterior of the house. She added that in doing so they found the original Victorian architecture in mint condition. She stated that it took about three months to strip the paint to the bare wood and then they repainted and put in new windows. She stated that they took a break for about a year and then moved out so significant renovation to the interior could be done as well as an addition to the back of the house. She stated that they updated the electrical, added two bathrooms and modified bedrooms which included adding closets so they could make the house more suitable for a family.

Chairman Marks referred to Staff Liaison Strong's memorandum in the packet on the house. Chairman Marks stated that the house does have a Glen Ellyn Historical Society Plaque as the Orrin Dodge House. He stated that the house was originally located at 405 Main Street and was moved in 1926 to its current location at 542 Hillside Avenue.

Chairman Marks stated that the application was filed on several criteria which were:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art of other objects that may or may not be contiguous
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

Commissioner Manak stated that the house speaks for itself and thanked the property owner for her history and comments on the house.

Commissioner Loftus asked if the house was repainted with the original colors to which Mrs. Kreissler stated that they are not sure of the original colors as they only have black and white pictures, but their architect used some judgment based on what the architect could see in the photos. Mrs. Kreissler stated that they still would like to add some color to it, but they would like it more subtle so they are debating. Mrs. Kreissler stated that they will add some color, possibly burgundy, to the front porch and columns in the back. She stated the house paint is a light grey, and the columns are a darker bluish-grey.

Commissioner Rasnic stated that he saw the house when it was being renovated, and this is a great example of what people can do in Glen Ellyn with historic properties. Commissioner Janninck stated that the Village landmarking status will help to solidify the house's permanence and importance. Commissioner Wilson thanked the property owner as she stated that the house

has maintained its character. Chairman Marks stated that this will be a great contribution to the Village of Glen Ellyn.

Mrs. Kreissler asked what the benefits are to landmarking to which Chairman Marks stated that there are many tax breaks and tax credits. He stated that it provides great recognition, a great contribution to the ambience of the Glen Ellyn streetscape and good resale value.

Ms. Rhinda Allison of 537 Hillside Avenue stated that she lives across the street from the property, and that she and the neighbors love what the property owners have done. She stated that she supports the landmark application.

Commissioner Loftus stated that you will not see the benefits until the property owners decide to sell because this will be a historic home outside with modernization inside.

Chairman Marks stated that the HPC is trying to do local landmark districts in some Glen Ellyn neighborhoods and indicated that the Kreisslers' neighborhood is one of them. He stated that due to the teardowns, they have not been able to do this, but the Kreisslers' neighborhood would be good for this.

Chairman Marks asked for a motion to recommend that the Historic Preservation Commission consider making a recommendation to the Village Board to consider landmark status for the property. Commissioner Janninck made a motion to recommend that the Commission make a recommendation to the Village Board to consider landmark status for the property at 542 Hillside Avenue, under the criteria that are listed above. Commissioner Manak seconded, and the motion carried unanimously by a vote of 7-0.

Chairman Marks asked for a motion to close the Public Hearing at 8:06 p.m. Commissioner Manak made a motion to close the Public Hearing to which Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 7-0.

2. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 8:07 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

3. Approval of Minutes

Commissioner Manak moved to approve the minutes of September 22, 2011, and Commissioner Loftus seconded. This motion carried unanimously by a vote of 7-0.

4. Public Comments

None.

VILLAGE OF GLEN ELLYN

ORDINANCE NO. _____

An Ordinance Designating the
Property Located at 542 Hillside Avenue
as a Glen Ellyn Landmark

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

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

ORDINANCE NO. _____

An Ordinance Designating the Property Located at 542 Hillside Avenue as a Glen Ellyn Landmark

WHEREAS, Todd and Anna Kreissler, owners of the property commonly known as 542 Hillside Avenue, Glen Ellyn, DuPage County, Illinois, and legally described as follows:

> LOT 6 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING OT THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.
>
> P.I.N.: 05-11-328-020

have requested Village of Glen Ellyn Historic Landmark Designation for the house and property in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historical Preservation Ordinance ("Ordinance"); and

WHEREAS, on August 24, 2011, the Historic Preservation Commission ("Commission") approved a motion "Granting Preliminary Determination as a Glen Ellyn Local Landmark;" and

WHEREAS, upon receipt of notification of said determination made by the Historical Preservation Commission, the owner(s) of the subject property submitted a written request for designation as a Landmark; and

WHEREAS, following due notice by publication in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation Commission conducted a public hearing on October 27, 2011, at which the petitioner presented evidence, testimony, and exhibits in support of the request for Landmark designation; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Historic Preservation Commission recommended that the subject property be officially designated a historical/architectural landmark, as recommendation found in the draft minutes of the October 27, 2011 Historic Preservation Commission meeting, an excerpt of which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the aforestated public hearing and have considered the report and recommendation of the Glen Ellyn Historic Preservation Commission, and finds that the subject property satisfies one or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The draft minutes of the October 27, 2011 Glen Ellyn Historic Preservation Commission meeting, Exhibit "A" appended hereto, is hereby accepted, and the findings and conclusions set forth in the preamble above are hereby adopted as the findings of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby designate the house and property located at 542 Hillside Avenue in Glen Ellyn, Illinois, and legally described below as a Glen Ellyn Landmark:

> LOT 6 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING OT THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.
>
> P.I.N.: 05-11-328-020.

SECTION THREE: That the subject property is hereby determined to be a Glen Ellyn Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance:

A. The property is an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, and;

B. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn. The home is referred to as the 'Orrin D. Dodge House' named after Orrin Dodge, a prominent figurehead in the community, and;

C. The house is an example of the architectural style of this period, and is an exemplification of this style distinguished by the quality of design, detail, materials and craftsmanship of the property. The home has built in 1891, and has been restored to the original exterior detailed Victorian siding and renovated with an addition matching the Victorian design.

SECTION FOUR: The determination of Landmark designation is based upon the owner(s), written request and the testimony presented at the October 27, 2011 Historic Preservation Commission Meeting including the documents listed below that are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

-- Planning Report dated September 26, 2011

-- Historical Landmark Nomination Form for Individual Buildings or Art Objects

-- Information on the history of the property

-- Photographs of the property

SECTION FIVE: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION SIX: The Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten (10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

SECTION SEVEN: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20__, on first reading, second reading not being requested.

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:\Admin\HistCommission\Landmarks\542 Hillside\Landmark Ordinance 542 Hillside.doc

A-64

MEMORANDUM

TO: Kristen Schrader, Assistant to the Village Manager - ADM

FROM: Michael Strong, Planning Intern MAS

DATE: November 7, 2011

RE: 418 Ridgewood Avenue Glen Ellyn Landmark Designation

Background.
Mary Ward, daughter of the property owner at 418 Ridgewood Avenue, has requested that the Glen Ellyn Historical Commission consider the nomination of her father's home as a Glen Ellyn local landmark. The petitioner has indicated that the home is an example of the architectural, cultural, economic, historic or social aspect of the heritage of the Village and exemplifies an architectural type or style distinguished by innovation, rarity, uniqueness and overall quality of design, detail, materials and craftsmanship, amongst other reasons outlined in their nomination form (see attached nomination form).

Issues.
The property was built around 1915, and is the finest example of craftsman style architecture in the Village of Glen Ellyn according to a recent Architectural Resources Survey Report conducted in 2010. The home features a simple and straightforward roofline that recalls the 19th century vernacular types like Gable Front and Side Gable. The second story is clad in wood shingles, with wood cladding on the first story. A one-story front gable bay stretches across the façade, incorporating an open entry porch with a square corner column and a front sun porch. The lower pitch of the gable roof on this bay is more in keeping with typical Craftsman designs.

In 1960, a family room addition was constructed and designed by Don Erickson, an apprentice of Frank Lloyd Wright. It was noted by the Commission that although the addition is not directly noticeable from the front façade, it can be seen from the right-of-way.

On September 22, 2011, the Historic Preservation Commission voted unanimously to grant preliminary determination of landmark designation to 418 Ridgewood Avenue. On October 27, 2011, the Historic Preservation Commission held a public hearing and voted unanimously to recommend that the Village Board designate 418 Ridgewood Avenue as a Glen Ellyn landmark.

Recommendation.
The Historic Preservation Commission recommends that the Village Board consider designating 418 Ridgewood Avenue as a Glen Ellyn local landmark.

Action Requested.
The Village Board should consider the recommendation of the Glen Ellyn Historic Preservation Commission to designate 418 Ridgewood Avenue as a Glen Ellyn local landmark. An Ordinance approving this recommendation is attached.

Attachments.

1. Report and Recommendation dated October 31, 2011
2. Planning Report dated September 26, 2011
3. Public Hearing Notice
4. Nomination Form
5. Plat of survey for 418 Ridgewood Avenue
6. Photo of the Craftsman style house at 418 Ridgewood Avenue
7. 2010 Architectural Resources Survey Information
8. Minutes from the September 22, 2011 Historic Preservation Commission meeting
9. Minutes from the October 27, 2011 Historic Preservation Commission meeting
10. Ordinance

Cc: Historic Preservation Commission
Mary Ward, Petitioner
Donald Ward, Property Owner

X:\Admin\HistCommission\Landmarks\418 Ridgewood\VB Memo - 418 Ridgewood.doc

REPORT AND RECOMMENDATION OF THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION ON THE REQUEST OF DONALD AND HELEN WARD FOR THE DESIGNATION OF THE PROPERTY LOCATED AT 418 RIDGEWOOD AVENUE AS AN HISTORICAL LANDMARK

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATE: October 31, 2011

Mary Ward, the daughter of Donald and Helen Ward, property owners of 418 Ridgewood Avenue, has filed a petition to have their home designated as a Historical Landmark. The Glen Ellyn Historical and Architectural Landmark Preservation Ordinance requires that a public hearing be conducted by the Historic Preservation Commission before a property may be recommended for Historical Landmark designation. The Historic Preservation Commission conducted a public hearing on Thursday, October 27, 2011. The Historic Preservation Commission conducted the public hearing, heard testimony and prepared a recommendation regarding the proposed landmark designation.

The Historic Preservation Commission issued the following Report and Recommendation:

I. Report:

A. Request – The petitioner and property owners are requesting landmark designation for the property located at 418 Ridgewood Avenue.

B. Exhibits – The following materials were submitted for review prior to the HPC meeting:

Exhibit 1: Planning Report and Recommendation dated September 26, 2011

Exhibit 2: Notice of Public Hearing published in the October 4, 2011, edition of The Daily Herald

Exhibit 3: Landmark Nomination form dated August 22, 2011, from Mary Ward, daughter of Donald and Helen Ward, requesting designation of their home as a Glen Ellyn landmark

Exhibit 4: Plat of survey with a picture of the property for 418 Ridgewood Avenue

Exhibit 5: 2010 Architectural Resources Survey Information

Exhibit 6: Minutes from the Historic Preservation Commission meeting on Thursday, September 22, 2011

Exhibit 7: Minutes from the Historic Preservation Commission meeting on Thursday, October 27, 2011

C. October 27, 2011, Meeting – James Manak, a Commissioner on the Historic Preservation Commission, introduced the project, referred to the Notice of Public Hearing, the planning Report and Recommendation, and the application.

D. Public Comment – No members of the public spoke in favor or opposition of the request.

E. Findings of Fact – After conducting the public hearing, the Historic Preservation Commission made the following Findings of Fact pertaining to the petitioners' request for Historic landmark designation:

1. The house is an example of the architectural style of this period, and is an exemplification of this style distinguished by the quality of design, detail, materials and craftsmanship of the property. An Architectural Resources Survey conducted in 2010 concluded that this home was the finest example of Craftsman style architecture in the Village based on its features of a simple and straightforward roofline that recalls the 19th-century vernacular types like Gable Front and Side Gable.

2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn. In 1960, a family room addition was constructed and designed by Don Erickson, an apprentice of Frank Lloyd Wright.

II. **Recommendation**. On a motion made by Commissioner James Manek and seconded by Commissioner Tim Loftus, the Historic Preservation Commission recommends the Village Board approve the landmark designation for the property located at 418 Ridgewood Avenue. The motion carried with a vote of eight (8) "Yes," zero (0) "No".

Respectfully submitted,

Michael Strong
Planning Intern

Date of Meeting: October 27, 2011

Present:	Commissioners Janninck, Loftus, Manak, Rasnic, Salamunovich, Saliamonas, Wilson, and Chairman Marks, Trustee Liaison McGinley, Staff Liaison Strong
Excused:	Commissioner Salamunovich
Absent:	Commissioner Isaac
Also Present:	Donald Ward, Anna Kreissler, Rhinda Allison

HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

FROM: Staci Hulseberg, Director of Planning & Development
Michael Strong, Planning Intern

DATE: September 26, 2011

SUBJECT: 418 Ridgewood Avenue – Landmark Designation

Historic Designation Planning Report: This Report is provided in accordance with Section 2-13-5 of the Village Code which requires a report on planning considerations prior to the designation of any structure or object as a Glen Ellyn Landmark.

Location/Request: The above-referenced home is located on the north side of Ridgewood Avenue between Brandon Avenue to the west and Prospect Avenue to the east. The property consists of two lots. The current property owner is Donald Ward, whose daughter Mary Ward has requested landmark designation on his behalf in order to preserve the existing home.

Existing Structure: The following historical and architectural details about the home at 418 Ridgewood Avenue were included in the application submitted by Mary and Donald Ward. The property was built in 1913, and is the finest example of craftsman style architecture in the Village of Glen Ellyn according to a recent Architectural Resources Survey Report conducted in 2010. The home features a simple and straightforward roofline that recalls the 19th-century vernacular types like Gable Front and Side Gable. The second story is clad in wood shingles, with wood cladding on the first story. In 1960, a family room addition was constructed and designed by Don Erickson, an apprentice of Frank Lloyd Wright.

Relationship to Comprehensive Plan: The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. The Comprehensive Plan also states that "...homes...that have historic and/or architectural interest ...add to the charm and character to the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value...Property owners should be encouraged to retain and restore historic structures." The designation of the home at 418 Ridgewood Avenue as a historic landmark would be consistent with the recommendations of the Comprehensive Plan.

Zoning: The subject site is located in an R2 Residential District. The property is currently developed with a single-family home. The properties in the surrounding area are also zoned R2 Residential District. The surrounding lots are developed with single-family homes.

Effect on the Neighborhood: Due to its historical and architectural value, it is a property that should be appropriately recognized. According to the documents reviewed and the above report,

we do not believe that there will be any negative effects on the neighborhood resulting from such a designation.

Planning Consideration: A review of the information available in the Village files, the Comprehensive Plan, and the zoning ordinance indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that historic properties such as 418 Ridgewood Avenue contribute to the character of Glen Ellyn because of its age, design, and construction.

2. The property is consistent with the zoning classification for the area.

3. The structure is harmonious with the surrounding neighborhood.

4. This structure is largely the same as when originally constructed and it represents a structure from that era. It is an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Requested Action: It is requested that the Historic Preservation Commission conduct a public hearing for the requested landmark designation of the home at 418 Ridgewood Avenue and make a recommendation to the Village Board for approval.

X:\Admin\HistCommission\Landmarks\418 Ridgewood\418 Ridgewood Avenue Landmark Report.doc

NOTICE OF PUBLIC
HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION COMMISSION

An application has been received by the Historic Preservation Commission to consider the property at 418 Ridgewood Avenue for designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

This property is being considered for designation of landmark status for the following reasons:

1. Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States.
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous.

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on Thursday, **October 27 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:

LOT TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK TWO (2) IN C.A. PHILLIPS' THIRD ADDITION TO PROSPECT PARK, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-NINE NORTH (39N), RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1887 AS DOCUMENT 38112.

P.I.N. 05-14-105-014

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 Michael Strong, 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.

Michael Strong,
Planning Intern
Published in Daily Herald
October 4, 2011 (4278342)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Addison, Bensenville, Bloomingdale, Carol Stream, Glendale Heights, Glen Ellyn, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oak Brook, Oakbrook Terrace, Roselle, Villa Park, Warrenville, West Chicago, Wheaton, Winfield, Wood Dale

County(ies) of DuPage
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 4, 2011 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kathleen E Solan
Authorized Agent

Control # 4278342

RECEIVED
AUG 22 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received 8-22-11

(See survey photocopy attached)
Lots 27 and 28 in Block 2 in C. A. Phillip's

1. Name of Property/Site: Third Addition to Prospect Park, NW 1/4 section 14 NE 1/4 section 15 Township 39 N Range 10

2. Address of Property: 418 Ridgewood Ave, Glen Ellyn, IL

3. Attach photographs of the property site itself as well as important features (if available).

4. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building? NO

____ Illinois Register ____ National Register

____ Glen Ellyn Historical Society Plaque

5. Please indicate which of the following criteria apply to the property. (Check all that apply). Explain in #6.

✓ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

____ Its location as a site of a significant historic event which may have taken place within or involved the use of any existing improvements;

✓ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

✓ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

✓ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

____ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

V Other reasons. Please specify. 1960 Family room addition designed by architect Don Erickson, Des Plaines IL, an apprentice of Frank Lloyd Wright

6. Additional details and history. Summarize why this property/site should be designated a "Landmark." Please indicate the year this building was constructed. Please see "Architectural Resources in the Glen Ellyn-Linden Hill Survey Area p. 21 (with photo). 418 Ridgewood is considered a "locally significant" example of the Craftsman architecture style, and considered the "finest example of the style in the survey area". Constructed c. 1913

7. Name, address and telephone number of the property owner(s).

Name: Donald H. Ward
Address: 418 Ridgewood Ave, Glen Ellyn, IL 60137
Area Code: 630 Phone Number: 469-1623

8. Name, address, telephone number and signature of person(s) submitting this nomination. (Please attach additional sheets if necessary)

Name: Mary H. Ward
Address: 10916 Wickshire Way, Rockville, MD 20852
Area Code: 240 Phone Number: 498-6429

Mary H Ward 8-21-11
Signature Date

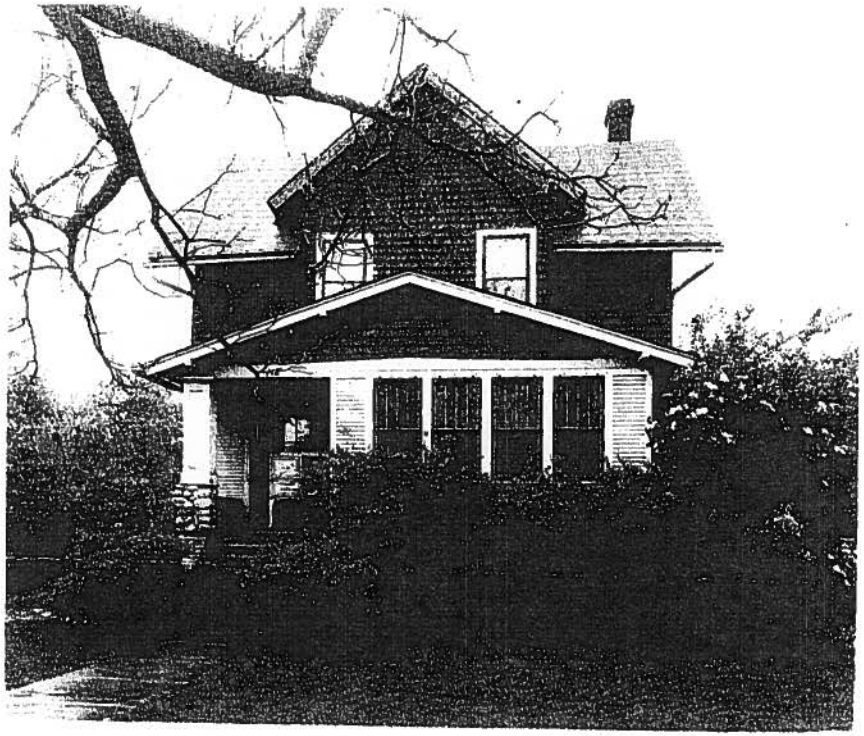
If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630/469-5000.

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Certificate of Survey
for

CENTRAL NATIONAL BANK
IN CHICAGO



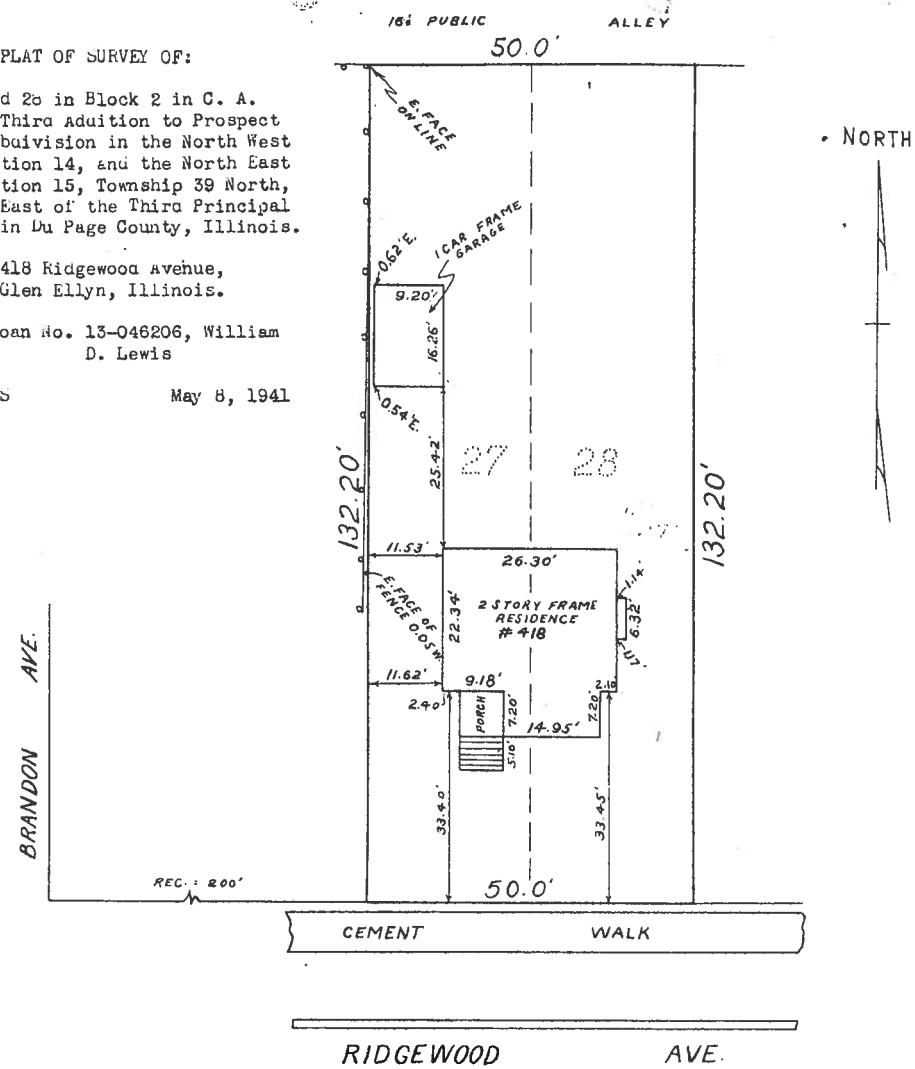
PLAT OF SURVEY OF:

Lots 27 and 28 in Block 2 in C. A. Phillip's Third Addition to Prospect Park, a Subdivision in the North West 1/4 of Section 14, and the North East 1/4 of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, in Du Page County, Illinois.

Known as: 418 Ridgewood Avenue,
Glen Ellyn, Illinois.

Mortgage Loan No. 13-046206, William D. Lewis

N-48294-CPS May 8, 1941



WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE LEGALLY DESCRIBED PROPERTY IN ACCORDANCE WITH OFFICIAL RECORDS; THAT THE IMPROVEMENTS THEREON SHOWN ON THE ABOVE PHOTOGRAPH - ARE WHOLLY WITHIN THE BOUNDARY LINES OF SAID PROPERTY, THAT THERE ARE NO ENCROACHMENTS BY THE SUBJECT OR ADJOINING IMPROVEMENTS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

NATIONAL SURVEY SERVICE
ENGINEERS AND LAND SURVEYORS
134 N. LA SALLE ST. CHICAGO, ILLINOIS

By [signature]
ILLINOIS REGISTERED LAND SURVEYOR #76

AUTHORIZED B. S. A. No 1

PROTECTION

11.07.2011 11:58

ARCHITECTURAL RESOURCES IN THE GLEN ELLYN LINDEN-HILL SURVEY AREA

A Summary and Inventory

GRANACKI
HISTORIC CONSULTANTS

ARCHITECTURAL RESOURCES IN THE GLEN ELLYN LINDEN-HILL SURVEY AREA
A Summary and Inventory

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

Mark Pfefferman, Village President
Steve Jones, Village Manager

Trustees
James Comerford
Peter Cooper
Phil Hartweg
Carl Henninger
Peter Ladesic
Michelle Thorsell

Glen Ellyn Historic Preservation Commission
Leland Marks, Chairman
Alexander Cooper (Youth)
Erik G. Ford
Nicole M. Janninck
Timothy F. Loftus
James P. Manak
Joseph M. Salamunovich
Ruth A. Wright
Paul J. Isaac
Trustee Liaison: Pete Ladesic
Staff Liaison: Kristen Schrader

Prepared for the Village of Glen Ellyn by
Granacki Historic Consultants
1105 W. Chicago Avenue
Chicago, IL 60642

2010

As in many cities and towns across the county, development in Glen Ellyn's Linden-Hill survey area in the first decades of the 20th century followed design trends that broke with historic precedent. The simpler Prairie School and Craftsman styles were remarkable departures from the picturesque styles of the late 19th century. In these styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

CRAFTSMAN

The best-represented style in the survey area from the early 20th century and not based on historic precedent is the Craftsman style. Often exhibiting low-pitched roofs with deep overhanging eaves, Craftsman homes have exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Although they were built into the 1920s, the Craftsman style was particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

418 Ridgewood Avenue

There are 13 examples of the Craftsman style in the survey area, of which three are rated locally significant: 320 Anthony Street; 491 Phillips Avenue; and 418 Ridgewood Avenue.

The house at 418 Ridgewood Avenue, constructed around 1915, is the finest example of the style in the survey area. The massing and roofline of the house are simple and straightforward, although the pitch of the roof is slightly steeper than usually seen on Craftsman houses, recalling the 19th-century vernacular types like Gable Front and Side Gable. The second story of the house is clad in wood shingles, with wood cladding on the first story. A one-story front gable bay stretches across the façade, incorporating an open entry porch with a square corner column and a front sun porch. The lower pitch of the gable roof on this bay is more in keeping with typical Craftsman designs.

320 Anthony Street

The house at 320 Anthony Street is a less typical example of the Craftsman style. The rectangular massing and symmetrical façade with center entry are reminiscent of Colonial Revival-style houses that proliferated in the 1910s and 1920s, while the vertically-divided

Attachment 7
Minutes from 9/22/11 HPC Meeting

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 9/22/11

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 8:35 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Loftus, Janninck, Manak, Salamunovich, Wilson

ABSENT: Commissioner Issac

ALSO PRESENT: Trustee Liaison McGinley, Staff Liaison Strong, Recording Secretary Solomon

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:35 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes

Commissioner Manak pointed out a correction on page 4, letter C, paragraph 3, where "is" was used instead of "if." No other corrections were discussed. Commissioner Loftus moved to approve the amended minutes of August 24, 2011, and Commissioner Salamunovich seconded. This motion carried by a vote of 4-0 with Commissioner Manak abstaining as he was not present at this meeting.

3. Public Comments

None.

4. New Business

A. 418 Ridgewood Landmark Preliminary Determination

Commissioner Manak introduced property owner Donald Ward who lives across the street from Commissioner Manak. Mr. Ward stated he has lived at 418 Ridgewood for 60 years. Commissioner Manak stated Mr. Ward and his daughters have become interested in landmarking the 418 Ridgewood property. Commissioner Manak stated the house is not plaqued by the Glen

Ellyn Historical Society. He referred to the Architectural Resources Survey Report of the Glen Ellyn Linden-Hill Area by Granacki Historic Consultants which was included in the packet for the meeting. He stated this report refers to the property as one of 13 examples of the Craftsman style in the survey area of which three were significant, including the 418 Ridgewood property. He stated this house was constructed in 1915, and the report refers to the property as "the finest example of the style in the survey area" (meaning the Craftsman style). He stated the report refers to the property's massing and roofline as well as the Gable Front and Side Gable. He stated the property has been recently painted in the fashion of the 1940's style.

Commissioner Manak stated that since the Architectural Resources Survey Report was completed, the HPC has wanted to encourage owners who have been recognized to have significant houses to seek landmark status. He stated Mr. Ward's daughter Mary filled out the petition; however, she lives out of state and could not attend the meeting. He asked the HPC to look at the materials, including the cover sheet with the description and the Granacki report. He stated the survey indicated a one-car garage, and Mr. Ward stated they built a two-car garage soon after moving into the house. Mr. Ward stated there was a family-room addition on the back of the house in 1960 which is not in the Craftsman style (included on the petition). Commissioner Manak stated the addition was done by Architect Don Erickson, an apprentice of Frank Lloyd Wright, and the addition is almost impossible to see from the front of the house. Chairman Marks stated that he walked around the house that day, and that the house is very nice.

Chairman Marks asked for any comments on this preliminary landmark petition.

Commissioner Salamunovich asked if there were stated guidelines for what criteria a property should meet to be landmarked to which Commissioner Manak stated that the Village Code provides the criteria and briefly explained the landmark process. Commissioner Salamunovich asked if the criteria were the items listed on the petition for the 418 Ridgewood property. Commissioner Manak stated Ms. Ward check-marked the three criteria that she thought were appropriate, and that he agreed with the ones she checked.

Commissioner Janninck stated that the property is a significantly important piece of architecture as it defines a style and is a good example of it. She stated that it would be good to landmark it so the house can be preserved as a good example of the style.

Commissioner Manak stated that the second-story siding is wood shingles and that you can see them in the pictures. Mr. Ward stated that they are the original wood shingles. Chairman Marks stated Mr. Ward had it repainted in a nice color that is conducive to the period.

Commissioner Loftus stated he thinks the application should also include a check-mark by the criteria "Its identification with a person or persons who significantly contributed to architecture, etc." because Don Erickson is a world-renowned architect who built a lot of buildings in Chicago. He stated that Architect Erickson also built the Jack Mayes House which was demolished about 10 years ago because it was in disrepair and was a very significant house. He passed around pictures of the Mayes House which was at 1000 Clifton in Glen Ellyn and is now an empty lot. He stated preserving the Don Erickson addition on the house is very important.

Commissioner Manak asked if the application should have the 3rd criteria added as well as the 5th criteria to which Chairman Marks stated that these criteria should be added to the application. Chairman Marks stated that he would like the HPC to make a motion on the preliminary determination so Staff Liaison Strong can line-up a public hearing which would hopefully happen in October along with the house on Hillside.

Chairman Marks asked for a motion to proceed with the designation. Commissioner Manak made a motion to move forward with the preliminary determination of Glen Ellyn landmark status for the property at 418 Ridgewood Avenue, under Village Code 2-13-3(A), under the criteria numbers 1, 3, 4, 5 and 7. Commissioner Wilson seconded, and the motion carried unanimously by a vote of 5-0.

B. 750 Elm Street House For Sale

Chairman Marks stated that the house at 750 Elm Street recently came on the market. He stated that the house originally stood on the church property on the southwest corner of Main and Hillside, and that when the church wanted to expand years ago it notified the HPC indicating that it would demolish the house if it was not moved. He stated that a woman bought the property for $1 and that the house was moved in sections to its current location on the north side of Elm Street about a half block east of Riford Road. He stated that it is a wonderful front lot with a big cottonwood tree in the front yard as well as a big back yard which backs up to the cemetery. He stated that the house is in foreclosure as the current owner had surgery and could not maintain the mortgage payments. He stated that the property is on the market for a large price, but he thinks someone could get a good buy on it due to the foreclosure situation. He stated that he has not been in the house for many years, but the owner did do part of the restoration work on the interior and exterior of the house. He stated that he would like to do a walk-through with the realtor to see what shape the interior of the house is in. He stated that he wants to get the word out about this property and that it is up for sale. He stated that Linda Gilbert, President of Citizens for Glen Ellyn Preservation, has sent out an email blast.

Commissioner Salamunovich stated that he and his wife did know about this house as they saw articles on this property in the local section of the newspaper as well as in the Chicago Tribune. Commissioner Manak showed the color picture from the Chicago Tribune article. Commissioner Salamunovich stated that the owner is still in the house to which Chairman Marks stated that it would be easier to do a walk-through once the owner is out. Commissioner Manak stated that he thought he could see a Historical Society plaque in the picture to which Chairman Marks replied that it does have a 1895 Edgar McChesney Historical plaque on it.

Chairman Marks stated that he received a phone call from ABC National News about three weeks ago, asking about this house. He stated that he told the reporter about the house, and the reporter asked for pictures of the house to which he referred her to Bob Chambers.

C. Ackerman House on St. Charles Road

DRAFT MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 10/27/11

MEETING: Regular

CALLED TO ORDER: 7:31 p.m.

QUORUM: Yes

ADJOURNED: 9:15 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Loftus, Janninck, Manak, Rasnic, Saliamonas, Wilson

EXCUSED: Commissioners Issac, Salamunovich, Student Commissioner Buckton

ALSO PRESENT: Trustee Liaison McGinley, Staff Liaison Strong, Recording Secretary Solomon, Rhinda Allison, Anna Kreissler, Donald Ward

1. Public Hearing Regarding Landmark Designation

The Public Hearing was opened at 7:31 p.m. regarding two houses seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation ordinance.

A. 418 Ridgewood Avenue

Commissioner Manak stated he made a motion for preliminary determination of landmark status for the property at 418 Ridgewood Avenue at the September 22, 2011 HPC meeting. Commissioner Manak again introduced property owner Donald Ward. Commissioner Manak referred to the Architectural Resources Survey report of the Linden-Hill Survey Area done by Granacki Historic Consultants which was included in the packet for the meeting. Commissioner Manak stated Staff Liaison Strong's memorandum indicated the property was built in 1913 as Commissioner Manak stated at the last meeting, the house was built in 1915 which came from the Granacki report. Commissioner Manak stated the Granacki report actually said "around 1915." He stated that the Granacki report refers to the property as one of 13 examples of the Craftsman style in the survey area of which three were significant, including the 418 Ridgewood property, and the report refers to the property as "the finest example of the style in the survey area" (meaning the Craftsman style).

Commissioner Manak stated the application was filed on several criteria which were:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States (in reference to Architect Don Erickson, apprentice to Frank Lloyd Wright);
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship (in reference to the Craftsman style);
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art of other objects that may or may not be contiguous;
5. Other – 1960 Family room addition designed by Architect Don Erickson, from Des Plaines, Illinois, who was an apprentice of Frank Lloyd Wright.

Commissioner Loftus stated that even though we are talking about the façade, the addition in the back is visible from the street and is significant as Architect Erickson was an important architect. Commissioner Loftus stated that it was one of two Erickson commissions in Glen Ellyn, and the other property was torn down about 12-15 years ago. Commissioner Loftus stated that Architect Erickson was a significant mid-century modern architect and an apprentice of Frank Lloyd Wright.

Commissioner Manak stated that he thinks there are two reasons for landmarking the property which are the Craftsman style example and the addition done by Architect Erickson. Commissioner Manak stated that the addition is greatly obscured by the front bushes, but can be seen from the east-side front. Commissioner Janninck stated that she would like to see the house continue to look the way it is as that is how it looked when it was built. Commissioner Wilson stated that she agrees with what Commissioner Loftus said. Commissioner Saliamonas stated that it is an incredibly attractive home.

Chairman Marks asked for a motion to recommend that the Historic Preservation Commission consider making a recommendation to the Village Board to consider landmark status for the property. Commissioner Manak made a motion to recommend that the Commission make a recommendation to the Village Board to consider landmark status for the property at 418 Ridgewood Avenue, under the criteria that are listed above. Commissioner Loftus seconded, and the motion carried unanimously by a vote of 7-0.

B. 542 Hillside Avenue

Chairman Marks stated that a motion was made for preliminary determination of landmark status for the property at 542 Hillside Avenue at the August 24, 2011 HPC meeting. He introduced property owner Anna Kreissler who gave background on the property.

VILLAGE OF GLEN ELLYN

ORDINANCE NO. _____

An Ordinance Designating the
Property Located at 418 Ridgewood Avenue
as a Glen Ellyn Landmark

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

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

ORDINANCE NO. _____

An Ordinance Designating the Property Located at 418 Ridgewood Avenue as a Glen Ellyn Landmark

WHEREAS, Donald and Helen Ward, owners of the property commonly known as 418 Ridgewood Avenue, Glen Ellyn, DuPage County, Illinois, and legally described as follows:

> LOT TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK TWO (2) IN C.A. PHILLIPS' THIRD ADDITION TO PROSPECT PARK, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-NINE NORTH (39N), RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1887 AS DOCUMENT 38112.
>
> P.I.N.: 05-14-105-014

have requested Village of Glen Ellyn Historic Landmark Designation for the house and property in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historical Preservation Ordinance ("Ordinance"); and

WHEREAS, on September 22, 2011, the Historic Preservation Commission ("Commission") approved a motion "Granting Preliminary Determination as a Glen Ellyn Local Landmark;" and

WHEREAS, upon receipt of notification of said determination made by the Historical Preservation Commission, the owner(s) of the subject property submitted a written request for designation as a Landmark; and

WHEREAS, following due notice by publication in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation

Commission conducted a public hearing on October 27, 2011, at which the petitioner presented evidence, testimony, and exhibits in support of the request for Landmark designation; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Historic Preservation Commission recommended that the subject property be officially designated a historical/architectural landmark, as recommendation found in the draft minutes of the October 27, 2011 Historic Preservation Commission meeting, an excerpt of which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the aforestated public hearing and have considered the report and recommendation of the Glen Ellyn Historic Preservation Commission, and finds that the subject property satisfies one or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The draft minutes of the October 27, 2011 Glen Ellyn Historic Preservation Commission meeting, Exhibit "A" appended hereto, is hereby accepted, and the findings and conclusions set forth in the preamble above are hereby adopted as the findings of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby designate the house and property located at 418 Ridgewood Avenue in Glen Ellyn, Illinois, and legally described below as a Glen Ellyn Landmark:

> LOT TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK TWO (2) IN C.A. PHILLIPS' THIRD ADDITION TO PROSPECT PARK, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOURTEEN (14) AND THE NORTHEAST QUARTER (NE 1/4)

OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-NINE NORTH (39N), RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1887 AS DOCUMENT 38112.

P.I.N.: 05-14-105-014.

SECTION THREE: That the subject property is hereby determined to be a Glen Ellyn Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance:

A. The house is an example of the architectural style of this period, and is an exemplification of this style distinguished by the quality of design, detail, materials and craftsmanship of the property. An Architectural Resources Survey conducted in 2010 concluded that this home was the finest example of Craftsman style architecture in the Village based on its features of a simple and straightforward roofline that recalls the 19th-century vernacular types like Gable Front and Side Gable, and;

B. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn. In 1960, a family room addition was constructed and designed by Don Erickson, an apprentice of Frank Lloyd Wright.

SECTION FOUR: The determination of Landmark designation is based upon the owner(s), written request and the testimony presented at the October 27, 2011 Historic Preservation Commission Meeting including the documents listed below that are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

-- Planning Report dated September 26, 2011

-- Historical Landmark Nomination Form for Individual Buildings or Art Objects

-- Plat of survey with a photograph of the property

-- Information on the history of the property

SECTION FIVE: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION SIX: The Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten (10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

SECTION SEVEN: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20__, on first reading, second reading not being requested.

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:\Admin\HistCommission\Landmarks\418 Ridgewood\Landmark Ordinance 418 Ridgewood.doc

A-6I

MEMORANDUM

TO: Deputy Chief Holmer

FROM: Sergeant Norm Webber NWB

DATE: November 8, 2011

RE: Lambert Farms Subdivision - Parking

Background

In late August, the police department started receiving complaints by residents in the area of South Kenilworth, South Ott, Buena Vista and 22nd Street (Lambert Farms Subdivision) reference vehicles parking on both sides of the street making the streets impassable. On many occasions, buses, garbage trucks and large vehicles could not pass and had to back all the way down the street due to vehicles parking on both sides of the street.

Issues

Observations by staff and area residents revealed that the vehicles belonged to College of DuPage students who would park in this area and then walk across Fawell to the college. This area has no curbs and at times, the vehicles were parking more than half way on to the grass. The residents interviewed by staff expressed a desire for a permanent solution. The residents also advised that prior to being incorporated by the Village, there used to be signs prohibiting parking on the streets during certain times.

In early September, temporary "NO PARKING MONDAY THRU FRIDAY BETWEEN 8AM – 4PM" signs were placed on both sides of 22nd Street, South Kenilworth, South Ott and Buena Vista. The Department received a very positive response from all the residents in these areas. The residents were very happy that a solution to the parking issues had been addressed and they wanted the parking regulations made permanent.

The Department has not received any complaints reference the parking restrictions from any of the residents in these areas. The temporary NO PARKING signs have kept the streets passable for vehicles and kept vehicles from parking on the grass.

Similar parking restrictions exist on Ramblewood and Sandhurst Circle (also across the street from the college), because of similar concerns in the past. The unincorporated streets to the south of the college also have similar restrictions, prohibiting parking on the street on school days between 7:00AM and 3:00PM.

Recommendation

I have created a draft ordinance for your review, which would make these temporary parking restrictions in the Lambert Farms Subdivision permanent.

Please let me know if you have any questions.

11/8 - I agree with this recommendation. lh

ok BM 11-8-11

VILLAGE OF GLEN ELLYN

ORDINANCE NO. _____ -VC

AN ORDINANCE TO AMEND SECTION 9-5-7
(SCHEDULE G; PARKING PROHIBITED DURING CERTAIN HOURS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
REGARDING PARKING IN THE LAMBERT FARMS SUBDIVISION

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

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

ORDINANCE NO. _____ - VC

AN ORDINANCE TO AMEND SECTION 9-5-7
(SCHEDULE G; PARKING PROHIBITED DURING CERTAIN HOURS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
REGARDING PARKING IN THE LAMBERT FARMS SUBDIVISION

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 9-5-7 (SCHEDULE G; PARKING PROHIBITED DURING CERTAIN HOURS) of the Glen Ellyn Village Code is hereby amended by the addition of the following:

Name of Street	District	Hours Prohibited
22nd Street (both sides)	From the east line of South Ott Avenue to the west line of South Kenilworth Avenue.	Parking Prohibited 8:00AM to 4:00PM on school days.
South Kenilworth Avenue (both sides)	From the north line of 22nd Street to the south line of McCreey Avenue.	Parking Prohibited 8:00AM to 4:00PM on school days.
South Ott Avenue (both sides)	From the north line of 22nd Street to the south line of McCreey Avenue.	Parking Prohibited 8:00AM to 4:00PM on school days.
Buena Vista Drive (both sides)	From the west line of Lambert Road to the east line of Lorraine Road	Parking Prohibited 8:00AM to 4:00PM on school days.

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___.)

A-7

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director SRH
Michele Stegall, Village Planner MTS
Michael Strong, Planning Intern

DATE: November 7, 2011

FOR: November 14, 2011 Regular Meeting

RE: Subway (572 Crescent Boulevard)
Interior and Façade Improvement Grant Application

Background.
The purpose of this memorandum is to provide supplemental information for the Interior Improvement Grant Application for Subway restaurant at 572 Crescent Boulevard. On October 3, Suryakant "Sonny" Patel, owner of A-One Food Services Inc., submitted applications to the Planning and Development Department for Interior and Façade Improvement Grants. Mr. Patel applied for an Interior Improvement Grant of $15,000 and a Façade Improvement Grant of $1,300. More details regarding these requests are included in the attached Village Board memorandum dated October 17, 2011.

During its meeting on October 24, 2011, the Village Board discussed these applications and heard testimony from the applicant. Based on the absence of some Trustees, the Village Board moved to table its discussion until the November 14, 2011 regular meeting. It should be noted that during the deliberation, some Trustees expressed concerns about approving the Interior Improvement Grant absent any extraordinary expenses being encountered with the remodeling.

Issues.
In response to the comments made during the October 24, 2011 Village Board meeting, Mr. Patel has submitted additional information (attached) about many of the obstacles he experienced in opening the business. In addition, Village staff visited the unit with Mr. Patel to further understand these issues.

One of the major obstacles that Mr. Patel identified was the ceiling height limitation for installing the walk-in cooler that the DuPage County Health Department required. The ceiling has a height of eight feet and would not allow for the cooler size the Health Department required. Additionally, Mr. Patel was not allowed by the property owner to relocate any water lines or sprinkler lines in the ceiling to allow additional space for a compressor above the cooler. The space limitation has required Mr. Patel to order two coolers and associated compressors which were both ultimately returned. A third custom-made cooler was ordered and was expected to arrive on November 4. These issues have delayed his opening. The low ceiling height has also prevented the installation of an ice-maker above the soda machine.

The DuPage County Health Department also required Mr. Patel to install an exhaust duct above the bread oven in the service area. To comply with this requirement, his contractors had to cut a hole through four solid concrete walls to extend a ten inch exhaust duct from the service area to the outside of the building. This process was very time consuming and labor intensive, taking a full day to cut through each of the four walls.

Mr. Patel stated that the building infrastructure and building materials were not as big of an obstacle as having to retrofit his equipment to meet the DuPage County Health Department Code. He currently estimates that his business will open by November 9.

Recommendation.

Village staff believes that Subway will be a positive addition to the downtown and could be very successful in generating tax revenue given its location. The petitioner has committed to making a substantial investment in the downtown. Regardless of the obstacles faced during the interior build out, Subway has remained eager to open its doors in Downtown Glen Ellyn. Staff continues to recommend that the full amount of $15,000 for the interior remodeling be awarded to the applicant.

Village staff continues to have concerns with the Façade Improvement grant request as internally illuminated signs are discouraged by the Downtown Plan and Appearance Review Guidelines. Therefore, Village staff recommends that the Village Board deny the façade grant request.

Action Requested.

Village staff is requesting that the Village Board take action on these requests during their regular meeting on November 14, 2011.

Attachments.

- Memorandum dated October 17, 2011
- Letter from Sonny Patel dated November 2, 2011

Cc: Suryakant Patel, Owner of A-One Food Services, Inc.

X:\Plandev\PLANNING\Grants\Interior Improvement\572 Crescent\VB-MEMO-SubwaySupp-11.03.11.doc

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner MMS
Michael Strong, Planning Intern MMS by MMS

DATE: October 17, 2011

FOR: October 24, 2011 Village Board Meeting

RE: **Subway (572 Crescent Boulevard)**
Downtown Interior and Façade Improvement Grant Applications

Background. On October 3, Suryakant "Sonny" Patel submitted applications for Interior and Façade Improvement Grants. The purpose of these grants is to provide financial assistance to new or existing businesses that strengthen the downtown shopping district and positively impact the overall appearance, quality and vitality of the Village's commercial districts. Subway is the world's largest submarine sandwich chain with 35,224 locations in 98 countries. Mr. Patel is seeking to open a new Subway location in the downtown, at 572 Crescent Boulevard, the former site of the European Deli. Mr. Patel is the current owner of A-One Food Services, Inc., a company based out of Roselle that oversees five Subway locations in the Chicago area, including the Subway location at 567 Roosevelt Road in Market Plaza. The tentative grand opening date for the new Subway location in Glen Ellyn is Saturday, October 29, 2011.

Issues. Village staff has reviewed the two applications received by A-One Food Services and have found them to be complete. The Interior Improvement Grant can only be used for permanent interior improvements such as walls, floors, permanent shelving, tile, interior lighting, major kitchen equipment, or utility improvements. Mr. Patel has applied for an Interior Improvement Grant to assist with over $100,000 of eligible improvements for this business, including new kitchen equipment, storage, major appliances (oven and cooler), tile flooring, plumbing and utility needs (oven hood and HVAC), among others. All eligible expenses have been highlighted on the invoice (attached). The total cost for the work to be completed, including ineligible expenses, such as materials and contractor fees, exceeds $150,000. The amount of eligible improvements would qualify for a maximum matching grant of $15,000.

The Façade Improvement Grant that Mr. Patel has applied for is for an internally illuminated flush channel sign to be constructed above the existing awning on the façade. Mr. Patel is seeking a 50% grant of $1,300, based on the total expense of $2,610 for the signage. The Façade Improvement Grant can be used for façade repair and treatment, doors, exterior lighting, awnings with or without signage, or other permanent exterior improvements consistent with the architectural integrity of the building and the Village's Appearance Review Guidelines. If the proposed sign is considered an exterior improvement, Mr. Patel would be eligible for up to a maximum of $1,300 based on the total cost for the proposed project.

Staff currently forecasts $79,826 to be requested through the grant programs by the end of 2011. Therefore, it is feasible that available grant funding for FY 11-12 could be depleted prior to the end of the fiscal year. A summary spreadsheet of the Village grant programs is attached.

Recommendation. We believe that this tenant would be a positive addition to the downtown and could be very successful in generating tax revenue given its location and proximity to the METRA commuter train station, Glenbard West High School, and residential areas. Additionally, Subway would offer a quick, healthy, fresh, and affordable food option in the downtown. However, it should be noted that the former tenant, European Deli, went out of business in 2009, and offered some similar types of food. This observation should not be taken as an assumption that Subway will not succeed in this location. Subway is a new business and has committed to making a substantial investment in the downtown. Staff recommends that the full amount of $15,000 for the interior remodeling be awarded to the applicant.

Staff has some concerns with the Façade Improvement grant request. The Downtown Plan, which was approved in 2009, recommends that the Sign Code be updated to allow only externally illuminated signage, thus prohibiting the installation of internally illuminated signage in the downtown. The Appearance Review Guidelines also encourage the use of exterior lighting for wall signs in the downtown. Interior illuminated signage is discouraged in the downtown because it detracts from its architectural charm. The sign that is being proposed by Subway is an internally illuminated sign to be placed on the façade of the building. Additionally, the Façade Improvement Grant does not indicate that signage separate from an awning or canopy, is an eligible use of grant funding. The primary goal of the façade grant program is to achieve significant visual improvements in commercial façade appearance. In the past, awnings have been funded because they can improve the appearance of the building. Additionally, awnings often remain with a building after a tenant leaves. For the reasons above, Village staff would recommend that the Village Board not approve the façade grant request.

Action Requested. Staff is requesting that the Village Board discuss and determine what level of assistance Subway should be granted for an Interior Improvement Grant and a Façade Improvement Grant based on the above mentioned issues and accompanying staff recommendations. The Village Board may approve up to a maximum of $15,000 for an Interior Improvement Grant, and up to a maximum of $1,300 for a Façade Improvement Grant.

ATTACHMENTS

- 2011-2012 Village Grants Program Summary
- Excerpt from Downtown Plan
- Excerpt from Appearance Review Guidelines
- Subway Interior Improvement Grant Application
- Subway Façade Improvement Grant Application

CC: Suryakant Patel, Owner of A-One Food Services, Inc.

A-ONE FOOD SERVICES, INC.
DBA: SUBWAY
572 CRESCENT BLVD.
GLEN ELLYN, IL 60137
PH: 847-903-8063

RECEIVED
NOV - 3 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

November 2, 2011

Re: Interior and Façade Improvement Grant

To: Staci Hulseberg, Michele Stegall and Michael Strong

Following are some of the obstacles we are facing during construction at above location which has added additional construction cost and delayed the store opening.

1. Considering low ceiling height, originally we proposed 5"x4" cooler which is available 7'1" high. But the DuPage Health Department code suggested 6"x6" cooler so we ordered 6"x6" cooler with remote compressor. When cooler arrived the remote compressor was so huge that we were unable to install it anywhere outside the building. We returned that unit and order another 6"x6" with top mount compressor. Because of existing sprinkler line exactly in compressor area we experienced a similar height problem during installation and we order third custom made unit which has not arrived yet.
2. To install 10" dia. Exhaust duct for oven exhaust hood installer had to cut hole thru three solid concrete walls (almost 1 foot thick). This was an extreme difficult and time consuming work.
3. We had to rework the complete HVAC duct so it does not obstruct the visibility of celling mounted menu panels.
4. Because of height limitation we are experiencing a difficulty in installing Ice maker above the soda machine.

These are the few thing mostly related to ceiling height. Once we overcome this difficulty during construction we are expecting a smooth day to day operation and a successful business at this location.

Please feel free to contact me at (847)903-8063 for any additional information.

Sincerely,

Sonny Patel

A-8

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner MS
Michael Strong, Planning Intern MS by MHS

DATE: November 7, 2011

RE: Cantina (499 Pennsylvania Avenue)
Interior and Façade Improvement Grant Applications

Background.
The purpose of this memorandum is to present requests for Interior and Façade Improvement grants for the Cantina restaurant at 499 Pennsylvania Avenue. On July 8, Danny Sronkoski, owner of the Cantina restaurant, submitted applications for Interior and Façade Improvement Grants. The purpose of these grants is to provide financial assistance to new or existing businesses that strengthen the downtown shopping district and positively impact the overall appearance, quality and vitality of the Village's commercial districts. Cantina is a new Mexican restaurant that features an upbeat atmosphere and Mexican-inspired menu coupled with a sports theme and live entertainment. The restaurant is expected to create 15-18 jobs. Cantina is anticipating that it will pursue charitable partnerships with local and national groups such as Bridge Communities and the Glen Ellyn Volunteer Fire Department. Mr. Sronkoski, who is the current owner of Tap House Bar and Grill located at 411 N. Main Street, opened the doors to the Cantina restaurant on July 16, 2011.

Issues.
During the initial review of the Interior Improvement Grant application in July, Village staff found that in addition to being incomplete, the application included several ineligible improvements. A letter was sent to Mr. Sronkoski on July 29, and a follow up meeting was held on Monday, August 22, to further discuss and clarify which improvements were eligible for the grant. A major concern was that many of the improvements Mr. Sronkoski applied for had already been completed before the application was submitted. Therefore, staff indicated that the application should be amended to include only the improvements still under construction or those planned for the future. The grant application has since been resubmitted to reflect these items and is now complete.

The Interior Improvement Grant can only be used for permanent interior improvements such as walls, floors, permanent shelving, tile, interior lighting, major kitchen equipment, or utility improvements. The Interior Improvement Grant application requests funds for the installation of a new storage room and walk-in cooler and new wall paneling in the kitchen. The proposed addition and storage area are needed to provide the full range of menu choices originally envisioned for the restaurant. Without this storage area, Mr. Sronkoski has been informed by the DuPage County Health Department that he would need to limit his menu. The previous tenant used a storage area located in the building to the south which is separated from the restaurant by a large outdoor area. Mr. Sronkoski originally planned to use the same storage area but was informed by the Health

Department that the storage area needed to be directly connected to the kitchen. Therefore, he made arrangements to break through the south-western wall into the adjoining unit, Ten Thousand Villages, in order to construct the required storage area. The total cost of the project is estimated at $25,000. Mr. Sronkoski is requesting the maximum matching grant of $12,500.

Mr. Sronkoski also applied for a façade grant for a new awning with lettering that was constructed on the façade. Mr. Sronkoski is seeking $526, based on the total expense of $1,052 for the new awning. The Façade Improvement Grant can be used for façade repair and treatment, doors, exterior lighting, awnings with or without signage, or other permanent exterior improvements consistent with the architectural integrity of the building and the Village's Appearance Review Guidelines.

Staff currently forecasts $76,026 to be requested through the grant programs by the end of 2011. A summary spreadsheet of the Village grant programs is attached.

Recommendation.

Village staff believes that the business is a positive addition to the downtown. Additionally, this type of business aligns with the recommendations of the Downtown Plan which states that, "*retaining and attracting unique eating and drinking, and cultural and recreational uses, in a mixed-use environment represents the primary potential market challenge for the Downtown of Glen Ellyn*" (2009, 7.3). The Downtown Plan also states that "*The challenge will be to attract a critical mass of eating and drinking-related establishments…that have unique attractions…not readily duplicated in completing locations*" (2009, 7.3). Cantina is the type of business encouraged by the Downtown Plan. The planned improvements will improve the permanent building infrastructure to meet the DuPage Health Department Code for the current and future restaurant users and also allow the business to offer a more expansive menu. Therefore, it is staff's recommendation that the maximum eligible amount of $12,500 be awarded.

The Appearance Review Guidelines encourage the use of awnings in the downtown to provide protection from wind, rain and sun, as well as to enhance the character of this historic area. The proposed awning is appropriate for the building and does not obscure its original architectural detail. Awnings are a desired element in the downtown, and awarding the petitioner a small grant for the awning portrays the Village as being welcoming and supportive to new businesses. Therefore, it is Village staff's recommendation that Cantina be awarded $526 for a Façade Improvement grant.

Action Requested.

Staff is requesting that the Village Board discuss and determine what level of assistance, if any, Cantina should be awarded for Interior and Façade Improvement Grants. The Village Board may approve up to a maximum of $12,500 for an Interior Improvement Grant and up to a maximum of $526 for a Façade Improvement Grant.

Attachments.

- Picture of Building
- 2011-2012 Village Grants Program Summary
- Cantina Interior Improvement Grant Application
- Cantina Façade Improvement Grant Application

CC: Danny Sronkoski, Owner of Cantina

TEN THOU
cantina
GLEN FLOW STYLE
3 HR PARKING
CUSTOMER PARKING ONLY
Corona Light
NEGRA MODELO
ON DRAFT
TUESDAYS
8:00
cantina
STATE FARM
INSURANCE
GREAT NEWS!
Famous Margaritas • Sports
Live Entert

VILLAGE GRANTS PROGRAM

Updated 10/17/11

PROJECT/ BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	EXPIRATION DATE	STATUS
FY 10/11									
Gratto		433 Main	Façade		11/18/2010	$ 10,000.00	$ 10,000.00	11/18/2011	Approved by EDC in prior year
Treasure House		479 Pennsylvania	Façade		12/16/2010	$ 3,000.00	$ 3,000.00	12/16/2011	Approved by EDC in prior year
Marcel's	Jillian Foucre	490 N. Main	Interior	1/9/2011	1/20/2011	$ 15,000.00	$ 12,341.00	1/20/2012	Approved by EDC in prior year ($2,659 paid by Village FY10/11)
						$ 28,000.00	**$ 25,341.00**		
FY 11/12									
Marcel's	Jillian Foucre	490 N. Main	Façade	1/9/2011	6/27/2011	$ 15,000.00	$ 15,000.00	6/27/2012	EDC recommended approval
Costello Jewlers	Joe Costello	474 N. Main	Interior	3/28/2011	6/27/2011	$ 20,000.00	$ 15,000.00	6/27/2012	EDC recommended denial
Key Investment	Jeanine Valdez	462 Park	Façade	4/25/2011	7/25/2011	$ 10,000.00	$ 5,000.00	7/25/2012	Recommned $5,000
Larc Jewelers	Jay Gilbert	479 N. Main	Façade	4/27/2011		$ 3,000.00			
Cantina	Dan Sronkoski	499 Pennsylvania; #D	Façade	7/8/2011		$ 526.00			
Cantina	Dan Sronkoski	499 Pennsylvania; #D	Interior	10/14/2011		$ 12,500.00			
Subway	Suryakant Patel	572 Crescent	Interior	10/3/2011		$ 15,000.00			
Subway	Suryakant Patel	572 Crescent	Façade	10/3/2011		$ -			
Bakery	Khurram Qadir	482 Main		*expected 2011*					
Photo Studio	Randall Bullen	524 Duane		*expected 2011*					
Veiled by ChaCha	Antonietta Cervantes	524 Duane	Façade	*expected 2011*					
						$ 76,026.00	**$ 35,000.00**		

RECEIVED
OCT 14 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN
Downtown Interior Improvement Grant Program Application

REQUIRED SUBMITTALS WITH APPLICATION:

1. Signed lease, committing to minimum of a 3-year lease term is required for all new businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease)
2. Signed vendor contract(s) with detailed costs for each proposed improvement
3. Consent from the building owner for proposed improvements, by signature on this form
4. Digital photos depicting the interior areas where proposed improvements will take place
5. Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
6. A narrative as outlined below:
   a) Description of your business and the related industry
   b) Features and advantages of your product such as quality, competitive advantage, proprietary position, and future potential
   c) Credentials and experience of business owner and management assistance
   d) Timing of critical activities before opening/expanding such as company incorporation, space built-out, supplies ordered, employees hired, and opening date
   e) Projected tangible benefits to Downtown Glen Ellyn from the business activity including how the business will contribute to the downtown retail mix, shopper traffic, extended store hours, number of jobs created, etc.
   f) Market research and analysis including a definition of your customers and markets, market size, market trends, competition, and estimated market share

BUSINESS OWNER INFORMATION

Business Owner Name: CANTINA - DANNY SPONKOSKI

Home Address: 1817 SYRACUSE CAVE, SCHAUMBURG, IL 60193

Business Name: CANTINA

Business Address: 499 PENNSYLVANIA AVE, GLEN ELLYN

Business Phone: 630-469-4602

Other Phone: 224-392-0235 (CELL)

Email Address: DANIEL.SKI@SBCGLOBAL.NET

Fax Number: 630-469-4609

Estimated Opening Date of Business: PROJECT WILL BE FINISHED WK OF 10/17/11

PROPERTY OWNER INFORMATION

Property Owner Name: SVIGOS ASSET MANAGEMENT

Address: 580 N. BANK LANE/SUITE 33 LAKE FOREST, IL 60045

Phone: 847-735-0658

Email Address: NICK@SVIGOS.COM/SVIGOSOFFICE@SVIGOS.COM

Fax Number: 847-735-8060

DESCRIPTION OF PROPOSED IMPROVEMENTS

INSTALL FRP (FIBERGLASS REINFORCED PANELING TO MEET DUPAGE COUNTY HEALTH CODE FOR EASILY CLEANABLE SURFACE IN AREAS WHERE FOOD IS PREPARED. FRP WAS INSTALLED IN KITCHEN, BAR + BAR SERVICE AREAS. INSTALL 150 SQUARE FOOT FOOD STORAGE + LIQUOR ROOM, INSTALL 81 SQUARE FOOT WALK IN COOLER.

ITEMIZED ACTIVITY DESCRIPTION	COST
INSTALL (FRP) FIBER GLASS REINFORCED PANELING IN KITCHEN, BAR & SERVICE AREA (JOB COMPLETED	$5400.00
CONSTRUCT A 10'X15' 150 SQUARE FEET STORAGE ROOM IN 10,000 VILLAGE SPACE WHICH WE ARE LEASING COMPLETE WITH NEW WALLS, FLOORS, STUDS & CEILING (JOB IN PROGRESS)	$7800.00
CONSTRUCT A 9'X9' WALK IN COOLER (81 SQ FEET) FOR FOOD STORAGE (JOB IN PROGRESS)	$11800.00
TOTAL PROJECT COST:	$25000.00
AMOUNT OF GRANT ASSISTANCE REQUESTED:	$12500.00

INT

APPLICATION CERTIFICATION

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

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

DANIEL SROKOWSKI
Applicant Name (PRINT)

Applicant Signature

6-29-2011
Date

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

PAUL SVIGOS
Property Owner Name (PRINT)

Property Owner Signature

6-29-11
Date

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

Application is: _____ Approved _____ Denied

Village President

Date

Planning and Development Director

Date

George Rhear
980 Roslyn Road
Glen Ellyn il. ,60137
630 544-0607

Estimate

Number: **E114**

Date: **August 24, 2011**

Bill To:

Dan
Cantina
499D Pennsylvania ave
Glen Ellyn, IL. 60137

Ship To:

Dan
Cantina
499D Pennsylvania ave
Glen Ellyn, IL. 60137

Project

Storage and Cooler

Date	Description	Amount
08/22/2011	Construct a 10 X 15 storage room in neighbors space (10000 Villages) per approved blueprint and permit	7,800.00
08/22/2011	supply a 9 X 9 (approximate) walk in cooler with opening to storage , provide exterior insulation , and shelter for roof ...	11,800.00
	Total	$19,600.00

All work warranted for one full year from date of completion
Thank you for your business

George Rhear
980 Roslyn Road
Glen Ellyn il. ,60137
630 544-0607

Invoice

Number: **1014**

Date: **July 01, 2011**

Bill To:

Dan
Cantina
499D Pennsylvania ave
Glen Ellyn, IL. 60137

Ship To:

Dan
Cantina
499D Pennsylvania ave
Glen Ellyn, IL. 60137

Project

Cantina Renevation

Date	Description	Amount
04/10/2011	remove and replace all Frp Paneling in Kitchen, Bath , and Bar Area . Frp is to meet standard health Department codes with channel and caulk where necessary. All work includes material and labor	5,400.00
05/10/2011	~~remove all existing~~ flooring in back hallway and both bathrooms , replace with ceramic tile to be approved by owners Both material and labor included . Price based on 980 square feet of tile , including 40 ' of repairs behind bar area	~~8,500.00~~
05/15/2011	replace all ceiling tiles in Kitchen, hallway, both baths and bar area, 860 sq. feet of ceiling tiles all replaced with grid repair, and new grid in bar area , includes material and labor	~~2,300.00~~
05/25/2011	repair bar area trim , sand top , and refinish entire bar area with matching stain and 2 coats poly,	~~4,500.00~~
05/30/2011	repair wainscoat thruout with new chair rail, base and misc mouldinds . all painted or stained to match existing 1800.00	~~1,800.00~~
06/01/2011	Prep all walls for painting includes holes repair, texture repair , sanded , primed , and two coats paint , to be approved by owners . Materials and labor included	~~7,200.00~~
06/10/2011	Provide lift for 2 days to wash, clean and prep ceiling , including ducts, pipes and lights , replace all bulbs , and remove all unwanted items	~~2,600.00~~

Ineligible

WORK COMPLETED
7/11/11 George Rhear
GEORGE RHEAR - GENERAL CONTRACTOR

PAID IN FULL

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
$32,300.00	$0.00	$0.00	$0.00	$32,300.00

4/4/11 - 15,000.00
4/1/11 - 17,300.00
BAL. -0-

CANTINA

Concept Statement

RECEIVED
JUL - 8 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

CANTINA will roll into Downtown Glen Ellyn the summer of 2011. This new and exciting concept will feature an upbeat atmosphere with a Mexican inspired menu coupled with Sports and Live Entertainment. The interior décor will be feature a large Corona mural, surf boards, and vacation destination pictures - a tropical feeling like being in those Corona commercial but it's you with "your toes in the sand".

The menu at CANTINA will offer tasty appetizers of Bandaleros (fresh made stuffed jalapenos), chorizo cheese dip, Caribbean Wings, Quesadilla's, Nachos and Fresh Made Guacamole. Soups & Salads include our soon to be famous Cantina Fiesta Salad, a Pablano Caesar salad with Chicken, Shrimp or Mahi-Mahi, our home-made Tortilla Soup and Chciken Chili. TACO'S will be one of our Feature Items, and a point of difference in the downtown Glen Ellyn market place - all served up in corn or flour tortilla's, with cilantro cabbage, choice of salsa and filled with either shrimp, mahi, chopped filet carne asada, achiote pork or marinated chicken. Our Beach Fare portion of menu will feature burgers and wraps with a Jalapeno Chicken Burger and our 100% Angus Beef Cantina Burger and all sandwiches will be accompanied with our piled high bottomless shoestring Skinny Fries – order a side of Chorizo Cheese Dip for only .99 to dip those fries in! Our Fajitas will be served in a bubbling hot Molcajete (a large stone bowl with 3 legs) loaded with your choice of steak, chicken, shrimp or fish with peppers, onions and all the fixings on the side. CANTINA will be known for $2.99 Corona's all day everyday – a price point that will separate CANTINA from that of our competitors. A selection of 30 can beers (CANtina) will include Pacifico, Dos Equis, Modelo, Vicotria, Caribe, Kalik, Red Stripe, Fat Tire, Blue Moon and assorted craft items. Fresh Made margarita's will be our specialty drink as will the assortment of 25 tequilas to choose from, displayed prominently on the back bar. House-made Sangria will top our wine list, with a nice short list of flavorful varietals

Sports will be featured daily from open to closing time on 10- 46 inch HD Plasma TVs with all the local prep, college and professional games. We will also offer Buzztime, an interactive game network played by trivia and sports fanatics using playmakers or the Apple Iphone app. CANTINA will offer live entertainment 2-3 times per week showcasing local solo artists and bands, Open Mic night and even A Comedy Revue. The music selection will be very familiar to our guests, something they can sing along and tap their toes to.

The Outdoor Patio will be transformed into a tropical paradise with palm trees, bright neons, colorful Christmas lights and HD TVs. This "Patio Paradise" will feature Live Music on the weekends, bag toss games and a miniature putting green.

Cantina will be operated by John Lejeck, Danny Sronkoski, Scott Ward and Chef Todd Davies with 95 years of combined restaurant ownership and experience. This group also operates Tap House Grill in Glen Ellyn and has affiliation with other Tap House Grills in St Charles, Westmont, Plainfield, Ozwego and Highwood. Cantina will operate seven days a week opening daily at 11:00am and closing at 1:00am Sunday thru Thursday and 2:00am Fridays and Saturdays.

Cantina could add $60,000 annually in sales tax and offer 12-15 part time and full time positions as well as 2-3 management positions.

Cantina will have charitable partnerships with local and national groups such as Bridge Communities and The Glen Ellyn Volunteer Fire Department.

Cantina's target market is Glen Ellyn, Wheaton, Naperville, Lombard and Villa Park residents and employees ranging in age from 21-55 years old with a combined household income of $100.000.00. Cantina will add to the diverse restaurant mix that exists in Glen Ellyn and hopes to grow this concept in other "stroller communities" in the West and Northwest Suburbs of Chicago.

CANTINA = Your Vacation Beach Grill and Bar, serving ICE COLD $2.99 Corona's, THE best tacos any where and HUGE sandwiches with Bottomless Fries in a very energetic and entertaining sports environment.

cantina

RECEIVED
JUL - 8 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

starters

complimentary chips & salsa (refills $1)

cozumel shrimp cocktail 10
with avocado & tortilla

bandeleros 7.50
house-stuffed jalapeños & mango dipping sauce

crispy lime shrimp 10
with chipotle dipping sauce

chorizo cheese dip 8.50
served with fresh corn chips, vegetarian chicharones, cantina chorizo, & negro modelo-spiked Mexican cheese dip

guacamole & chips 8
as mild or spicy as you want it!

chorizo & cheese chicharones 6.50
flour crisps—hand torn—smothered in blend of cheeses & homemade chorizo

slider 6-pack 12
served on sweet buns
2 chopped filet mignon carne asada with monterrey
2 spicy marinated chicken with chipotle aïoli
2 pulled achiote pork (Mexican bbq)

caribbean wings 9
12 party wings with mango glaze, salsa, & chipotle dipping sauce

soups & salads

poco | grande

chicken tortilla soup ..... 3 | 5
made in house with all the classic sides: onion & cilantro, tortilla, salsa, cabbage, egg

chicken chili ..... 4 | 7
topped with cheese, corn, mexican sour cream, & tortilla chips

poblano caesar salad ..... 4 | 7
mild green chili-spiced ceasar dressing, romaine lettuce, tomatoes, & sweet croutons

casa salad ..... 4 | 8
mixed lettuce, tomatoes, fire-roasted peppers & onions, cucumbers, marinated cabbage, sweet croutons, cilantro-lime vinaigrette

cantina fiesta salad 11
romaine, corn, choice of salsa, roasted peppers & onions, chihuahua cheese, avocado, tomatoes, rice, cowboy beans, cabbage, grated egg, creamy tomato dressing, & choice of meat

add protein to any salad 3

giant burrito

stuffed with bandeleros shrimp, filet mignon carne asada, tomatillo corn salsa, lettuce, chihuahua cheese, rice, & cowboy beans, wrapped in two giant tortillas 12.50

build your own...

tacos 2.50
pick your protein. pick your salsa. topped with cabbage, cilantro, & onions

nachos 9.50
a giant platter of crispy tortilla chips, topped with a dos equis cheese sauce, chorizo cowboy beans, shredded lettuce, pickled cabbage, peppers, onions, mexican sour cream, cilantro, with your choice of salsa & protein

quesadillas 7.50
melted cheese, cowboy chorizo beans, peppers, onions, & your choice of salsa

add your choice of protein 1.50

protein

- achiote pork
- cilantro shrimp
- chopped filet mignon carne asada
- chili-rubbed tofu
- cantina chorizo
- marinated chicken
- seared mahi mahi

salsa

- pico de gallo
- mild cooked salsa
- tomatillo corn
- jalapeño tomato
- roasted mexican chilis
- habanero

add cheese, sour cream, or avocado ..... 75¢

Molcajete

a hot, bubbling molcajete, served with your choice of steak, chicken, fish or shrimp, served with peppers, onions, our special fajita broth, flour or corn tortillas, sour cream, shredded lettuce, cheese, & your choice of salsa on the side with chorizo cowboy beans too. **unforgettable!!!** 16.50

beach fare

served with shredded lettuce, tomato, onion, & skinny fries

jalapeño chicken burger 8.50
jalapeño white cheddar, caramelized onion, & shredded lettuce, topped with mild salsa

cantina burger 10
two 4-ounce certified angus beef patties, marinated, hand-formed, pressed & cooked on la plancha (flat grill). served on sweet bread, dry chili rubbed, with chorizo, bleu cheese, & chipotle aïoli

surfin burger 10
two 4-ounce certified angus beef patties, marinated, hand-formed, pressed & cooked on la plancha. served on sweet bread with tomato and horseradish shrimp, avocado, & sour cream

double burger 8.50
two 4-ounce certified angus beef patties, marinated, hand-formed, pressed & cooked on la plancha (flat grill).

chipotle chicken fajita wrap 9.50
grilled chicken, roasted peppers & onions, pico creamy chipotle, & mexican cheeses

chicken & chorizo wrap 9.50
housemade chorizo, grilled chicken, fresh salsa, shredded lettuce, & chipotle sour cream

sides $3

- cowboy beans
- cowboy beans & rice
- skinny fries
- vegetarian chicharones
- vegetable rice

man vs torta

a four-pound Mexican sandwich filled with avocado, beans, your choice of meat, shredded lettuce, sour cream, tomatoes, jalapeno-tomato salsa, and topped with skinny fries. 24.50

EAT THE WHOLE THING, AND WE BUY IT! (30 MINUTE TIME LIMIT)

cantina

desserts

soon-to-be-famous margaritas

the cantina house-made margarita
served on the rocks with cuervo tequila &
fresh sqeezed juice, with or without salt
choose from regular, starwberry, or prickly pear
add a float of grand mariner XXX

ask you server about the margarita of the day!

cerveza

drafts
dos xx lager
modelo especial
negra modelo
victoria

bottles
corona
coronitas
corona light
pacifico

got cans?

blatz
budweiser
bud light
bud light lime
caribe
carte blanca
coors lite
dos xx amber
estrella
hamm's
heineken
khalik
kona
mgd
mgd 64
michelob ultra
miller high life
miller lite
modelo light
o'doul's
old style
pacifico
pbr
red stripe
red stripe light
rolling rock
shlitz
ska mexican logger
sol
superior
tecate
tecate light

specialties

rita coranita
a gigante margarita for 3 or more people, topped with a coranita, a bunch of straws, & limes

miami vice
a frozen swirled concocton of strawberry daquiri and pina coloda

bushwacker
light rum, dark rum, fruit juice, & fresh nutmeg on top

tropical itch
recipe to come

sangrias
red or white, lots of wine...some juice... some fruit

tequila

añejos
cabo wabo
don julio
herrardura
patron
milagro
sauza tres generaciones

reposada
cazadores
centenario
corralejo
don julio
herradura
sauza tres generaciones
patron

silver
casa noble
centanario
corralejo
don julio
el tesoro
herradura
patron
sauza blue
sauza hornitos silver
sauza tres generaciones

mezcal
dos gusanos
monte alban
scorpion silver

VILLAGE OF GLEN ELLYN
Commercial Façade Improvement Grant Application

RECEIVED
JUL - 8 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

REQUIRED SUBMITTALS WITH APPLICATION:

1. Current digital photos of all building facades visible from the public right-of-way which receive improvements
2. A schematic drawing with enough detail to depict the proposed improvements
3. Signed vendor contract(s) with cost for proposed improvements
4. Consent from the building owner for proposed improvements, by signature on this form
5. Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification

BUSINESS OWNER INFORMATION

Business Owner Name: CANTINA - DANNY SIRONKOSKY

Home Address: 1817 SYRACUSE LANE SCHAUMBURG, IL 60193

Business Name: CANTINA

Business Address: 499 PENNSYLVANIA # D GLEN ELLYN

Business Phone: 630-469-4602 Fax Number: 630-469-4609

Home Phone: 224-392-0235 Email Address: DANIEL.SCI@SBCGLOBAL.NET

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

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

Property Owner Name: 413 MAIN LLC C/O SVIGOS ASSET MANAGEMENT

Property Owner Address: 580 N. BANK, LAKE FOREST, IL

Property Owner Phone: 847-735-0656

Property Owner Fax: 847-735-8060

Property Owner E-mail: NICK@SVIGOS.COM

DESCRIPTION OF PROPOSED IMPROVEMENTS

NEW BLACK AWNING WITH "CANTINA" LOGO

ITEMIZED ACTIVITY DESCRIPTION	COST
AWNING WITH CANTINA LOGO	1052.19

TOTAL PROJECT COST: 1052.19

AMOUNT OF GRANT ASSISTANCE REQUESTED: 526.00

INT

APPLICATION CERTIFICATION

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

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

DANIEL SROMKOSKI
Applicant Name (PRINT)

Applicant Signature

6-29-2011
Date

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

PAUL SVIGOS
Property Owner Name (PRINT)

Property Owner Signature

6-29-11
Date

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

Application is: _____ Approved _____ Denied

Village President

Date

Planning and Development Director

Date

SIGN★A★RAMA
WHERE THE WORLD GOES FOR SIGNS

SIGN A RAMA
428 Roosevelt Road
Glen Ellyn, IL, 60137- USA
Phone: (630)-793-9750 Fax: (630)-793-9753
www.signarama-glenellyn.com
info@signarama-glenellyn.com

Invoice: 1302

Invoice Date:

Project Name:

SOLD TO

CANTINA001
Cantina
Pennsylvania Ave.
Glen Ellyn, IL 60137- USA

Customer Phone: (630) 858-4369 Ext.:
Customer Fax:
Email: -

SHIP TO

Cantina
Pennsylvania Ave.
Glen Ellyn, IL 60137- USA

Location Phone: (630) 858-4369
Location Fax:

Quote #	Order Date	CustID	PO Number	PO Date	Terms Code	Contact
001749	6/13/2011	CANTINA001			100%	ME

Qty Ordered	Description	Unit Price	Extended Price
1	Fabricate and install a Sunbrella 1-8'6" wide standard slope style awning with graphic	$972.00	$972.00

* The unit price $972 is a 10% discount off the list price $1080.

Taxable:	$972.00
NonTaxable:	$0.00
SalesTax:	$80.19
Freight:	$0.00
Misc:	$0.00
OrderTotal:	$1,052.19
Payments:	$526.00
Net Due:	$526.19

Thank you for allowing Sign-A-Rama assist you in your signage needs. Be sure to check out our website at www.signarama.com to see samples of the many types of signage and promotions we can assist you with in the future.

Visit us on the web
www.signarama.com

Thank You.

Tax calculated for State is $80.19.

- Rec'd Down Payment
Ck. # 1052 - $526.00
7/14/11

- PAID IN FULL ✓# 976 9/8/11 $526.19

We can not proceed with order until you sign & fax this proof.

NOTES:
000

RECEIVED
JUL 2 8 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

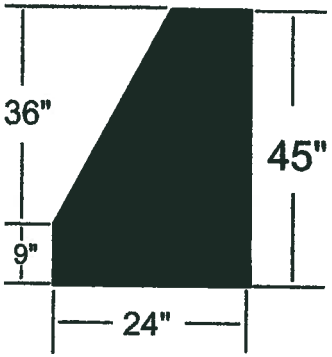
SIGN AND FAX TO 630-793-9753
Spelling is your responsibility. Size are noted. Drawing not to scale. Colors on finished product may vary slighty from electronic proof.
If you require a press proof, please check the appropriate box.
By signing this proof, you agree to the layout and information above.

PLEASE MARK ONE:
approved as is ◯

Change noted, please send new proof:
(up to 3 proofs provided at no charge) ◯

Please provide press proof:
(if color accuracy is critical • add $25) ◯

*Side View



*Front View

Proof Created:
Current Date: 12/13/2010
Current Time: 11:06:08 AM

WIP #: 000
Sales Rep: 000

SIGN★A★RAMA
WHERE THE WORLD GOES FOR SIGNS
428 Roosevelt Rd. Glen Ellyn, IL 60137
Phone: 630-793-9750 Fax: 630-793-9753
www.signarama-glenellyn.com

Signature:

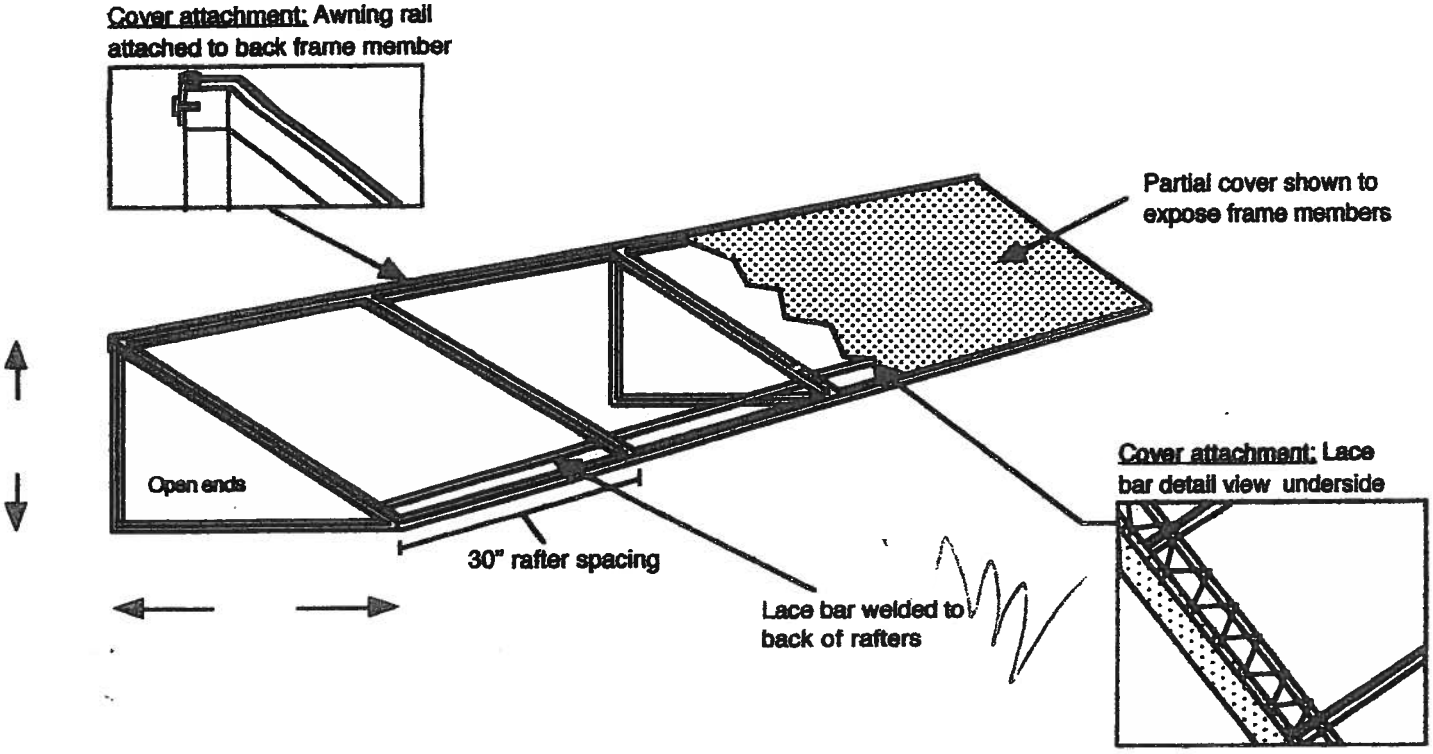
Date:

File Name: Pawn Shop Channel letters.FS

Directory Name: \\Production\shareddocs\Customer art 2010\N\Naperville Jewelry and Loan

Nuyen Awning Company, Inc.

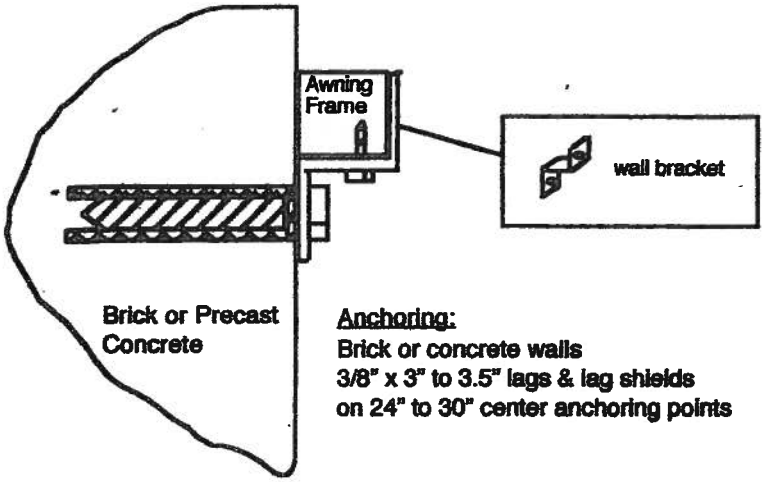
Typical slope style awning construction -various width



Welded frame construction consists of: 1" square 16 gauge *Gatorshield* galvanized steel tube - Painted Black
All tubing angle cut or knotted to fit. All tubing welded fully around. (no tack welding)

Cover material shall consist of: Sunbrella

All awnings designed to withstand 80 mph winds and 30 psf live loads.



Anchoring:
Brick or concrete walls
3/8" x 3" to 3.5" lags & lag shields
on 24" to 30" center anchoring points

Job:
Contractor:
Architect:
Subcontractor: Nuyen Awning Co., Inc.
Dan Litster 630.892.3995 5.06.03

Are your awnings and canopies suitable for Snow Loads?

Only the stationary metal awnings are suitable for snow-loads up to 50lbs. per square foot. Please read the FEATURES and SPECIFICATIONS of each awning or canopy for details.

back to top

Can the awnings withstand Wind Loads?

The Euro Hurricane Shutters carry a Category One Hurricane (90MPH) wind load rating. The BUBBLE Dome Awnings and VISOR Awnings carry a 75MPH wind load rating. All other standard canvas awnings, metal awnings, spear awnings, canopies and umbrellas do NOT carry wind-load ratings. Please read the FEATURES and SPECIFICATIONS of each awning or canopy for details.

back to top

Do you have measuring and ordering instructions?

YES. Measuring and Ordering instructions are available online. See the inset thumbnail images on each product page.

back to top

RECEIVED
AUG 15 2011
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Do you have assembly and installation instructions?

YES. Assembly instructions will be shipped along with your order.

Most CheapAwnings.com products are designed for do-it-yourself easy assembly and installation. Units are shipped partially assembled with all necessary assembly hardware. Required installation tools, mounting and wall anchor hardware are not included with frame kits (i.e. mounting bolts and anchors, drill, drill bits, screw drivers, measuring equipment, etc.). We recommend consulting with a local contractor, handyman or hardware store representative for the best wall mounting solutions.

back to top

Can the awnings mount to vinyl siding or brick surfaces?

Can I order custom BUBBLE Dome and VISOR Awning colors or sizes?

The BUBBLE Dome and VISOR Awnings are fabricated from preset templates and are only available in five (5) Sunbrella® fabric colors and three specific sizes, which allow us to offer these units at competitive prices.

back to top

Are fabric and metal samples available?

YES. Fabric and metal samples are available on a limited basis. Please email sales@cheapawnings.com with a list of sample name and/or numbers (please limitto 6) ***along with a mailing address***. All color samples will be sent via U.S. Mail while supplies last. NOTE: Due to varying configurations of computers, monitors and/or video graphics cards, we recommend requesting color samples.

back to top

Do you use Sunbrella® fabric?

YES. We use Sunbrella® Awning Grade fabric on most products posted throughout CheapAwnings.com and carries a limited five (5) year manufacture warranty. The Skin Cancer Foundation Seal of Recommendation is awarded to Sunbrella® Awnings, Canopies and Umbrellas with Sun Protective Performance Fabrics UPF 50+. Sunbrella® is a registered trademark of Glen Raven, Inc.

RECOMMENDED SKIN CANCER FOUNDATION
RECOMMENDED AS AN EFFECTIVE UV PROTECTANT

back to top

RECEIVED
AUG 15 2011
PLANNING DEPARTMENT
VILLAGE OF ELLYN

Is Sunbrella® fabric water-proof or fire-proof?

The Sunbrella® Awning Grade fabric covers are water-repellent (*not waterproof*) and not flame-retardant. Sunbrella® Awning Grade fabrics are made of 9.25 ounce fade-resistant, solution-dyed, woven-acrylic material which carries a limited five (5) year manufacture warranty.

back to top

TEN THOUSAND VILLAGES
Ali
Kat

MEMORANDUM

A-9

TO: Mark Franz, Village Manager

FROM: Kevin Wachtel, Finance Director KW
Larry Noller, Assistant Finance Director LN

DATE: November 7, 2011

RE: 2011 Property Tax Ordinance

Background

The Village Board will continue their consideration of the 2011 property tax levy at their November 14, 2011 meeting. This meeting will include a public hearing and a first reading of the levy ordinance with a non-binding "straw vote" immediately following.

Provided Village Board consensus, the ordinance will be placed on the consent agenda at the November 28, 2011, regular meeting for final adoption.

Action Requested

First reading of the attached ordinance by the Village Board at the November 14, 2011 regular meeting.

Attachments

- Proposed 2011 Property Tax Ordinance.
- 2011 Property Tax Levy Summary

Ordinance No. _____

An Ordinance for the Levy and Assessment of Taxes in the Amount of $10,454,440 for the Fiscal Year Beginning May 1, 2011 and Ending, April 30, 2012, of the Village of Glen Ellyn, DuPage County, Illinois

Whereas, the Board of Trustees of the Village of Glen Ellyn, County of DuPage and the State of Illinois did on the 25th day of April, 2011, pass the Annual Budget for the Village of Glen Ellyn, the amount of which is ascertained to be the aggregate of $29,158,200 for operational purposes of the Village and $10,609,500 for capital and debt expenditures, which said Budget was duly considered and heard by public hearing on the 11th day of April, 2011, in accordance with the provisions of Chapter 65, 5/8-2-9, Illinois Compiled Statutes; and

Whereas, the Board of Directors of the Glen Ellyn Public Library determined on September 19, 2011, the financial requirements of the Library for the fiscal year beginning May 1, 2011, and ending April 30, 2012, the amount of which, in the judgement of the Board of Library Directors, would be necessary to levy for Library purposes in this annual Tax Levy Ordinance, in the amount of $3,421,276 for general operational purposes; and

Whereas, the Board of Trustees of the Village of Glen Ellyn at an open meeting held on October 24, 2011, considered the Annual Budget heretofore adopted, the request of the Board of Directors of the Glen Ellyn Public Library, and all sources of revenue available to the Village of Glen Ellyn and determined the amounts of money, exclusive of any cost of conducting an election required by the general election law and any debt service levies, estimated to be necessary to be raised by taxation for operating expenses for the fiscal year ending April 30, 2012, upon the taxable property in the Village of Glen Ellyn to be $7,959,745

($4,538,469 Village, $3,421,276 Library), which is increased from the amount of property taxes extended upon the levy of the preceding year, exclusive of debt service levies and levies for required election costs, by $157,403 or 2.0%; and

Whereas, the Village of Glen Ellyn and the Glen Ellyn Public Library have financed the construction of significant capital projects through the issuance of General Obligation Bonds, debt service payments for which have been determined to be $2,494,695 ($1,991,018 Village, and $503,677 Library) for the fiscal year 2012/13, which includes possible abatements totaling $382,560 which will be considered by the Village Board prior to the extension of 2011 property taxes by DuPage County next spring; and

Whereas, a public hearing on the proposed tax levy was held on November 14, 2011 as required by the Truth in Taxation Law (35 ILCS 200/18-55);

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

Section One: That the amount of appropriations for all corporate purposes legally made, except debt service expenditures, to be collected from the tax levy of the current fiscal year is hereby ascertained to be $7,959,745 and the total amount of debt service expenditures to be collected from the tax levy of the current fiscal year is hereby ascertained to be $2,494,695 thereby resulting in the total amount of all appropriations, including debt service expenditures, to be collected from the tax levy of the current fiscal year to be $10,454,440.

Section Two: That the sum of $10,454,440, being the total amounts budgeted heretofore in accordance with law and which are to be collected from the tax levy of the current fiscal year of the Village of Glen Ellyn for all corporate purposes of said Village of Glen Ellyn and for purposes of funding the General Corporate Fund, Capital Projects Fund, Bond and Interest Funds, and Public Library Fund, as heretofore legally budgeted for the current fiscal year by an Annual Budget Ordinance of the Village of Glen Ellyn for the 2012 fiscal year, passed and approved by the President and Board of Trustees of said Village at a legally convened meeting of April 25, 2011, and the same is hereby levied upon all the taxable real property in the Village of Glen Ellyn subject to taxation for the current year; the specific amounts as levied for the various funds heretofore named being included herein by being placed in separate columns under the heading "To Be Raised By Tax Levy" which appears over the same, the tax so levied being for the current fiscal year of said Village, and for said amounts budgeted to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as follows:

SPECIAL PURPOSES TAX FUNDS

LEVY	AMOUNT BUDGETED	TO BE RAISED BY TAX LEVY
GENERAL PURPOSE: (Police)	7,126,700	2,963,518
GENERAL PURPOSE: (Capital Projects)	5,805,000	1,574,951
G.O. REFUNDING BONDS, SERIES 2010: General Obligation Refunding Bonds, 2010 Principal of $1,045,000 and Interest of $20,900 (Per Ordinance No. 5889, passed 10/11/10). (Street / Storm Sewer - $9 million)	1,065,900	1,065,900

G.O. REFUNDING BONDS, SERIES 2010: General Obligation Refunding Bonds, 2010 Principal of $250,000 and Interest of $87,418 (Per Ordinance No. 5889, passed 10/11/10). . (Village Links Renovation - $4.58 million, to be abated from golf course revenues by separate Ordinance)	337,418	337,418
G.O. BONDS, SERIES 2003A: General Obligation Corporate Purpose Bonds, 2003A Principal of $530,000 and Interest of $37,700 (Per Ordinance No. 5166, passed 4/28/03). (Street / Storm Sewer - $5 million)	587,700	587,700
TOTAL VILLAGE, ALL LEVIES	14,922,718	6,529,487

ESTABLISHMENT AND MAINTENANCE OF
FREE PUBLIC LIBRARY

Library General Purpose Levy	3,422,450	3,126,276
Library Social Security Contribution	125,000	120,000
Library IMRF Contribution	165,000	161,000
Library Audit Fund	7,000	4,000
Library Tort Liability and Insurance Premiums	15,000	10,000
G.O. REFUNDING BONDS, SERIES 2010: General Obligation Refunding Bonds, 2010 Principal of $360,000 and Interest of $14,700 (Per Ordinance No. 5889, passed 10/11/10). . (Library Construction)	374,700	374,700

G.O. BONDS, TAXABLE SERIES 2010:		
General Obligation Corporate Purpose Bonds, Taxable 2010 Principal of $0 and Interest of $128,978 (Per Ordinance No. 5821, passed 11/23/09). (Library Building Repairs)	128,977	128,977
TOTAL LIBRARY, ALL LEVIES	4,238,127	3,924,953

SUMMARY OF TAX FUND LEVIES

General Purpose Levy (Police)	7,126,700	2,963,518
General Purpose Levy (Capital Projects)	5,805,000	1,574,951
2010 G.O. Refunding Bonds (2000 Storm Sewer)	1,065,900	1,065,900
2010 G.O. Refunding Bonds (Village Links Renovation)	337,418	337,418
2003A G.O. Bonds (2000 Storm Sewer)	587,700	587,700
Library General Purpose Levy	3,422,450	3,126,276
Library Social Security Contribution	125,000	120,000
Library IMRF Contribution	165,000	161,000
Library Audit Fund	7,000	4,000
Library Tort Liability and Insurance Premiums	15,000	10,000
2010 G.O. Refunding Bonds, (1994 Library Construction)	374,700	374,700
2010 Taxable G.O. Bonds (Library Repairs)	128,977	128,977
TOTAL	19,160,845	$ 10,454,440

RECAP OF TAX LEVIES

Village of Glen Ellyn General Levy	4,538,469
Village of Glen Ellyn Debt Service Levy	1,991,018
Glen Ellyn Public Library General Levy	3,126,276
Glen Ellyn Public Library Special Funds and Levies	295,000
Glen Ellyn Public Library Debt Service Levy	503,677
TOTAL	10,454,440

Section Three: That the amounts budgeted and not expressly itemized and carried forward in this Tax Levy Ordinance will be paid out of monies from sources other than the tax levy.

Section Four: That the total amount of $10,454,440 ascertained as aforesaid, be hereby levied and assessed on all property subject to taxation within the Village of Glen Ellyn according to the value of said property as the same is assessed and equalized for state and county purposes for the current year.

Section Five: That it is hereby certified to the County Clerk of DuPage County, Illinois, the total amount of $10,454,440 which the Village of Glen Ellyn requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk of the Village is hereby ordered and directed to file with the County Clerk of said county on or before the time required by law a certified copy of this ordinance.

Section Six: That it is hereby certified to the County Clerk of DuPage County, Illinois, that the President and Board of Trustees, acting as the corporate authorities of the Village of Glen Ellyn, DuPage County, Illinois, have complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statues, Chapter 35, Sections 200/18-55 et seq.), where

required, and the President of said Village is hereby ordered and directed to file with the County Clerk of said county, together with the certified copy of this ordinance as provided hereinabove, a certification that said Village complied with all requirements of the Truth in Taxation Act, if required by law or by the said County Clerk.

Section Seven: This ordinance shall take effect and be in full force and effect from and after its passage and approval, as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2011, on second reading, with first reading having occurred on November 14, 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.)

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Mark Pfefferman, do hereby certify that I am the duly qualified and acting Village President of the Village of Glen Ellyn, DuPage County, Illinois.

I do further certify that the Village of Glen Ellyn, DuPage County, Illinois, has complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statues, Chapter 35, Sections 200/18-55 et seq.), in connection with its 2011 Tax Levy Ordinance (Ordinance No._____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Glen Ellyn, Illinois, this _____ day of _____, 2011.

_____
Village President

(SEAL)

CERTIFICATION

I, Suzanne Connors, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. _____, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the _____ Meeting of said Board held on the _____ day of _____, and that the same was signed and approved by the President of said Village on the _____ day of _____.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this _____ day of _____.

_____
Village Clerk

CORPORATE SEAL

VILLAGE OF GLEN ELLYN

ESTIMATED 2011 PROPERTY TAX LEVY

(Collected in 2012)

	2010 Taxes Extended	2011 Proposed Levy	$ Inc/(Dec)	% Inc/(Dec)
VILLAGE LEVY:				
Operating - General Fund	$ 2,891,237	$ 2,963,518	$ 72,281	2.5%
Operating - Capital Fund	1,536,538	1,574,951	38,413	2.5%
Total Operating	4,427,775	4,538,469	110,694	2.5%
Bond Payments	1,666,506	1,653,600	(12,906)	-0.8%
Total	6,094,281	6,192,069	97,788	1.6%
LIBRARY LEVY:				
Operating	$ 3,374,567	$ 3,421,276	$ 46,709	1.4%
Bond Payments	457,107	458,535	1,428	0.3%
Total	3,831,674	3,879,811	48,137	1.3%
TOTAL, VILLAGE AND LIBRARY				
Operating	$ 6,265,804	$ 6,384,794	$ 118,990	1.9%
Operating - Capital	1,536,538	1,574,951	38,413	2.5%
Total Operating[1]	7,802,342	7,959,745	157,403	2.0%
Bond Payments	2,123,613	2,112,135	(11,478)	-0.5%
Total	$ 9,925,955	$ 10,071,880	$ 145,925	1.5%

Abatements	2010 Refunding Bonds	337,418	(Village Links)
	2010 Refunding Bonds	45,142	(Library)

Total Tax Levy Ordinance Amount $ 10,454,440

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

A-10

Memorandum

To: Mark Franz, Village Manager

From: Matt Pekarek, Recreation Director Matt Pekarek.

Date: October 30, 2011

Re: 2012 Village Links User Fees

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

Non-Residents green fees are set to maximize income and create a profit to subsidize green fees for Village residents. The average Resident green fee discount is 41%. Discounts range from 21% to 87%.

Issues - No changes are proposed for Green Fees, Motorized Cart, Driving Range, and Golf Locker fees. Resident Card Fees are proposed to increase:

Resident Card	Proposed 2012 Fees	Actual 2011 Fees
Adult	10.00	5.00
(after March 15)	20.00	15.00
Junior	5.00	4.00
(after March 15)	10.00	8.00
Replacement	10.00	5.00

Recreation Commission Recommendation - The Recreation Commission discussed the proposed 2012 User Fees at their meeting on October 19, 2012 and recommended (5-0) that the proposed fee schedule be adopted.

Action Requested - A motion to approve the 2012 User Fees.

Attachments

A. The information packet used to develop this recommendation.

- Page 1. An Executive Summary.
- Page 2-4. An analysis of the 2011 Chicago Area public golf market.
- Page 4-13. A review of 2011 sales at the Village Links with a perspective on sales patterns over the last ten years.
- Page 13-15. An assessment of the Chicago public golf market.
- Page 15. The proposal for 2012 Fees.

B. Supporting data, including a series of worksheets:

- Work sheet models that analyze 2011 estimated green fee sales by fee.
- A listing of 237 golf courses in the metropolitan area, and their base green fees. This listing is presented alphabetically, and sorted by each fee.

Executive Summary

The 18-Hole Golf Market

Price Position - At $59 weekends / $54 weekdays, the Village Links is the 19th most expensive of 167 public 18-hole courses in the Chicago Market. We play more rounds than any course priced at or above us.

18-Hole Green Fee Pricing Trends - Supply outpaces demand. Demand is declining, especially for individual foursome play. Prime time hours are shrinking. Discounting is prevalent, in addition to tiered rate schedules for slow months, slow days of the week and slow hours of the day. Many courses increase revenue by requiring the use of a motor cart.

The 9-Hole Golf Market

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

Price Position - At $24 weekends / $19 weekdays, the Village Links has the 8th highest Green Fee of 69 public 9-hole courses in the Chicago Market.

2011 Sales

Rounds played and green fee revenue were both down 6% in 2011.

Overall 27 holes - rounds -6%, green fees -6%
Weekend 18-holes - rounds +8%, green fees -3%
Weekday 18-holes - rounds -4%, green fees -15%
Weekend 9-holes - rounds +2%, green fees -6%
Weekday 9-holes - rounds -13%, green fees -17%

Play was up on weekends and down during the week, likely a result of employed golfers devoting increased attention to their jobs. Discounted fees failed to increase revenue, but did possibly protect against further declines. Outing sales increased and have room to grow.

The 2011 Golf Market

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

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

Private country clubs are increasingly competing for our customers via outings, guest play and annual fee (no initiation fee, no minimum) memberships.

The pace of golf course remodeling has slowed, leaving the Village Links 18-hole course renovated eight years ago as one of the most up-to-date courses in the area.

2012 Fee Proposal

Fees Unchanged - All fees are proposed to remain unchanged, except for Resident Cards fees. We hope to increase the popularity of discounted promotional specials to attract business into slow time slots without eroding existing sales.

Green Fee Revenue - "2011 Estimated Actual" projects that we will play 68,000 rounds and generate $1,638,000 in green fee income.

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

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

Resident Card Fees - The Recreation Commission recommends that Resident Card fees increase $5 for adults and up to $2 for juniors age 21 and younger. The Adult fee would be $10 before March 15, $20 after that date. The Junior fee would be $5 before March 15, $10 after that date.

Miscellaneous Fees - No changes are proposed for Motorized Cart, Driving Range, and Golf Locker fees.

The 2011 Chicago Area 18-Hole Golf Market

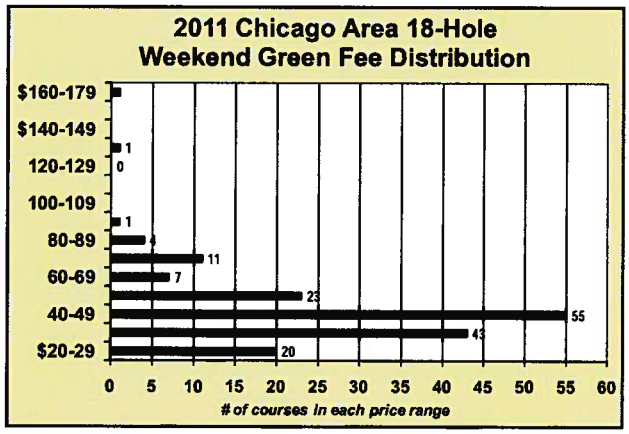
We have conducted our annual survey of base green fees at public golf courses in the Chicago market.

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

The 2011 Chicago Area 18-Hole Golf Market

Number of Courses:	**167**
Weekends	
Median Green Fee	**$ 45**
Village Links Weekend Fee	**$ 59**
Village Links vs. Median	**+ 31%**
Village Links Rank - 26th most expensive	
Weekdays	
Median Green Fee	**$ 35**
Village Links Weekday Fee	**$ 54**
Village Links vs. Median	**+ 54%**
Village Links Rank - 19th most expensive	

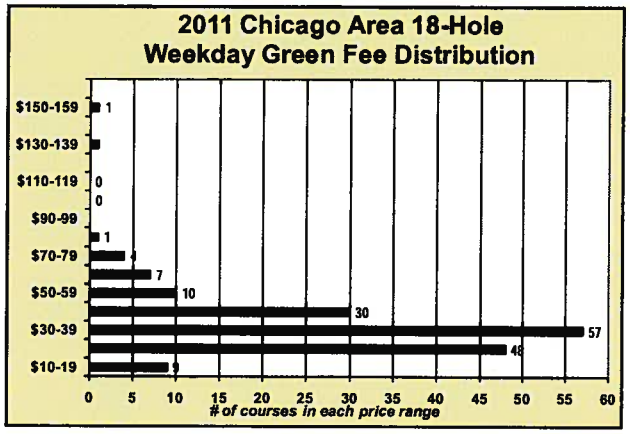
Our $59 weekend green fee cannot be directly compared with the top fee at other courses. Our Permanent Time Policy gives priority to Residents, blocking Non-Residents from playing in prime time on weekends. Non-Residents are essentially limited to spring and fall months, and after 10:00 AM during the summer.



At $59 in 2010, the Village Links has the 26th highest Weekend Green Fee of 167 18-hole courses in the Chicago market. The most popular price range is $40-$49, with 55 courses in that range.

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

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



At $54 in 2010, the Village Links is the 19th highest green fee of 167 18-hole courses in the Chicago market. The most popular price range is $30-$39, with 67 courses in that range.

Six Pricing Trends

1. The gap between weekend and weekday prices continues to widen. Early weekend mornings is the only time slot throughout the market where demand outpaces supply. Even weekends are showing softness, with most courses unable to sell Permanent Tee Times after 10:00 AM.

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

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

4. In 2011, 52 courses required the rental of a motor cart. Many courses require carts on weekends, but not during the week, further widening the aforementioned gap between prime time and non-prime time pricing.

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

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

The 2011 Chicago Area 9-Hole Golf Market

Number of Courses:	**69**
Weekends	
Median Green Fee	**$ 17**
Village Links Weekend Fee	**$ 24**
Village Links vs. Median	**+ 41%**
Village Links Rank - 8th most expensive	
Weekdays	
Median Green Fee	**$ 16**
Village Links Weekday Fee	**$ 19**
Village Links vs. Median	**+ 19%**
Village Links Rank - 11th most expensive	

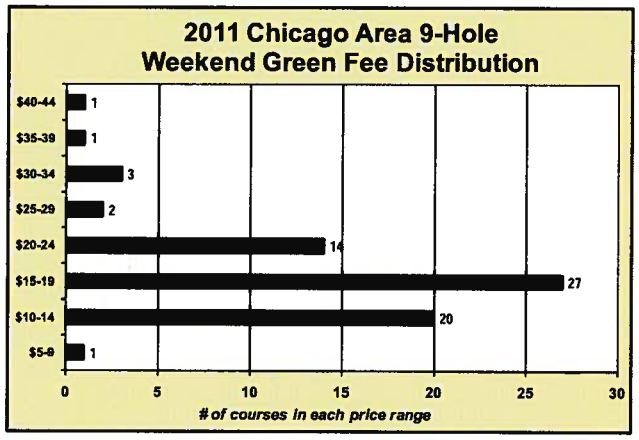
The 2011 Chicago Area 9-Hole Golf Market

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

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

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

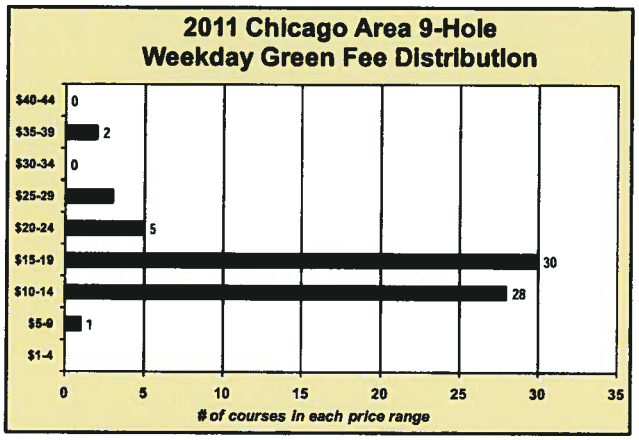
Finally, 65% of all 9-hole courses are owned by a local government (compared to 52% of 18-hole courses).



The Village Links is one of two 9-hole courses at $24, the 8th highest Weekend Green Fee of 69 public 9-hole courses. The most popular price range is $15-$19, with 27 courses priced in this range.

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

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



The Village Links is one of three 9-hole courses priced at $19, the 11th highest Weekday Green Fee of 69 public 9-hole courses. The most popular price ranges is $15-$19, with 30 courses priced in that range.

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

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

2011 Sales

The world wide economy might have been the driving force behind golf sales in 2011. Play was down on weekdays and up on weekends. It was as if golfers felt pressure to tend to business during the week, and played more of their golf on weekends.

Weather was a factor that almost always evens out over time.

The net result was a 6% drop in play, but it actual patronage patterns were not explained that easily.

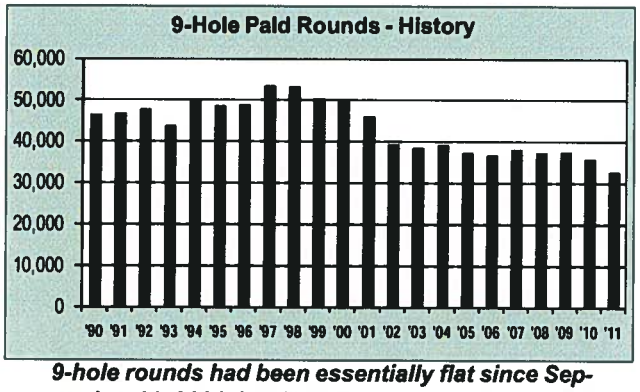
Several efforts to boost play in 2011 were successful. League and outing play were up. Play increased in several promotional/discount green fee categories. But those promotional discounts were much more effective on the 18-hole course than on the 9-hole course.

As a result, 18-hole play was up, but revenue was down slightly due to the discounts. Discounts were not popular on the 9-hole course where both rounds and revenue were down.

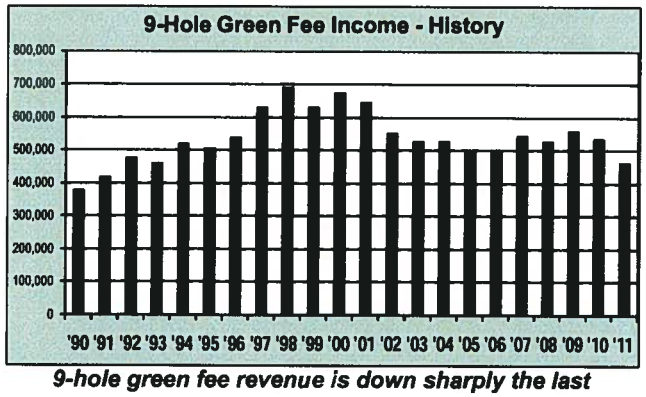
Green fee discounting is proven to be a failed business tactic, as borne out by our results in 2011. I am not aware of any golf course in the country that has increased revenues by discounting green fees.

Supply and demand continues to play an important role in the market. 18-hole golfers chased discounted green fees, moving from full-priced mid-day to discounted twilight.

Golf demand hit a noticeable wall in late July and early August when the weather was hot and the news was filled with reports on the extension of the federal debt ceiling. Weekday play lagged significantly as talk of another recession grew.



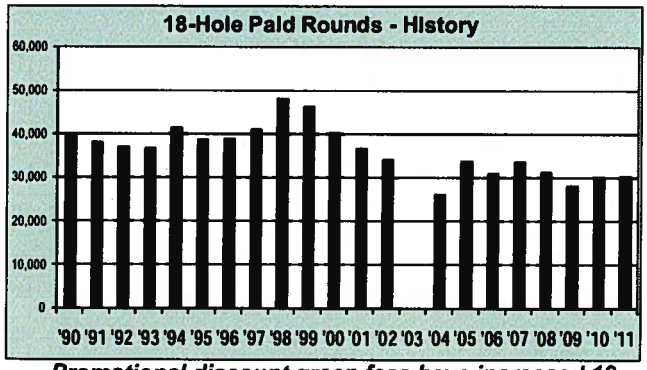
9-hole rounds had been essentially flat since September 11, 2001, but fell off further in the last two seasons.



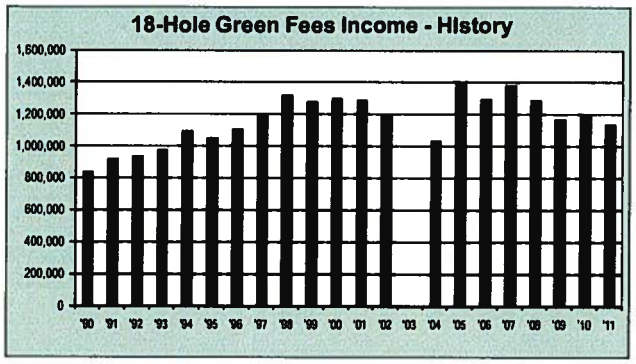
9-hole green fee revenue is down sharply the last two years.

Play on the 9-hole course is down 8% from last year. Play on the 18-hole course is even with last year.

Green fee revenue was down 6% from last year on both courses.



Promotional discount green fees have increased 18-hole play the last two seasons.



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

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

Pie Charts

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

Revenue Per Hole Per Day helps evaluate the productivity of each revenue category, giving weight to the number of days in each category and the number of holes on each course. This factors the opportunity that each category has to generate revenue (number of days of the week) and the effort required on our part to generate that income (number of holes).

Revenue Category	Revenue	Revenue per Hole per Day
18-Hole Weekends	$ 528,806	$ 14,689
18-Hole Weekdays	$ 513,150	$ 5,702
9-Hole Weekends	$ 178,641	$ 9,925
9-Hole Weekdays	$ 287,361	$ 6,386

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

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

Weekends / 18-Hole Course

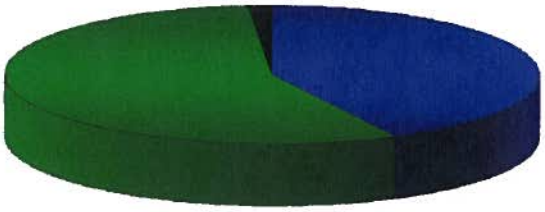
Overall Play	Up 8% in 2011 Down 13% since 2001
Overall Revenue	Down 3% in 2011 Down 2% since 2001
Resident Play	Down 5% in 2011 Down 34% since 2001
Non-Resident Play	Up 11% in 2011 Up 26% since 2001

It should also be noted that we lose the ability to isolate demand factors from year to year as the number of discounted green fees offered at the Village Links expands. Promotional discounts like the Spring Special, Golfer Happy Hours and Groupon require that we sacrifice a level of record keeping in return for providing smoother customer service. As a result, some of our detailed sales totals become muddied and do not compare directly with other years. This does not impact evaluation of sales in total, just sales by individual fee and individual fee categories.

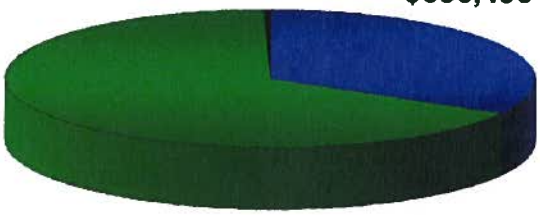
Total Rounds

These charts, reflecting overall rounds played and green fee revenue generated, can be misleading. A similar breakdown by our four major categories is more useful, as shown on the following pages. Green fee revenues are down 6% from 2010 and 15% since 2001.

2001 - Rounds (82,715)

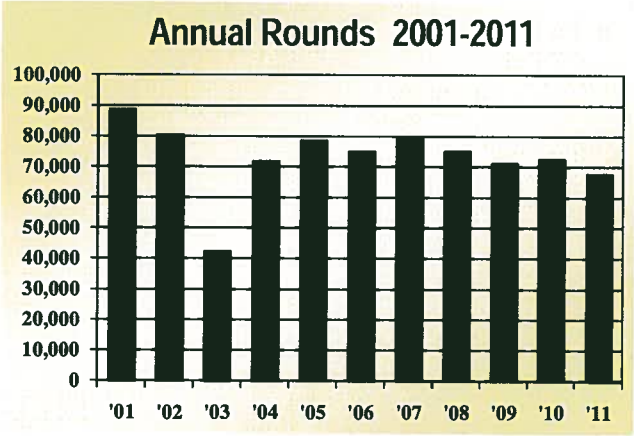


2001 - Green Fees



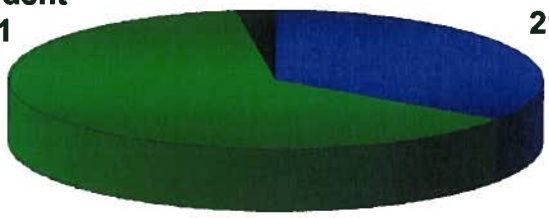
2001 Average Green Fee	
Non-Resident	$27
Resident	$18
Overall Average	$23

2011 Average Green Fee	
Non-Resident	$24
Resident	$22
Overall Average	$23

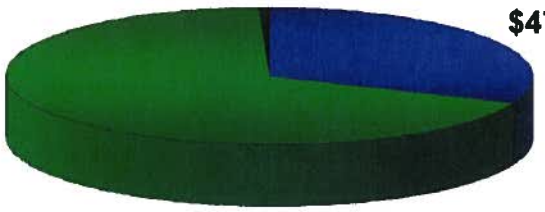


27-holes were open for play every year except 2003 (9-holes only) and 2004 (9-holes only before June 23).

2011 - Rounds (62,843)



2011 - Green Fees



Weekend 18-Holes

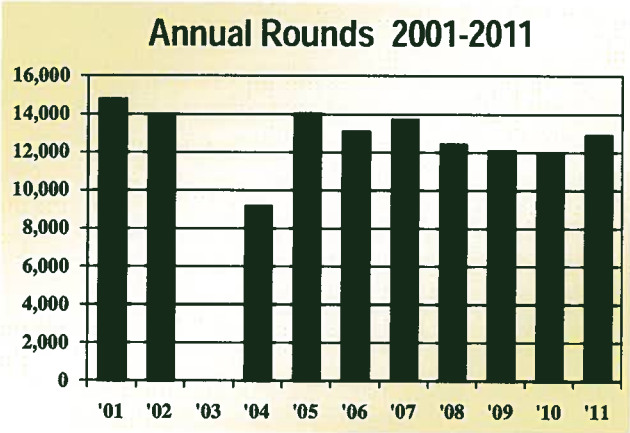
Residents continue to dominate this category, but are less interested in playing after 9:00 AM. Non-Residents must play later in the day or in Spring and Fall. Revenue is down 3% from 2010 and is down 2% since 2001.

2001 - Rounds (14,811)

2001 - Green Fees

2001 Average Weekend Green Fee	
Non-Resident	$47
Resident	$30
Overall Average	$36

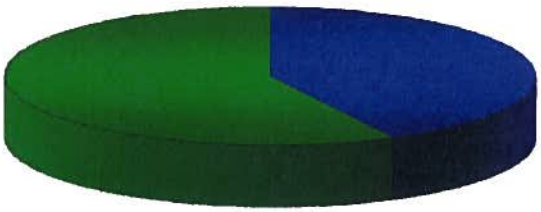
2011 Average Weekend Green Fee	
Non-Resident	$47
Resident	$35
Overall Average	$41



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

2011 - Rounds (12,903)

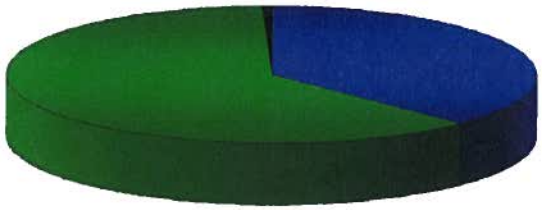
2011 - Green Fees



Weekday 18-Holes

This category is the key to our financial success. Declines here have had a significant negative impact. We have room to grow here, but price competition is high and demand is weak outside of prime time. Revenue was down 15% from 2010 and is down 30% since 2001.

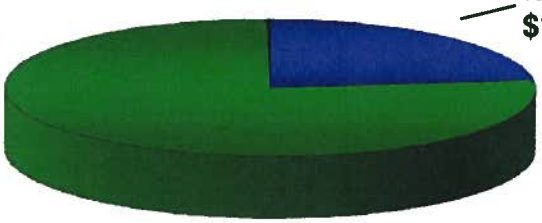
2001 - Rounds (21,917)

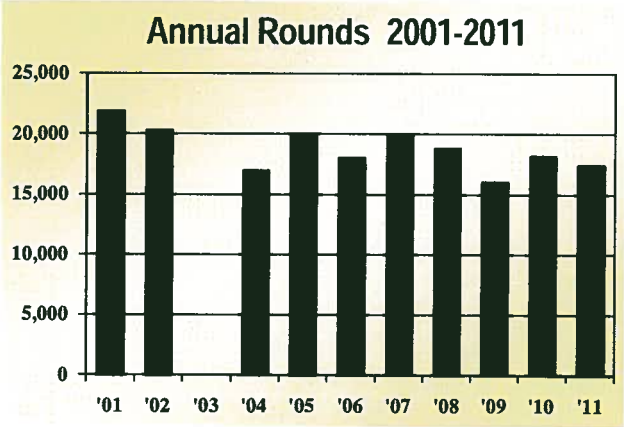


2001 Average Weekday Green Fee	
Non-Resident	$43
Resident	$21
Overall Average	$34

2011 Average Weekday Green Fee	
Non-Resident	$40
Resident	$25
Overall Average	$36

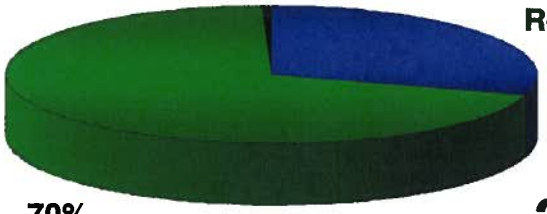
2001 - Green Fees



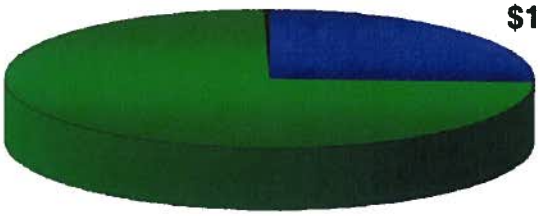


The 18-hole course was closed in 2003 and until June 23, 2004 .

2011 - Rounds (17,402)



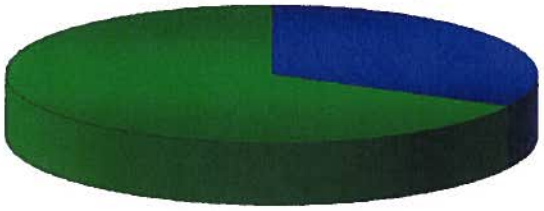
2011 - Green Fees



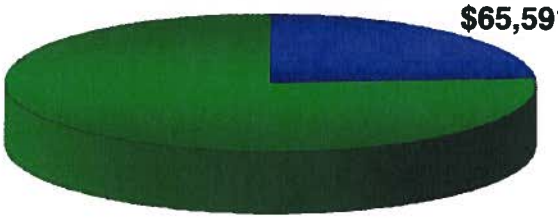
Weekend 9-Holes

Play had been steady since a drop off following September 11, 2001, but fell sharply again in the past two years. There is room to grow in this category. Revenue is down 6% from 2010 and is down 36% from 2001.

2001 - Rounds (16,075)

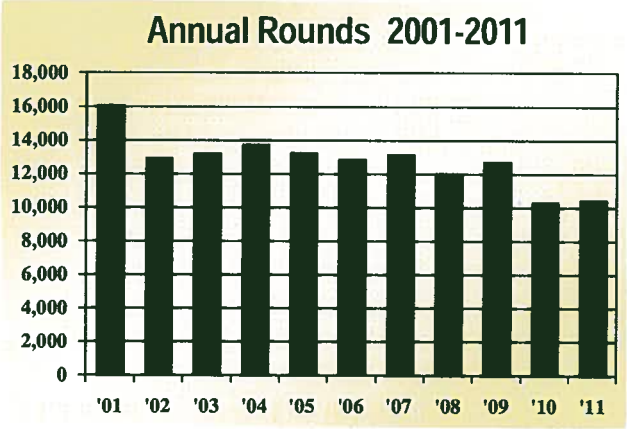


2001 - Green Fees



2001 Average Weekend Green Fee	
Non-Resident	$20
Resident	$13
Overall Average	$17

2011 Average Weekend Green Fee	
Non-Resident	$20
Resident	$15
Overall Average	$18



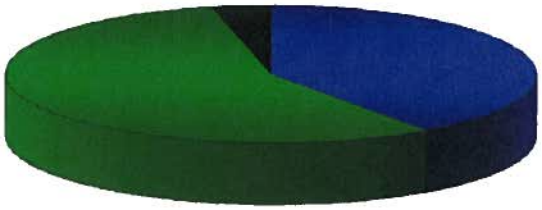
2011 - Rounds (10,440)

2011 - Green Fees

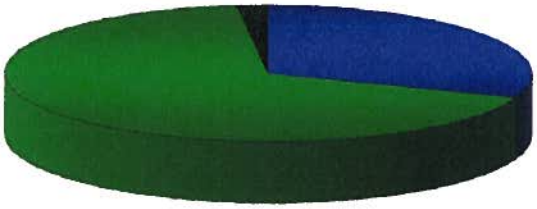
Weekday 9-Holes

This has been the category of weakest market demand and the poorest income generator - until the weekday 18-hole play declined during the Great Recession. The average green fee price is held down by discounted fees used to attract customers in non-prime times. Revenue is down 17% from 2010 and is down 22% since 2001.

2001 - Rounds (29,911)

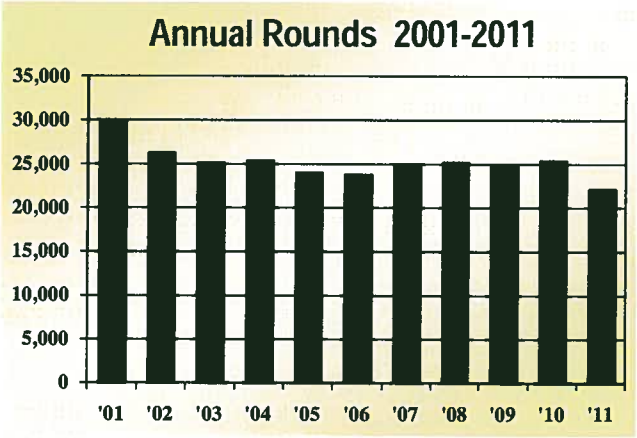


2001 - Green Fees



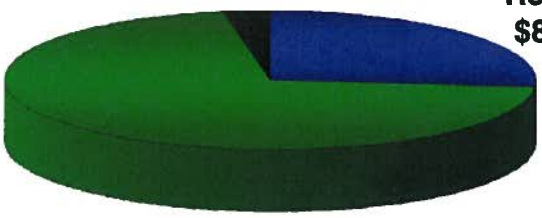
2001 Average Weekday Green Fee	
Non-Resident	$15
Resident	$10
Overall Average	$12

2010 Average Weekday Green Fee	
Non-Resident	$15
Resident	$11
Overall Average	$13



2011 - Rounds (25,501)

2011 - Green Fees



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

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

Weekdays / 18-Hole Course	
Overall Play	Down 4% in 2011 Down 20% since 2001
Overall Revenue	Down 15% in 2011 Down 30% since 2001
Resident Play -	Down 12% in 2011 Down 38% since 2001
Non-Resident Play	Flat in 2011 Down 10% since 2001

The Weekday 18-hole category provided a microcosm of the 2011 golf season. We were successful at boosting play in several areas, including outings and evening leagues. But those gains were more than offset by declines in individual foursome play, leading to a 15% drop in revenue from 2010. Much of this decline is likely related to the economy, though we cannot prove that theory.

Non-residents provided us with 74% of our green fee income in this, our largest green fee revenue category. Still, non-resident play is down considerably since 2008, presenting us with our greatest marketing challenge.

Weekends / 9-Hole Course	
Overall Play	Up 2% in 2011 Down 35% since 2001
Overall Revenue	Down 6% in 2011 Down 36% since 2001
Resident Play -	Down 5% in 2011 Down 45% since 2001
Non-Resident Play	Up 4% in 2011 Down 33% since 2001

This used to be a very productive category, but a sharp decline in rounds played since 2000 has hurt revenues.

We noted a significant shift in demand after Father's Day 2010 that continued in 2011. Despite the decline in demand, this remains our second most productive green fee category because we limit the amount of discounted green fees.

Weekdays / 9-Hole Course	
Overall Play	Down 13% in 2011 Down 26% since 2001
Overall Revenue	Down 17% in 2011 Down 22% since 2001
Resident Play -	Down 17% in 2011 Down 39% since 2001
Non-Resident Play	Down 11% in 2011 Down 18% since 2001

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

2011 Promotion and Discount Programs

In 2011, we continued added several new discount promotion programs to our existing efforts. The following is a summary of the results of some notable aspects of our marketing program.

Discount Coupons

In 2003 we began experimenting with discount coupons for the 9-hole course. These coupons were part of a mass mailing coupon program that was distributed by four different coupon companies. In 2011 the coupons offer a discount rate for a foursome at $59 weekdays ($14.75 per golfer) and $69 weekends ($17.25 per golfer). These coupons generate 2% of 9-hole green fees.

The number of coupons distributed has varied over the years. We doubled distribution in 2011 after cutting it in half in 2010. The lack of response in 2011 underscores the drop in demand for the 9-hole course.

9-Hole Course Mass Mailing Coupons		
Year	Rounds	Revenue
2003	447	$ 6,300
2004	2,510	$ 33,424
2005	3,158	$ 42,628
2006	2,500	$ 32,207
2007	2,213	$ 32,686
2008	2,074	$ 30,716
2009	1,947	$ 28,869
2010	815	$ 12,410
2011	750	$ 11,625

Spring Special

Interest in the Spring Special grew in 2011, following a successful debut in 2010 marked by great weather. Participation increased 35%, as 133 golfers paid $175 for unlimited free weekday golf in April and unlimited half price weekday golf in May. 1665 rounds were played at a net effective discount of about 50% of posted fees. 1005 rounds at 100% discount were played in March and April. 660 rounds were played at 50% discount in May. Total green fee revenue, including the initial $175 payments totaled $41,500, which was 13% of all green fee income in that period.

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

Non-resident golfers under age 21 and over age 60 were eligible for this discounted fee. 1,050 rounds were played, generating $32,700 in green fees. The restrictions on age, day of week and time of day kept this from cutting into existing revenues too much.

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

Only 450 rounds were played golfers under age 21 at this severely discounted fee of $15. Most of the play was by residents, increasing by 50% over 2010. The goal of this discount was to promote junior golf more than to increase revenue.

Free Motorized Cart Coupons

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

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

Outing Efforts

1229 outing and group play rounds were booked, totaling $55,000 in green fee revenue. This is a newer effort that will take some time to develop, after years of turning outing business away. Outing groups are difficult to work with, usually end up with 40% fewer golfers than they first expect, seek significant discounts, and disrupt the course for other customers.

18-hole Twilight Leagues

18-hole twilight play generated 1800 rounds and $36,000 in green fees in 2011.

Lowered 18-hole Twilight Fees

After 4 PM 18-hole green fees were lowered about 35% midway through 2010. Play increased 2% in 2011, not enough to cover the discount. Twilight and league play totaled 4600 rounds and generated $107,000.

Golfer Happy Hours

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

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

On the 18-hole course we estimate that 3200 golfers

took advantage of the Happy Hour, generating $80,000 in green fee revenue. They replaced about 1000 golfers full price customers.

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

VIP Program

The VIP program is one of our most effective marketing efforts. For a $50 ($30 for the 9-hole course only) annual fee, a customer receives a 20% green fee discount off the applicable non-resident green fee. 1015 golfers participated in 2011, playing 15,800 rounds, generating $309,000 in green fees and $40,000 in VIP registration fees.

Summary - 2011 Discount Promotions	Rounds	Green Fees
9-hole Mass Market Coupons	750	11,625
Spring Special	1,665	41,500
Special Weekday Before 10 AM	1,050	32,700
Special Jr Weekend after 3 PM	450	6,000
Outings	1,229	55,000
18-Hole Twilight	4,600	107,000
Golfer Happy Hours	3,200	80,000
VIP Program	15,800	349,000
Total	**28,744**	**$ 682,825**

The 2011 Golf Market

Every public golf course is scrambling to improve its bottom line. Courses are cutting prices, without success at increasing revenue. No one seems to have the proper mix of price and facility quality figured out.

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

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

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

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

Most of the courses that opened in the last twenty years continue to be disappointed with their sales volume. Competition will increase as these courses try to increase their customer counts. It continues to be a consumer's market. Expect continued discounting, even in prime time.

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

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

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

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

Golf courses are cutting back service levels. Lower green fees have forced expense reductions. Short term, this results in reduced service levels. The bigger impact will be seen in about ten years when the newer courses need capital reinvestment. With capital investment dollars scarce, almost all courses are starting to look a bit shabby in some ways. Many courses reduced maintenance budgets in 2011 and suffered considerably from the harsh summer weather. Every course is cutting costs. The best operators are cutting costs in ways that the golfer does not readily notice.

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

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

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

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

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

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

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

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

2012 FEE PROPOSAL

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

We do not propose any green fee increases in 2012, the third year that we have recommended that fees remain unchanged.

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

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

We will also try to build sales by continuing to book more leagues and outings. While posted rack rates are increasingly less relevant for individual foursome play,

those rates remain quite important when booking outings, especially outings in prime time.

The proposed fee structure is unchanged from 2011 and offers residents an average green fee discount of 40% off of the non-resident market green fees.

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

Green Fee Models

Estimated Actual 2011 - This shows estimated sales for the 2011 calendar year, predicated on actual sales through September 30, 2011. Green Fee revenues are projected to be $1,637,947.

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

We have not prepared any other green fee models projecting other fee structure scenarios for 2012 as we do not have significant variables to isolate.

Miscellaneous Golf Fees

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

The Recreation Commission recommends that Resident Card fees increase $5 for adults and up to $2 for juniors age 21 and younger. The Adult fee would be $10 before March 15, $20 after that date. The Junior fee would be $5 before March 15, $10 after that date.

Historically, the purpose of the Resident Card fee has been to generally cover the administrative costs of processing and producing Resident ID Cards. The early season discount fee of $5 for Adults, $4 for Juniors, before March 15 has been kept unchanged for several decades to encourage residents to purchase their cards early in the season. Resident Card purchases with residency verification can be time consuming to process. Without a motivation to buy early, resident golfers waited until their first visit to the course. The result was crush at the cash register on nice spring and summer days, causing customer complaints. We avoid long lines and lengthy waits at the counter with pricing that encourages customers to register for their card before March 15.

Recreation Commission

The Recreation Commission considered 2012 User Fees at their meeting on October 19, 2011. The Commission recommended that proposed fees be adopted by the Village Board of Trustees, with one exception. They recommended that Resident Card fees be increased as previously mentioned. The rationale was that Resident Card fees had not increased for several decades and that increasing these fees would be an easy way to generate additional revenue. In 2011 we sold 3450 Resident Cards, generating $24,500 in revenue. If a higher fee does not impact volume in 2012, we would generate an additional $14,500 in revenue.

2012 VILLAGE LINKS USER FEES
FEE SCHEDULE WORKSHEET - Proposed

	PROPOSED 2012 FEES	ACTUAL 2011 FEES	% +/-
NON-RESIDENT GREEN FEES			
WEEKENDS			
18 Holes	59.00	59.00	
After 2 PM	49.00	49.00	
Under 21 Special 18 (3PM)	15.00	15.00	
After 4 PM	34.00	34.00	
9 Holes	24.00	24.00	
WEEKDAYS			
18 Holes	54.00	54.00	
18 Hole Guest	34.00	34.00	
Over 60/Under 21 Spec 18 (M-TH 10AM)	35.00	35.00	
After 4 PM	34.00	34.00	
9 Holes	19.00	19.00	
MISCELLANEOUS			
6:30 PM Special 9	8.00	8.00	
Winter 9	5.00	5.00	
RESIDENT GREEN FEES			
WEEKENDS			
18 Holes	43.00	43.00	
18 Hole Multi Play	39.00	39.00	
After 2 PM	32.00	32.00	
After 4 PM	19.00	19.00	
9 Holes	17.00	17.00	
WEEKDAYS			
18 Holes	36.00	36.00	
18 Hole Multi Play	32.00	32.00	
After 4 PM	19.00	19.00	
9 Holes	15.00	15.00	
MISCELLANEOUS			
Junior 18 Hole	20.00	20.00	
Junior 9 Hole	9.00	9.00	
Junior Early Bird 9	2.50	2.50	
Junior Multi Play 18	19.00	19.00	
Senior 18 Hole	23.00	23.00	
Senior 9 Hole	10.00	10.00	
Senior Early Bird 9	4.50	4.50	
Senior Multi Play 18	22.00	22.00	
6:30 PM Special 9	5.00	5.00	
Winter 9	4.00	4.00	
School Team 18	20.00	20.00	
School Team 9	9.00	9.00	

	PROPOSED 2012 FEES	ACTUAL 2011 FEES	% +/-
MISCELLANEOUS FEES			
Motorized Carts (per rider)			
18 Holes	18.00	18.00	
9 Holes	10.00	10.00	
Back 9	10.00	10.00	
Driving Range			
Small	5.00	5.00	
Medium	7.50	7.50	
Large	10.00	10.00	
Jumbo	20.00	20.00	
15 Buckets	96.00	96.00	
Locker	80.00	80.00	
Resident Card			
Adult	10.00	5.00	100.0%
(after March 15)	20.00	15.00	33.3%
Junior	5.00	4.00	25.0%
(after March 15)	10.00	8.00	25.0%
Replacement	10.00	5.00	100.0%
Permanent Time Reservation Fee (ir	25.00	25.00	

OK	13-Oct-11 08:37 PM	*Village Links of Glen Ellyn* **2011 Estimated Actual - MARKET FEES $59/54 $24/$19**

	FEE	Policy Disc.%	Disc.%	GREEN FEE	TOTAL ROUNDS	18 HOLE ROUNDS	9 HOLE ROUNDS	TOTAL FEES	18 HOLE FEES	9 HOLE FEES	Total Discount
WkEnd	NON-RES 18 HOLES	MARKET	MARKET	59.00	3,500	3,500		187,915	187,915		12,390
WkEnd	VIP 18	20%	20%	47.20	1,150	1,150		49,395	49,395		16,420
WkEnd	NON-RES. 2 PM			49.00	1,000	1,000		44,590	44,590		2,940
WkEnd	NON-RES. 2 PM VIP	20%	20%	39.20	125	125		4,459	4,459		1,482
WkEnd	NON-RES. 4 PM			34.00	400	400		12,376	12,376		816
WkEnd	NON-RES. 4 PM VIP	20%	20%	27.20	80	80		1,980	1,980		658
WkEnd	RES 18 HOLES	30%	27%	43.00	4,100	4,100		160,433	160,433		74,210
WkEnd	RES MULTI PLAY	40%	34%	39.00	1,250	1,250		44,363	44,363		27,175
WkEnd	RES AFTER 2 PM	40%	35%	32.00	250	250		7,280	7,280		4,603
WkEnd	RES AFTER 4 PM	50%	44%	19.00	300	300		5,187	5,187		4,707
WkEnd	NON-RES 9 HOLES	MARKET	MARKET	24.00	4,200		4,200	91,728		91,728	6,048
WkEnd	VIP 9	20%	20%	19.20	2,900		2,900	50,669		50,669	16,843
WkEnd	RES 9 HOLES	20%	29%	17.00	2,500		2,500	38,675		38,675	19,525
WkDay	NON-RES 18 HOLES	MARKET	MARKET	54.00	6,500	6,500		319,410	319,410		21,060
WkDay	VIP 18	20%	20%	43.20	1,500	1,500		58,968	58,968		19,602
WkDay	NON-RES GUEST	45%	37%	34.00	150	150		4,641	4,641		3,216
WkDay	NON-RES. 4 PM			25.00	900	900		20,475	20,475		1,350
WkDay	NON-RES. 4 PM VIP			20.00	2,000	2,000		36,400	36,400		12,100
WkDay	RES 18 HOLES	30%	33%	36.00	2,100	2,100		68,796	68,796		41,202
WkDay	RES MULTI PLAY	40%	41%	32.00	475	475		13,832	13,832		11,049
WkDay	RES AFTER 4 PM	50%	24%	19.00	900	900		15,561	15,561		6,264
WkDay	NON-RES 9 HOLES	MARKET	MARKET	19.00	5,500		5,500	95,095		95,095	6,270
WkDay	VIP 9	20%	20%	15.20	6,800		6,800	94,058		94,058	31,266
WkDay	RES 9 HOLES	30%	21%	15.00	2,700		2,700	36,855		36,855	12,906
WkDay	RES SENIOR 18	50%	57%	23.00	1,600	1,600		33,488	33,488		50,320
WkDay	RES SENIOR 9	50%	47%	10.00	3,500		3,500	31,850		31,850	32,655
WkDay	RES SR Earlybird	75%	76%	4.50	650		650	2,925		2,925	9,055
	RES JUNIOR 18	50%	63%	20.00	100	100		1,820	1,820		3,418
	RES JUNIOR 9	50%	53%	9.00	1,000		1,000	8,190		8,190	10,240
WDAY	RES JR Earlybird	75%	87%	2.50	85		85	213		213	1,354
WDAY	SCHOOL 18	50%	63%	20.00	100	100		2,000	2,000		3,238
WDAY	SCHOOL 9	50%	53%	9.00	1,000		1,000	9,000		9,000	9,430
	9-HOLE COUPON			15.50	750		750	11,625		11,625	4,016
WkEnd	Res Combo 18			38.50	130	130		5,005	5,005		1,741
WkEnd	Non-Res Combo 18			53.50	30	30		1,605	1,605		(48)
WkEnd	Non-Res Combo 18 VIP			42.80	135	135		5,778	5,778		1,228
WkEnd	Res Jr 3PM 18 Holes			15.00	300	300		4,095	4,095		10,164
WkEnd	Non-Res Jr 3PM 18 Holes			15.00	100	100		1,365	1,365		3,388
WkEnd	Non-Res Jr 3PM VIP 18 Holes			12.00	45	45		491	491		1,647
WkDay	10am M-Th 18-Over 60			35.00	600	600		19,110	19,110		12,318
WkDay	10am M-Th 18-VIP Over 60			28.00	500	500		12,740	12,740		13,450
WkDay	10am M-Th 18-under 21			35.00	30	30		956	956		616
WkDay	10am M-Th 18-VIP under 21			28.00	10	10		255	255		269
WkDay	Twi-League 18 Non-Res			25.00	0	0		0	0		0
WkDay	Twi-League 18 VIP			20.00	0	0		0	0		0
	NON-RES 6:30 9	50%	58%	8.00	1,125		1,125	9,000		9,000	11,734
	VIP 6:30 PM 9			6.40	230		230	1,472		1,472	2,767
	RES 6:30 9	67%	74%	5.00	485		485	2,425		2,425	6,514
	WINTER 9			5.00	200		200	1,000		1,000	
	EMPLOYEE				1,200	960	240	0	0	0	56,400
	PROMOTIONAL			3	2,800	1,680	1,120	8,400	0	8,400	112,000
	TOTAL ROUNDS				67,985	33,000	34,985	$1,637,947	$1,144,768	$493,179	$712,015
	RESIDENT GREEN FEES		0.40849		23,525	11,605	11,920	491,992	361,860	130,133	339,768
	NON-RES. GREEN FEES				40,260	18,755	21,505	1,136,555	782,909	353,646	203,847
	OTHER				4,200	2,640	1,560	9,400	0	9,400	168,400
	TOTAL				**67,985**	**33,000**	**34,985**	**$1,637,947**	**$1,144,768**	**$493,179**	**$712,015**
	RESIDENT GREEN FEES				35%	35%	34%	30%	32%	26%	
	NON-RES. GREEN FEES				59%	57%	61%	69%	68%	72%	
	OTHER				6%	8%	4%	1%	0%	2%	
	TOTAL				**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	
	RESIDENT GREEN FEES							$20.91	$31.18	$10.92	$14.44
	NON-RES. GREEN FEES							28.23	41.74	16.44	5.06
	OTHER							2.24	0.00	6.03	40.10
	TOTAL							**$24.09**	**$34.69**	**$14.10**	**$10.47**

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

10/13/11

18:55

44

	COURSE	Golf Digest Places to Play Rating	CITY	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	ADDISON LINKS & TEES		ADDISON	630	9		9	27	1,161		15.00		15.00	
2	ANETSBURGER		NORTHBROOK	847	9		9	28	1,200		14.00		13.00	
3	ANTIOCH	* * * ½	ANTIOCH	847	18		18	72	6,300	29.00		22.00		MAND
4	APPLE ORCHARD		BARTLETT	630	9		9	27	1,360		13.00		12.00	
5	ARBORETUM	* * * ½	BUFFALO GROVE	847	18		18	72	6,477	55.00		45.00		MAND
6	ARLINGTON LAKES		ARLINGTON HEIGHTS	847	18		18	68	5,360	36.00		33.00		34.00
7	ARROWHEAD	* * * ½	WHEATON	630	27	WEST	18	35	3,279	60.00		50.00		34.00
8	ARROWHEAD		WHEATON	630	27	SOUTH	9	35	3,401		30.00		25.00	
9	ARROWHEAD		WHEATON	630	27	EAST	9	35	3,337		30.00		25.00	
10	ASPEN RIDGE		BOURBONAIS	815	18		18	70	5,968	22.00		15.00		24.00
11	BALMORAL WOODS	* * * ½	CRETE	708	18		18	72	6,683	49.00		30.00		MAND
12	BARRINGTON PARK DIST.		BARRINGTON	847	5		5	15	650		10.00		10.00	
13	BARTLETT HILLS	* * *	BARTLETT	630	18		18	71	6,463	47.00		34.00		32.00
14	BIG RUN	* * *	LOCKPORT	815	18		18	72	6,707	51.00		41.00		MAND
15	BILLY CALDWELL		CHICAGO	312	9		9	35	3,029		19.00		17.00	
16	BITTERSWEET	* * *	GURNEE	847	18		18	72	6,833	49.00		36.00		36.00
17	BLACKBERRY OAKS	* * * *	BRISTOL	815	18		18	72	6,258	49.00		41.00		32.00
18	BLACKSTONE		MARENGO	815	18		18	72	6,734	55.00		35.00		MAND
19	BLISS CREEK G. C.	* ½	SUGAR GROVE	630	18		18	69	5,362	28.00		18.00		28.00
20	BLOOMINGDALE	* * ½	BLOOMINGDALE	630	18		18	72	6,335	40.00		35.00		34.00
21	BOLINGBROOK	* * * * ½	BOLINGBROOK	630	18		18	72	7,140	77.00		65.00		MAND
22	BONNIE BROOK	* * * ½	WAUKEGAN	847	18		18	72	6,626	41.00		35.00		34.00
23	BONNIE DUNDEE	* * *	DUNDEE	847	18		18	70	6,195	32.00		29.00		34.00
24	BOONE CREEK		McHENRY	815	27		18	71	6,524	31.00		23.00		22.00
25	BOUGHTON RIDGE		BOLINGBROOK	630	9		9	32	2,035		19.00		18.00	
26	BOURNE	* * * *	NORWAY	815	18		18	72	6,355	22.00		22.00		MAND
27	BOWES CREEK		ELGIN	847	18		18	71	6,917	77.00		57.00		MAND
28	BRAE LOCH	* *	GRAYSLAKE	847	18		18	70	5,900	30.00		31.00		34.00
29	BRAIDWOOD FAIRWAYS		BRAIDWOOD	815	9		9	36	2,914		9.00		7.00	
30	BROKEN ARROW	* * * ½	LOCKPORT	815	27	OUTHEAS	18	72	6,736	50.00		40.00		34.00
31	BROKEN ARROW		LOCKPORT	815	27	NORTH	9	36	3,331		30.00		25.00	
32	BROKEN ARROW		LOCKPORT	815	27	IORT LIN	9	27	900		12.00		12.00	
33	BUFFALO GROVE	* * *	BUFFALO GROVE	847	18		18	72	6,883	41.00		28.00		34.00
34	BURNHAM WOODS		BURNHAM	708	18		18	72	6,480	29.00		24.00		30.00
35	CANTIGNY	* * * * ½	WHEATON	630	27	PREMIER	18	72	6,709	95.00		85.00		40.00
36	CANTIGNY		WHEATON	630	27	9 HOLE	9	36	3,253		35.00		35.00	
37	CARDINAL CREEK	* * *	BEECHER	815	27		18	72	6,170	33.00		18.00		20.00
38	CARDINAL CREEK		BEECHER	815	27		9	36	3,177		27.00		18.00	
39	CARILLON	* * * ½	PLAINFIELD	815	18		18	71	6,607	35.00		35.00		30.00
40	CARILLON NORTH	* * * ½	GRAYSLAKE	847	9		9	27	1,187		14.00		12.00	
41	CARRIAGE GREENS	* * *	DARIEN	630	18		18	70	6,400	41.00		21.00		MAND
42	CARY	* * *	CARY	847	18		18	72	6,140	47.00		30.00		32.00
43	CHALET HILLS	* * * * ½	CARY	847	18		18	70	6,907	57.00		47.00		MAND
44	CHAPEL HILL	* *	MCHENRY	815	18		18	70	6,113	24.00		14.00		MAND
45	CHICAGO HEIGHTS - WEST		CHICAGO HEIGHTS	708	9		9	36	3,074		16.00		14.00	
46	CHICAGO HEIGHTS EAST		CHICAGO HEIGHTS	708	9		9	35	2,965		16.00		14.00	
47	CHICK EVANS	* ½	MORTON GROVE	847	18		18	71	5,626	31.00		29.00		30.00
48	CINDER RIDGE	* * *	WILMINGTON	815	18		18	72	6,803	35.00		25.00		20.00
49	COG HILL	* * * *	LEMONT	630	72	#4	18	72	6,894	137.00		137.00		MAND
50	COG HILL	* * * *	LEMONT	630	72	#3	18	72	6,298	45.00		37.00		32.00
51	COG HILL	* * * *	LEMONT	630	72	#2	18	72	6,240	57.00		57.00		32.00
52	COG HILL	* * *	LEMONT	630	72	#1	18	71	6,224	45.00		37.00		32.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

10/13/11

18:55

	COURSE	Golf Digest Places to Play Rating	CITY	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
53	COLUMBUS PARK		CHICAGO	312	9		9	34	2,753		19.00		17.00	
54	COUNTRY LAKES	* * * ½	NAPERVILLE	630	18		18	73	6,656	33.00		30.00		30.00
55	COUNTRYSIDE	* * *	MUNDELEIN	847	18		18	72	6,198	39.00		32.00		30.00
56	COYOTE RUN (CHERRY HILLS)		FLOSSMOOR	708	18	CHAMPIO	18	70	6,508	46.00		36.00		30.00
57	CRAIG WOODS		WOODSTOCK	815	9		9	30	3,366		16.00		14.00	
58	CRANE'S LANDING (MARRIOT	* * *	LINCOLNSHIRE	847	18		18	70	6,300	57.00		47.00		MAND
59	CRYSTAL WOODS	* * ½	WOODSTOCK	815	18		18	72	6,403	39.00		27.00		34.00
60	DEER CREEK	* * * ½	UNIVERSITY PARK	708	18		18	72	6,755	33.00		19.00		32.00
61	DEERFIELD PARK	* * ½	DEERFIELD	847	18		18	72	6,816	53.00		45.00		38.00
62	DEERPATH PARK	* * *	LAKE FOREST	847	18		18	70	6,235	54.00		49.00		34.00
63	DORAL EAGLEWOOD	* * *	ITASCA	630	18		18	71	6,017	27.00		17.00		MAND
64	DOWNERS GROVE	* * *	DOWNERS GROVE	630	9		9	36	3,233		19.50		18.50	
65	EDGEBROOK	* ½	CHICAGO	312	18		18	66	5,626	29.00		25.00		30.00
66	ELKS CLUB		KANKAKEE	815	18		18	71	6,342	35.00		21.00		28.00
67	EVERGREEN	* * * ½	EVERGREEN PARK	773	18		18	71	6,355	35.00		30.00		30.00
68	FLAG CREEK		LA GRANGE	708	9		9	33	2,492		20.00		18.00	
69	FOSS PARK	* * ½	NORTH CHICAGO	847	18		18	72	6,683	37.00		32.00		28.00
70	FOUNTAIN HILLS		ALSIP	708	9		9	36	3,233		18.00		16.00	
71	FOX BEND	* * * ½	OSWEGO	630	18		18	71	6,660	47.00		41.00		36.00
72	FOX LAKE	* * *	FOX LAKE	847	18		18	72	6,347	37.00		27.00		MAND
73	FOX RUN GOLF LINKS	* * *	ELK GROVE VILLAGE	847	18		18	70	6,350	40.00		34.00		MAND
74	FOX VALLEY	* * * ½	AURORA	630	18		18	72	6,369	32.00		27.00		28.00
75	FOXFORD HILLS	* * * *	CARY	847	18		18	72	6,988	61.00		51.00		MAND
76	FRANK GOVERN MEMORIAL		EVANSTON	847	18		18	60	3,608	25.00		20.00		25.00
77	FRESH MEADOWS	* * *	HILLSIDE	708	18		18	70	6,276	44.00		37.00		22.00
78	GEORGE DUNNE NATIONAL	* * * ½	OAK FOREST	708	18		18	72	6,690	52.00		47.00		30.00
79	GLEN CLUB	* * * * ½	GLENVIEW	847	18		18	72	7,149	180.00		150.00		46.00
80	GLENCOE	* * ½	GLENCOE	847	18		18	72	6,517	49.00		41.00		32.00
81	GLENDALE LAKES	* * * ½	GLENDALE HEIGHTS	630	18		18	72	6,335	35.00		32.00		MAND
82	GLENEAGLES	* * ½	LEMONT	630	36	NO. 1	18	70	6,090	40.00		34.00		32.00
83	GLENEAGLES	* * * ½	LEMONT	630	36	NO. 2	18	70	6,080	40.00		34.00		32.00
84	GLENVIEW NATIONAL 9		GLEN VIEW	847	9		9	31			18.00		16.00	
85	GLENVIEW PARK	* * *	GLENVIEW	847	18		18	70	6,050	48.00		39.00		32.00
86	GLENWOODIE	* * * ½	GLENWOOD	708	18		18	72	6,423	34.00		26.00		MAND
87	GOLF CENTER OF DESPLAINE	* * *	DES PLAINES	847	9		9	27	1,050		14.00		12.00	
88	GOLF CLUB ILLINOIS	* * * *	ALGONQUIN	847	18		18	71	6,558	39.00		32.00		MAND
89	GOLF VISTA		MONEE	708	9		9	29	1,530		12.00		12.00	
90	GRAYSTONE		TINLEY PARK	708	9		9	35	2,950		20.00		20.00	
91	GREEN GARDEN	* * * *	FRANKFORT	815	36	NO. 2	18	72	6,553	39.00		30.00		MAND
92	GREEN GARDEN	* * * *	FRANKFORT	815	36	NO. 1	18	72	6,545	39.00		30.00		MAND
93	GREEN MEADOWS		WESTMONT	630	9		9	30	1,942		16.00		14.00	
94	GREENSHIRE		WAUKEGAN	847	9		9	27	1,265		10.50		9.50	
95	HARBORSIDE LINKS	* * * ½	CHICAGO	312	18	PORT	18	72	7,171	77.00		64.00		MAND
96	HARBORSIDE LINKS	* * * *	CHICAGO	312	18	TARBOAR	18	72	7,152	77.00		64.00		MAND
97	HEATHER RIDGE		GURNEE	847	9		9	35	3,007		19.00		16.00	
98	HERITAGE BLUFFS	* * * *	CHANNAHON	815	18		18	72	7,106	48.00		35.00		34.00
99	HICKORY HILLS	* * ½	HICKORY HILLS	708	27	NO. 1	18	71	6,018	32.00		22.00		MAND
100	HICKORY HILLS		HICKORY HILLS	708	27	NO. 2	9	36	1,630		17.00		17.00	
101	HICKORY KNOLLS		LAKE VILLA	847	9		9	30	1,800		12.00		10.00	
102	HIGH POINT		ESSEX	815	9		9	36	3,263		14.00		11.00	
103	HIGHLAND PARK C.C.	* * *	HIGHLAND PARK	847	18		18	70	6,506	52.00		44.00		MAND
104	HIGHLAND WOODS	* * *	HOFFMAN ESTATES	847	18		18	72	6,600	41.00		36.00		30.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

10/13/11

18:55

	COURSE	Golf Digest Places to Play Rating	CITY	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
105	HIGHLANDS OF ELGIN	* * * *	ELGIN	847	18		18	71	6,707	43.00		38.00		38.00
106	HILLDALE	* * * *	HOFFMAN ESTATES	847	18		18	71	6,497	46.00		27.00		MAND
107	HUGHES CREEK	* * * ½	ELBURN	815	18		18	72	6,506	42.00		21.00		MAND
108	HUNTER	* ½	RICHMOND	815	18		18	72	6,440	24.00		20.00		20.00
109	INDIAN BOUNDARY	* * ½	CHICAGO	312	18		18	70	6,003	31.00		29.00		30.00
110	INDIAN LAKES	* *	BLOOMINGDALE	630	27	Blackhawk	18	72	6,919	72.00		62.00		34.00
111	INDIAN LAKES	* * * ½	BLOOMINGDALE	630	27	East Trail	9	36	3,443		42.00		35.00	
112	INWOOD	* *	JOLIET	815	18		18	72	6,296	37.00		32.00		32.00
113	JACKSON PARK	* ½	CHICAGO	312	18		18	69	5,463	26.00		25.00		32.00
114	JOE LOUIS		RIVERDALE	708	18		18	71	6,500	29.00		25.00		30.00
115	KEN LOCH		LOMBARD	630	9		9	30	1,840		13.00		12.00	
116	KLEIN CREEK	* * * ½	WINFIELD	630	18		18	72	6,701	67.00		48.00		MAND
117	LAKE BLUFF	* * *	LAKE BLUFF	847	18		18	72	6,595	48.00		37.00		34.00
118	LAKE PARK		DES PLAINES	847	18		18	54	1,515	13.50		12.50		
119	LAKEMOOR		LAKEMOOR	815	18		18	72	6,750	24.00		18.00		28.00
120	LINCOLN OAKS	* * ½	CRETE	708	18		18	72	6,298	35.00		25.00		28.00
121	LONGWOOD	* *	STEGER	708	18		18	70	6,061	35.00		23.00		28.00
122	MAKRAY MEMORIAL	* *	BARRINGTON	847	18		18	71	7,015	74.00		49.00		36.00
123	MAPLE MEADOWS	* * ½	WOOD DALE	630	18		18	70	6,459	34.00		27.00		MAND
124	MARENGO RIDGE	* * * *	MARENGO	815	18		18	72	6,845	42.00		25.00		28.00
125	MARQUETTE PARK		CHICAGO	312	9		9	33	3,187		19.00		17.00	
126	MATENO G.C.		MATENO	815	18		18		6,435	24.00		18.00		18.00
127	MEADOWLARK		HINSDALE	708	9		9	36	3,333		19.00		17.00	
128	MEADOWS, THE	* ½	BLUE ISLAND	708	18		18	71	6,511	32.00		22.00		26.00
129	MID IRON CLUB		LEMONT	630	9		9	31	1,742		22.00		*15.00*	
130	MIDLANE	* * * *	WADSWORTH	847	18		18	72	6,964	44.00		21.00		36.00
131	MILL CREEK	* * * *	GENEVA	630	18		18	72	6,920	37.00		22.00		MAND
132	MINNIE MONESSE	* * *	GRANT PARK	815	18		18	71	6,506	35.00		26.00		18.00
133	MISTWOOD	* * * * ½	ROMEOVILLE	815	18		18	72	6,727	61.00		41.00		36.00
134	MT. PROSPECT	* * *	MT. PROSPECT	847	18		18	71	6,204	51.00		41.00		34.00
135	NAPERBROOK	* * * ½	PLAINFIELD		18		18	72	6,755	48.00		38.00		32.00
136	NETTLE CREEK	* * *	MORRIS	815	18		18	71	6,500	36.00		26.00		32.00
137	NICHOL KNOLL		ARLINGTON HEIGHTS	847	9		9	27	1,163		13.00		11.00	
138	OAK BROOK	* * * ½	OAK BROOK	630	18		18	72	6,495	54.50		50.50		32.00
139	OAK CLUB OF GENOA	* * *	GENOA	815	18		18	72	6,850	28.00		25.00		MAND
140	OAK GROVE	* * * * ½	CRYSTAL LAKE	815	18		18	72	7,021	51.00		41.00		MAND
141	OAK HILLS		PALOS HEIGHTS	708	9		9	35	2,835		20.00		17.00	
142	OAK MEADOWS	* * * ½	ADDISON	630	18		18	71	6,818	40.00		32.00		34.00
143	OAK RIDGE	* * *	LA SALLE	815	18		18	72	6,900	37.00		33.00		MAND
144	OAK SPRINGS	* * ½	KANKAKEE	815	18		18	72	6,354	27.00		21.00		28.00
145	ODYSSEY CLUB	* * * ½	TINLEY PARK	708	18		18	72	7,095	46.00		40.00		MAND
146	OLD OAK	* * * *	ORLAND PARK	708	18		18	71	6,357	50.00		35.00		34.00
147	OLD ORCHARD	* * *	MT. PROSPECT	847	18		18	71	6,458	59.50		27.50		MAND
148	ORCHARD VALLEY	* * * * ½	AURORA	630	18		18	72	6,802	60.00		50.00		32.00
149	PALATINE HILLS	* * * *	PALATINE	847	18		18	72	6,520	45.00		39.00		34.00
150	PALOS COUNTRY CLUB	* * *	ORLAND PARK	708	9		9	36	3,261		18.00		16.00	
151	PALOS HILLS		PALOS HILLS	708	9		9	35	2,838		15.00		15.00	
152	PHEASANT RUN	* * * ½	ST CHARLES	630	18		18	71	6,315	44.00		42.00		MAND
153	PHILLIPS PARK	* ½	AURORA	630	18		18	71	5,931	36.00		30.00		28.00
154	PINE MEADOW	* * * * ½	MUNDELEIN	847	18		18	72	7,141	84.00		69.00		32.00
155	PINECREST	* * * *	HUNTLEY	847	18		18	72	6,309	35.00		29.00		MAND
156	PISTAKEE		MCHENRY	815	9		9	36	3,025		14.50		13.50	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

10/13/11

18:55

	COURSE	Golf Digest Places to Play Rating	CITY	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
157	PLUM TREE NATIONAL	* * * ½	HARVARD	815	18		18	72	6,900	47.00		31.00		MAND
158	POPLAR CREEK	* * *	HOFFMAN ESTATES	847	18		18	70	6,122	47.00		34.00		MAND
159	POTTAWATOMIE	* * *	ST. CHARLES	630	9		9	35	3,005		20.00		18.00	
160	PRAIRIE BLUFF		LOCKPORT	815	18		18		6,850	44.00		36.00		32.00
161	PRAIRIE LANDING	* * * * ½	WEST CHICAGO	630	18		18	72	6,919	84.00		67.00		24.00
162	PRAIRIE VIEW	* * * *	BYRON	815	18		18	72	6,893	33.00		27.00		30.00
163	PRARIE ISLE	* * * *	PRARIE GROVE	815	18		18	72	6,469	49.00		24.00		MAND
164	RANDALL OAKS	* * * * ½	WEST DUNDEE	847	18		18	71	6,956	50.00		31.00		36.00
165	RAVISLOE		HOMEWOOD	708	18		18	70	6,321	73.00		53.00		32.00
166	RED TAIL	* * * ½	LAKEWOOD	815	18		18	72	6,803	47.00		25.00		MAND
167	RENWOOD	* * *	ROUND LAKES BEACH	847	18		18	72	6,062	33.00		23.00		32.00
168	RIVER BEND G.C.		LISLE	630	9		9	36	3,308		22.00		20.00	
169	RIVER OAKS	* * ½	CALUMET CITY	708	18		18	72	6,416	29.00		25.00		30.00
170	ROB ROY		PROSPECT HEIGHTS	847	9		9	36	3,100		19.00		16.00	
171	ROBERT A. BLACK		CHICAGO	312	9	916-0040	9	33	2,339		21.00		19.00	
172	ROLLING KNOLLS		ELGIN	847	18		18	66	4,127	27.00		22.00		23.00
173	ROYAL CC OF LONG GROVE		LONG GROVE	847	18		18	72	7,000	77.00		77.00		MAND
174	RUFFLED FEATHERS	* * * *	LEMONT	630	18		18	72	6,878	77.00		77.00		MAND
175	SALT CREEK		ITASCA	630	18	WHITE	9	31	2,104		13.75		12.75	
176	SALT CREEK		ITASCA	630	18	RED	9	28	1,703		13.75		12.75	
177	SANCTUARY	* * * ½	NEW LENOX	815	18		18	72	6,701	45.00		35.00		28.00
178	SCHAUMBURG GOLF CLUB	* * * ½	SCHAUMBURG	847	27	YELLOW	18	72	6,640	51.00		40.00		34.00
179	SCHAUMBURG GOLF CLUB		SCHAUMBURG	847	27	WHITE	9	36	3,100		22.00		19.50	
180	SETTLER'S HILL	* * * ½	BATAVIA	630	18		18	72	6,055	47.00		38.00		MAND
181	SEVEN BRIDGES	* * * *	WOODRIDGE	630	18		18	72	7,118	89.00		72.00		MAND
182	SHAMROCK		ST. ANNE	815	9		9	30	3,357		16.00		13.00	
183	SHEPHERD'S CROOK	* * * * ½	ZION	847	18		18	71	6,827	42.00		42.00		26.00
184	SHILO PARK		ZION	847	9		9	35	2,900		11.00		10.00	
185	SIDNEY R. MAROVITZ		CHICAGO	312	9		9	36	3,240		26.00		23.00	
186	SILVER LAKE	* * * ½	ORLAND PARK	708	45	NORTH	18	72	6,642	45.00		37.00		32.00
187	SILVER LAKE	* * * *	ORLAND PARK	708	45	SOUTH	18	70	6,009	45.00		37.00		32.00
188	SILVER LAKE		ORLAND PARK	708	45	OLL HILL	9	29	1,587		15.00		14.00	
189	SOUTH SHORE	* *	MOMENCE	815	18		18	72	6,345	30.00		20.00		30.00
190	SOUTH SHORE CC		CHICAGO	312	9		9	36	2,720		19.00		17.00	
191	SPORTSMAN'S	* * *	NORTHBROOK	847	27	CHAMPIO	18	70	6,347	49.00		42.00		36.00
192	SPORTSMAN'S		NORTHBROOK	847	27	EAST	9	35	2,905		24.00		20.00	
193	SPRINGBROOK	* * * ½	NAPERVILLE	630	18		18	72	6,896	50.00		40.00		32.00
194	ST ANDREWS	* * *	WEST CHICAGO	630	36	NO. 2	18	72	6,425	48.00		40.00		32.00
195	ST ANDREWS	* * * ½	WEST CHICAGO	630	36	NO. 1	18	71	6,403	48.00		40.00		32.00
196	STEEPLECHASE	* * * *	MUNDELEIN	847	18		18	72	6,818	56.00		49.00		MAND
197	STONEWALL ORCHARD	* * * *	GRAYSLAKE	847	18		18	72	7,074	77.00		70.00		36.00
198	STONY CREEK		OAK LAWN	708	18		18	65	5,004	26.00		25.00		27.00
199	STREAMWOOD OAKS		STREAMWOOD	630	9		9	36	3,435		17.00		15.00	
200	SUGAR CREEK		VILLA PARK	630	9		9	31	2,243		19.00		18.00	
201	SUNSET VALLEY	* * * ½	HIGHLAND PARK	847	18		18	72	6,500	40.00		35.00		32.00
202	TAMARACK	* * * ½	NAPERVILLE	630	18		18	70	6,955	39.00		27.00		MAND
203	TAMOSHANTER		NILES	847	9		9	33	2,366		19.00		18.00	
204	TANNA FARMS		GENEVA	630	18		18	71	6,510	48.00		32.00		34.00
205	THUNDERHAWK	* * * * ½	BEACH PARK	847	18		18	72	7,031	82.00		63.00		MAND
206	TRADITION AT CHEVY CHASE	* * * *	WHEELING	847	18		18	72	6,543	56.00		47.00		MAND
207	TUCKAWAY	* * ½	CRETE	708	18		18	71	6,185	37.00		28.00		24.00
208	TWIN LAKES		WESTMONT	630	9		9	29	1,651		15.00		14.00	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
ALPHABETICAL LISTING

10/13/11

18:55

	COURSE	Golf Digest Places to Play Rating	CITY	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
209	TWIN LAKES		PALATINE	847	9		9	29	1,507		14.00		12.00	
210	UNIVERSITY GOLF CLUB	* * ½	UNIVERSITY PARK	708	18		18	72	6,881	45.00		35.00		28.00
211	VALLEY GREEN		N. AURORA	630	18		18	60	3,831	24.00		23.00		24.00
212	VERNON HILLS		VERNON HILLS	847	9		9	34	3,063		19.00		17.00	
213	VILLA OLIVIA	* * *	BARTLETT	630	18		18	70	6,141	34.00		28.00		20.00
214	VILLAGE GREEN	* *	MUNDELEIN	847	18		18	70	6,235	42.00		32.00		12.00
215	VILLAGE GREENS	* * *	WOODRIDGE	630	18		18	72	6,290	47.00		37.00		32.00
216	VILLAGE LINKS	* * * *	GLEN ELLYN	630	27	18-HOLE	18	72	7,208	59.00		54.00		36.00
217	VILLAGE LINKS		GLEN ELLYN	630	27	9 HOLE	9	36	3,353		24.00		19.00	
218	WALNUT GREENS		SCHAUMBURG	847	9		9	27	1,180		13.00		11.00	
219	WATERS EDGE	* * * ½	WORTH	708	18		18	72	6,984	51.00		36.00		30.00
220	WEBER PARK		SKOKIE	847	9		9	27	1,095		11.00		10.50	
221	WEDGEWOOD	* * * ½	JOLIET	815	18		18	72	6,900	37.00		32.00		32.00
222	WESTERN ACRES		GLEN ELLYN	630	9		9	35	3,100		20.00		18.00	
223	WHISPER CREEK G.C.		HUNTLEY	847	18		18	72	7,103	50.00		36.00		MAND
224	WHITE DEER RUN	* * * *	VERNON HILLS	847	18		18	72	7,100	71.00		55.00		MAND
225	WHITE MOUNTAIN EXECUTIVE		TINLEY PARK	708	9		9	29	1,741		12.00		10.00	
226	WHITE PINES	* * *	BENSENVILLE	630	36	WEST	18	72	6,601	40.00		35.00		34.00
227	WHITE PINES	* * *	BENSENVILLE	630	36	EAST	18	71	6,133	40.00		35.00		34.00
228	WILLOW CREST	* * ½	OAK BROOK	630	18		18	70	6,372	61.00		57.00		MAND
229	WILLOW HILL		NORTHBROOK	847	9		9	34	2,800		22.00		18.00	
230	WILLOW RUN		MOKENA	815	9		9	35	2,950		20.00		18.50	
231	WILMETTE PARK	* * * ½	WILMETTE	847	18		18	70	6,068	49.00		45.00		32.00
232	WING PARK		ELGIN	847	9		9	36	3,195		17.50		15.50	
233	WINNETKA	* * * ½	WINNETKA	847	27	REGULAR	18	71	6,472	49.00		42.00		40.00
234	WINNETKA		WINNETKA	847	27	PAR 3	9	27	1,194		12.00		12.00	
235	WOODBINE G.C.	* * *	LOCKPORT	815	18		18	70	6,020	43.00		34.00		32.00
236	WOODRUFF	* *	JOLIET	815	18		18	68	5,563	37.00		32.00		32.00
237	ZIGFIELD TROY		WOODRIDGE	630	9		9	27	1,064		12.00		10.00	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	GLEN CLUB	* * * * ½	847	18		18	72	7149	180.00		150.00		46.00
2	COG HILL	* * * *	630	72	#4	18	72	6894	137.00		137.00		MAND
3	CANTIGNY	* * * * ½	630	27	PREMIER	18	72	6709	95.00		85.00		40.00
4	SEVEN BRIDGES	* * * *	630	18		18	72	7118	89.00		72.00		MAND
5	PINE MEADOW	* * * * ½	847	18		18	72	7141	84.00		69.00		32.00
5	PRAIRIE LANDING	* * * * ½	630	18		18	72	6919	84.00		67.00		24.00
7	THUNDERHAWK	* * * * ½	847	18		18	72	7031	82.00		63.00		MAND
8	BOLINGBROOK	* * * * ½	630	18		18	72	7140	77.00		65.00		MAND
8	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
8	HARBORSIDE LINKS	* * * ½	312	18	PORT	18	72	7171	77.00		64.00		MAND
8	HARBORSIDE LINKS	* * * *	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
8	ROYAL CC OF LONG GROVE		847	18		18	72	7000	77.00		77.00		MAND
8	RUFFLED FEATHERS	* * * *	630	18		18	72	6878	77.00		77.00		MAND
8	STONEWALL ORCHARD	* * * *	847	18		18	72	7074	77.00		70.00		36.00
15	MAKRAY MEMORIAL	* *	847	18		18	71	7015	74.00		49.00		36.00
16	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
17	INDIAN LAKES	* *	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
18	WHITE DEER RUN	* * * *	847	18		18	72	7100	71.00		55.00		MAND
19	KLEIN CREEK	* * * ½	630	18		18	72	6701	67.00		48.00		MAND
20	FOXFORD HILLS	* * * *	847	18		18	72	6988	61.00		51.00		MAND
20	MISTWOOD	* * * * ½	815	18		18	72	6727	61.00		41.00		36.00
20	WILLOW CREST	* * ½	630	18		18	70	6372	61.00		57.00		MAND
23	ARROWHEAD	* * * ½	630	27	WEST	18	35	3279	60.00		50.00		34.00
23	ORCHARD VALLEY	* * * * ½	630	18		18	72	6802	60.00		50.00		32.00
25	OLD ORCHARD	* * *	847	18		18	71	6458	59.50		27.50		MAND
26	VILLAGE LINKS	* * * *	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
27	CHALET HILLS	* * * * ½	847	18		18	70	6907	57.00		47.00		MAND
27	COG HILL	* * * *	630	72	#2	18	72	6240	57.00		57.00		32.00
27	CRANE'S LANDING (MARRIOTT	* * *	847	18		18	70	6300	57.00		47.00		MAND
30	STEEPLECHASE	* * * *	847	18		18	72	6818	56.00		49.00		MAND
30	TRADITION AT CHEVY CHASE	* * * *	847	18		18	72	6543	56.00		47.00		MAND
32	ARBORETUM	* * * ½	847	18		18	72	6477	55.00		45.00		MAND
32	BLACKSTONE		815	18		18	72	6734	55.00		35.00		MAND
34	OAK BROOK	* * * ½	630	18		18	72	6495	54.50		50.50		32.00
35	DEERPATH PARK	* * *	847	18		18	70	6235	54.00		49.00		34.00
36	DEERFIELD PARK	* * ½	847	18		18	72	6816	53.00		45.00		38.00
37	GEORGE DUNNE NATIONAL	* * * ½	708	18		18	72	6690	52.00		47.00		30.00
37	HIGHLAND PARK C.C.	* * *	847	18		18	70	6506	52.00		44.00		MAND
39	BIG RUN	* * *	815	18		18	72	6707	51.00		41.00		MAND
39	MT. PROSPECT	* * *	847	18		18	71	6204	51.00		41.00		34.00
39	OAK GROVE	* * * * ½	815	18		18	72	7021	51.00		41.00		MAND
39	SCHAUMBURG GOLF CLUB	* * * ½	847	27	YELLOW	18	72	6640	51.00		40.00		34.00
39	WATERS EDGE	* * * ½	708	18		18	72	6984	51.00		36.00		30.00
44	BROKEN ARROW	* * * ½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
44	OLD OAK	* * * *	708	18		18	71	6357	50.00		35.00		34.00
44	RANDALL OAKS	* * * * ½	847	18		18	71	6956	50.00		31.00		36.00
44	SPRINGBROOK	* * * ½	630	18		18	72	6896	50.00		40.00		32.00
44	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
49	BALMORAL WOODS	* * * ½	708	18		18	72	6683	49.00		30.00		MAND
49	BITTERSWEET	* * *	847	18		18	72	6833	49.00		36.00		36.00
49	BLACKBERRY OAKS	* * * *	815	18		18	72	6258	49.00		41.00		32.00
49	GLENCOE	* * ½	847	18		18	72	6517	49.00		41.00		32.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
49	PRARIE ISLE	* * * *	815	18		18	72	6469	49.00		24.00		MAND
49	SPORTSMAN'S	* * *	847	27	CHAMPION	18	70	6347	49.00		42.00		36.00
49	WILMETTE PARK	* * * ½	847	18		18	70	6068	49.00		45.00		32.00
49	WINNETKA	* * * ½	847	27	REGULAR	18	71	6472	49.00		42.00		40.00
57	GLENVIEW PARK	* * *	847	18		18	70	6050	48.00		39.00		32.00
57	HERITAGE BLUFFS	* * * *	815	18		18	72	7106	48.00		35.00		34.00
57	LAKE BLUFF	* * *	847	18		18	72	6595	48.00		37.00		34.00
57	NAPERBROOK	* * * ½		18		18	72	6755	48.00		38.00		32.00
57	ST ANDREWS	* * *	630	36	NO. 2	18	72	6425	48.00		40.00		32.00
57	ST ANDREWS	* * * ½	630	36	NO. 1	18	71	6403	48.00		40.00		32.00
57	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
64	BARTLETT HILLS	* * *	630	18		18	71	6463	47.00		34.00		32.00
64	CARY	* * *	847	18		18	72	6140	47.00		30.00		32.00
64	FOX BEND	* * * ½	630	18		18	71	6660	47.00		41.00		36.00
64	PLUM TREE NATIONAL	* * * ½	815	18		18	72	6900	47.00		31.00		MAND
64	POPLAR CREEK	* * *	847	18		18	70	6122	47.00		34.00		MAND
64	RED TAIL	* * * ½	815	18		18	72	6803	47.00		25.00		MAND
64	SETTLER'S HILL	* * * ½	630	18		18	72	6055	47.00		38.00		MAND
64	VILLAGE GREENS	* * *	630	18		18	72	6290	47.00		37.00		32.00
72	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	46.00		36.00		30.00
72	HILLDALE	* * * *	847	18		18	71	6497	46.00		27.00		MAND
72	ODYSSEY CLUB	* * * ½	708	18		18	72	7095	46.00		40.00		MAND
75	COG HILL	* * * *	630	72	#3	18	72	6298	45.00		37.00		32.00
75	COG HILL	* * *	630	72	#1	18	71	6224	45.00		37.00		32.00
75	PALATINE HILLS	* * * *	847	18		18	72	6520	45.00		39.00		34.00
75	SANCTUARY	* * * ½	815	18		18	72	6701	45.00		35.00		28.00
75	SILVER LAKE	* * * ½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
75	SILVER LAKE	* * * *	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
75	UNIVERSITY GOLF CLUB	* * ½	708	18		18	72	6881	45.00		35.00		28.00
82	FRESH MEADOWS	* * *	708	18		18	70	6276	44.00		37.00		22.00
82	MIDLANE	* * * *	847	18		18	72	6964	44.00		21.00		36.00
82	PHEASANT RUN	* * * ½	630	18		18	71	6315	44.00		42.00		MAND
82	PRAIRIE BLUFF		815	18		18		6850	44.00		36.00		32.00
86	HIGHLANDS OF ELGIN	* * * *	847	18		18	71	6707	43.00		38.00		38.00
86	WOODBINE G.C.	* * *	815	18		18	70	6020	43.00		34.00		32.00
88	HUGHES CREEK	* * * ½	815	18		18	72	6506	42.00		21.00		MAND
88	MARENGO RIDGE	* * * *	815	18		18	72	6845	42.00		25.00		28.00
88	SHEPHERD'S CROOK	* * * * ½	847	18		18	71	6827	42.00		42.00		26.00
88	VILLAGE GREEN	* *	847	18		18	70	6235	42.00		32.00		12.00
92	BONNIE BROOK	* * * ½	847	18		18	72	6626	41.00		35.00		34.00
92	BUFFALO GROVE	* * *	847	18		18	72	6883	41.00		28.00		34.00
92	CARRIAGE GREENS	* * *	630	18		18	70	6400	41.00		21.00		MAND
92	HIGHLAND WOODS	* * *	847	18		18	72	6600	41.00		36.00		30.00
96	BLOOMINGDALE	* * ½	630	18		18	72	6335	40.00		35.00		34.00
96	FOX RUN GOLF LINKS	* * *	847	18		18	70	6350	40.00		34.00		MAND
96	GLENEAGLES	* * ½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
96	GLENEAGLES	* * * ½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
96	OAK MEADOWS	* * * ½	630	18		18	71	6818	40.00		32.00		34.00
96	SUNSET VALLEY	* * * ½	847	18		18	72	6500	40.00		35.00		32.00
96	WHITE PINES	* * *	630	36	WEST	18	72	6601	40.00		35.00		34.00
96	WHITE PINES	* * *	630	36	EAST	18	71	6133	40.00		35.00		34.00
104	COUNTRYSIDE	* * *	847	18		18	72	6198	39.00		32.00		30.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
104	CRYSTAL WOODS	* * ½	815	18		18	72	6403	39.00		27.00		34.00
104	GOLF CLUB ILLINOIS	* * * *	847	18		18	71	6558	39.00		32.00		MAND
104	GREEN GARDEN	* * * *	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
104	GREEN GARDEN	* * * *	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
104	TAMARACK	* * * ½	630	18		18	70	6955	39.00		27.00		MAND
110	FOSS PARK	* * ½	847	18		18	72	6683	37.00		32.00		28.00
110	FOX LAKE	* * *	847	18		18	72	6347	37.00		27.00		MAND
110	INWOOD	* *	815	18		18	72	6296	37.00		32.00		32.00
110	MILL CREEK	* * * *	630	18		18	72	6920	37.00		22.00		MAND
110	OAK RIDGE	* * *	815	18		18	72	6900	37.00		33.00		MAND
110	TUCKAWAY	* * ½	708	18		18	71	6185	37.00		28.00		24.00
110	WEDGEWOOD	* * * ½	815	18		18	72	6900	37.00		32.00		32.00
110	WOODRUFF	* *	815	18		18	68	5563	37.00		32.00		32.00
118	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
118	NETTLE CREEK	* * *	815	18		18	71	6500	36.00		26.00		32.00
118	PHILLIPS PARK	* ½	630	18		18	71	5931	36.00		30.00		28.00
121	CARILLON	* * * ½	815	18		18	71	6607	35.00		35.00		30.00
121	CINDER RIDGE	* * *	815	18		18	72	6803	35.00		25.00		20.00
121	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
121	EVERGREEN	* * * ½	773	18		18	71	6355	35.00		30.00		30.00
121	GLENDALE LAKES	* * * ½	630	18		18	72	6335	35.00		32.00		MAND
121	LINCOLN OAKS	* * ½	708	18		18	72	6298	35.00		25.00		28.00
121	LONGWOOD	* *	708	18		18	70	6061	35.00		23.00		28.00
121	MINNIE MONESSE	* * *	815	18		18	71	6506	35.00		26.00		18.00
121	PINECREST	* * * *	847	18		18	72	6309	35.00		29.00		MAND
130	GLENWOODIE	* * * ½	708	18		18	72	6423	34.00		26.00		MAND
130	MAPLE MEADOWS	* * ½	630	18		18	70	6459	34.00		27.00		MAND
130	VILLA OLIVIA	* * *	630	18		18	70	6141	34.00		28.00		20.00
133	CARDINAL CREEK	* * *	815	27		18	72	6170	33.00		18.00		20.00
133	COUNTRY LAKES	* * * ½	630	18		18	73	6656	33.00		30.00		30.00
133	DEER CREEK	* * * ½	708	18		18	72	6755	33.00		19.00		32.00
133	PRAIRIE VIEW	* * * *	815	18		18	72	6893	33.00		27.00		30.00
133	RENWOOD	* * *	847	18		18	72	6062	33.00		23.00		32.00
138	BONNIE DUNDEE	* * *	847	18		18	70	6195	32.00		29.00		34.00
138	FOX VALLEY	* * * ½	630	18		18	72	6369	32.00		27.00		28.00
138	HICKORY HILLS	* * ½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
138	MEADOWS, THE	* ½	708	18		18	71	6511	32.00		22.00		26.00
142	BOONE CREEK		815	27		18	71	6524	31.00		23.00		22.00
142	CHICK EVANS	* ½	847	18		18	71	5626	31.00		29.00		30.00
142	INDIAN BOUNDARY	* * ½	312	18		18	70	6003	31.00		29.00		30.00
145	BRAE LOCH	* *	847	18		18	70	5900	30.00		31.00		34.00
145	SOUTH SHORE	* *	815	18		18	72	6345	30.00		20.00		30.00
147	ANTIOCH	* * * ½	847	18		18	72	6300	29.00		22.00		MAND
147	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
147	EDGEBROOK	* ½	312	18		18	66	5626	29.00		25.00		30.00
147	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
147	RIVER OAKS	* * ½	708	18		18	72	6416	29.00		25.00		30.00
152	BLISS CREEK G. C.	* ½	630	18		18	69	5362	28.00		18.00		28.00
152	OAK CLUB OF GENOA	* * *	815	18		18	72	6850	28.00		25.00		MAND
154	DORAL EAGLEWOOD	* * *	630	18		18	71	6017	27.00		17.00		MAND
154	OAK SPRINGS	* * ½	815	18		18	72	6354	27.00		21.00		28.00
154	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
157	JACKSON PARK	* ½	312	18		18	69	5463	26.00		25.00		32.00
157	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00
159	FRANK GOVERN MEMORIAL		847	18		18	60	3608	25.00		20.00		25.00
160	CHAPEL HILL	* *	815	18		18	70	6113	24.00		14.00		MAND
160	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
160	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
160	MATENO G.C.		815	18		18		6435	24.00		18.00		18.00
160	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
164	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00
165	BOURNE	* * * *	815	18		18	72	6355	22.00		22.00		MAND
166	LAKE PARK		847	18		18	54	1515	13.50		12.50		

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	GLEN CLUB	* * * * ½	847	18		18	72	7149	180.00		150.00		46.00
2	COG HILL	* * * *	630	72	#4	18	72	6894	137.00		137.00		MAND
3	CANTIGNY	* * * * ½	630	27	PREMIER	18	72	6709	95.00		85.00		40.00
4	ROYAL CC OF LONG GROVE		847	18		18	72	7000	77.00		77.00		MAND
4	RUFFLED FEATHERS	* * * *	630	18		18	72	6878	77.00		77.00		MAND
6	SEVEN BRIDGES	* * * *	630	18		18	72	7118	89.00		72.00		MAND
7	STONEWALL ORCHARD	* * * *	847	18		18	72	7074	77.00		70.00		36.00
8	PINE MEADOW	* * * * ½	847	18		18	72	7141	84.00		69.00		32.00
9	PRAIRIE LANDING	* * * * ½	630	18		18	72	6919	84.00		67.00		24.00
10	BOLINGBROOK	* * * * ½	630	18		18	72	7140	77.00		65.00		MAND
11	HARBORSIDE LINKS	* * * ½	312	18	PORT	18	72	7171	77.00		64.00		MAND
11	HARBORSIDE LINKS	* * * *	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
13	THUNDERHAWK	* * * * ½	847	18		18	72	7031	82.00		63.00		MAND
14	INDIAN LAKES	* *	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
15	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
15	WILLOW CREST	* * ½	630	18		18	70	6372	61.00		57.00		MAND
15	COG HILL	* * * *	630	72	#2	18	72	6240	57.00		57.00		32.00
18	WHITE DEER RUN	* * * *	847	18		18	72	7100	71.00		55.00		MAND
19	VILLAGE LINKS	* * * *	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
20	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
21	FOXFORD HILLS	* * * *	847	18		18	72	6988	61.00		51.00		MAND
22	OAK BROOK	* * * ½	630	18		18	72	6495	54.50		50.50		32.00
23	ARROWHEAD	* * * ½	630	27	WEST	18	35	3279	60.00		50.00		34.00
23	ORCHARD VALLEY	* * * * ½	630	18		18	72	6802	60.00		50.00		32.00
25	MAKRAY MEMORIAL	* *	847	18		18	71	7015	74.00		49.00		36.00
25	STEEPLECHASE	* * * *	847	18		18	72	6818	56.00		49.00		MAND
25	DEERPATH PARK	* * *	847	18		18	70	6235	54.00		49.00		34.00
28	KLEIN CREEK	* * * ½	630	18		18	72	6701	67.00		48.00		MAND
29	CHALET HILLS	* * * * ½	847	18		18	70	6907	57.00		47.00		MAND
29	CRANE'S LANDING (MARRIOTT	* * *	847	18		18	70	6300	57.00		47.00		MAND
29	TRADITION AT CHEVY CHASE	* * * *	847	18		18	72	6543	56.00		47.00		MAND
29	GEORGE DUNNE NATIONAL	* * * ½	708	18		18	72	6690	52.00		47.00		30.00
33	ARBORETUM	* * * ½	847	18		18	72	6477	55.00		45.00		MAND
33	DEERFIELD PARK	* * ½	847	18		18	72	6816	53.00		45.00		38.00
33	WILMETTE PARK	* * * ½	847	18		18	70	6068	49.00		45.00		32.00
36	HIGHLAND PARK C.C.	* * *	847	18		18	70	6506	52.00		44.00		MAND
37	SPORTSMAN'S	* * *	847	27	CHAMPION	18	70	6347	49.00		42.00		36.00
37	WINNETKA	* * * ½	847	27	REGULAR	18	71	6472	49.00		42.00		40.00
37	PHEASANT RUN	* * * ½	630	18		18	71	6315	44.00		42.00		MAND
37	SHEPHERD'S CROOK	* * * * ½	847	18		18	71	6827	42.00		42.00		26.00
41	MISTWOOD	* * * * ½	815	18		18	72	6727	61.00		41.00		36.00
41	BIG RUN	* * *	815	18		18	72	6707	51.00		41.00		MAND
41	MT. PROSPECT	* * *	847	18		18	71	6204	51.00		41.00		34.00
41	OAK GROVE	* * * * ½	815	18		18	72	7021	51.00		41.00		MAND
41	BLACKBERRY OAKS	* * * *	815	18		18	72	6258	49.00		41.00		32.00
41	GLENCOE	* * ½	847	18		18	72	6517	49.00		41.00		32.00
41	FOX BEND	* * * ½	630	18		18	71	6660	47.00		41.00		36.00
48	SCHAUMBURG GOLF CLUB	* * * ½	847	27	YELLOW	18	72	6640	51.00		40.00		34.00
48	BROKEN ARROW	* * * ½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
48	SPRINGBROOK	* * * ½	630	18		18	72	6896	50.00		40.00		32.00
48	ST ANDREWS	* * *	630	36	NO. 2	18	72	6425	48.00		40.00		32.00
48	ST ANDREWS	* * * ½	630	36	NO. 1	18	71	6403	48.00		40.00		32.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
48	ODYSSEY CLUB	* * * ½	708	18		18	72	7095	46.00		40.00		MAND
54	GLENVIEW PARK	* * *	847	18		18	70	6050	48.00		39.00		32.00
54	PALATINE HILLS	* * * *	847	18		18	72	6520	45.00		39.00		34.00
56	NAPERBROOK	* * * ½		18		18	72	6755	48.00		38.00		32.00
56	SETTLER'S HILL	* * * ½	630	18		18	72	6055	47.00		38.00		MAND
56	HIGHLANDS OF ELGIN	* * * *	847	18		18	71	6707	43.00		38.00		38.00
59	LAKE BLUFF	* * *	847	18		18	72	6595	48.00		37.00		34.00
59	VILLAGE GREENS	* * *	630	18		18	72	6290	47.00		37.00		32.00
59	COG HILL	* * * *	630	72	#3	18	72	6298	45.00		37.00		32.00
59	COG HILL	* * *	630	72	#1	18	71	6224	45.00		37.00		32.00
59	SILVER LAKE	* * * ½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
59	SILVER LAKE	* * * *	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
59	FRESH MEADOWS	* * *	708	18		18	70	6276	44.00		37.00		22.00
66	WATERS EDGE	* * * ½	708	18		18	72	6984	51.00		36.00		30.00
66	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
66	BITTERSWEET	* * *	847	18		18	72	6833	49.00		36.00		36.00
66	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	46.00		36.00		30.00
66	PRAIRIE BLUFF		815	18		18		6850	44.00		36.00		32.00
66	HIGHLAND WOODS	* * *	847	18		18	72	6600	41.00		36.00		30.00
72	BLACKSTONE		815	18		18	72	6734	55.00		35.00		MAND
72	OLD OAK	* * * *	708	18		18	71	6357	50.00		35.00		34.00
72	HERITAGE BLUFFS	* * * *	815	18		18	72	7106	48.00		35.00		34.00
72	SANCTUARY	* * * ½	815	18		18	72	6701	45.00		35.00		28.00
72	UNIVERSITY GOLF CLUB	* * ½	708	18		18	72	6881	45.00		35.00		28.00
72	BONNIE BROOK	* * * ½	847	18		18	72	6626	41.00		35.00		34.00
72	BLOOMINGDALE	* * ½	630	18		18	72	6335	40.00		35.00		34.00
72	SUNSET VALLEY	* * * ½	847	18		18	72	6500	40.00		35.00		32.00
72	WHITE PINES	* * *	630	36	WEST	18	72	6601	40.00		35.00		34.00
72	WHITE PINES	* * *	630	36	EAST	18	71	6133	40.00		35.00		34.00
72	CARILLON	* * * ½	815	18		18	71	6607	35.00		35.00		30.00
83	BARTLETT HILLS	* * *	630	18		18	71	6463	47.00		34.00		32.00
83	POPLAR CREEK	* * *	847	18		18	70	6122	47.00		34.00		MAND
83	WOODBINE G.C.	* * *	815	18		18	70	6020	43.00		34.00		32.00
83	FOX RUN GOLF LINKS	* * *	847	18		18	70	6350	40.00		34.00		MAND
83	GLENEAGLES	* * ½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
83	GLENEAGLES	* * * ½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
89	OAK RIDGE	* * *	815	18		18	72	6900	37.00		33.00		MAND
89	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
91	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
91	VILLAGE GREEN	* *	847	18		18	70	6235	42.00		32.00		12.00
91	OAK MEADOWS	* * * ½	630	18		18	71	6818	40.00		32.00		34.00
91	COUNTRYSIDE	* * *	847	18		18	72	6198	39.00		32.00		30.00
91	GOLF CLUB ILLINOIS	* * * *	847	18		18	71	6558	39.00		32.00		MAND
91	FOSS PARK	* * ½	847	18		18	72	6683	37.00		32.00		28.00
91	INWOOD	* *	815	18		18	72	6296	37.00		32.00		32.00
91	WEDGEWOOD	* * * ½	815	18		18	72	6900	37.00		32.00		32.00
91	WOODRUFF	* *	815	18		18	68	5563	37.00		32.00		32.00
91	GLENDALE LAKES	* * * ½	630	18		18	72	6335	35.00		32.00		MAND
101	RANDALL OAKS	* * * * ½	847	18		18	71	6956	50.00		31.00		36.00
101	PLUM TREE NATIONAL	* * * ½	815	18		18	72	6900	47.00		31.00		MAND
101	BRAE LOCH	* *	847	18		18	70	5900	30.00		31.00		34.00
104	BALMORAL WOODS	* * * ½	708	18		18	72	6683	49.00		30.00		MAND

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
104	CARY	* * *	847	18		18	72	6140	47.00		30.00		32.00
104	GREEN GARDEN	* * * *	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
104	GREEN GARDEN	* * * *	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
104	PHILLIPS PARK	* ½	630	18		18	71	5931	36.00		30.00		28.00
104	EVERGREEN	* * * ½	773	18		18	71	6355	35.00		30.00		30.00
104	COUNTRY LAKES	* * * ½	630	18		18	73	6656	33.00		30.00		30.00
111	PINECREST	* * * *	847	18		18	72	6309	35.00		29.00		MAND
111	BONNIE DUNDEE	* * *	847	18		18	70	6195	32.00		29.00		34.00
111	CHICK EVANS	* ½	847	18		18	71	5626	31.00		29.00		30.00
111	INDIAN BOUNDARY	* * ½	312	18		18	70	6003	31.00		29.00		30.00
115	BUFFALO GROVE	* * *	847	18		18	72	6883	41.00		28.00		34.00
115	TUCKAWAY	* * ½	708	18		18	71	6185	37.00		28.00		24.00
115	VILLA OLIVIA	* * *	630	18		18	70	6141	34.00		28.00		20.00
118	OLD ORCHARD	* * *	847	18		18	71	6458	59.50		27.50		MAND
119	HILLDALE	* * * *	847	18		18	71	6497	46.00		27.00		MAND
119	CRYSTAL WOODS	* * ½	815	18		18	72	6403	39.00		27.00		34.00
119	TAMARACK	* * * ½	630	18		18	70	6955	39.00		27.00		MAND
119	FOX LAKE	* * *	847	18		18	72	6347	37.00		27.00		MAND
119	MAPLE MEADOWS	* * ½	630	18		18	70	6459	34.00		27.00		MAND
119	PRAIRIE VIEW	* * * *	815	18		18	72	6893	33.00		27.00		30.00
119	FOX VALLEY	* * * ½	630	18		18	72	6369	32.00		27.00		28.00
126	NETTLE CREEK	* * *	815	18		18	71	6500	36.00		26.00		32.00
126	MINNIE MONESSE	* * *	815	18		18	71	6506	35.00		26.00		18.00
126	GLENWOODIE	* * * ½	708	18		18	72	6423	34.00		26.00		MAND
129	RED TAIL	* * * ½	815	18		18	72	6803	47.00		25.00		MAND
129	MARENGO RIDGE	* * * *	815	18		18	72	6845	42.00		25.00		28.00
129	CINDER RIDGE	* * *	815	18		18	72	6803	35.00		25.00		20.00
129	LINCOLN OAKS	* * ½	708	18		18	72	6298	35.00		25.00		28.00
129	EDGEBROOK	* ½	312	18		18	66	5626	29.00		25.00		30.00
129	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
129	RIVER OAKS	* * ½	708	18		18	72	6416	29.00		25.00		30.00
129	OAK CLUB OF GENOA	* * *	815	18		18	72	6850	28.00		25.00		MAND
129	JACKSON PARK	* ½	312	18		18	69	5463	26.00		25.00		32.00
129	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00
139	PRARIE ISLE	* * * *	815	18		18	72	6469	49.00		24.00		MAND
139	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
141	LONGWOOD	* *	708	18		18	70	6061	35.00		23.00		28.00
141	RENWOOD	* * *	847	18		18	72	6062	33.00		23.00		32.00
141	BOONE CREEK		815	27		18	71	6524	31.00		23.00		22.00
141	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
145	MILL CREEK	* * * *	630	18		18	72	6920	37.00		22.00		MAND
145	HICKORY HILLS	* * ½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
145	MEADOWS, THE	* ½	708	18		18	71	6511	32.00		22.00		26.00
145	ANTIOCH	* * * ½	847	18		18	72	6300	29.00		22.00		MAND
145	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00
145	BOURNE	* * * *	815	18		18	72	6355	22.00		22.00		MAND
151	MIDLANE	* * * *	847	18		18	72	6964	44.00		21.00		36.00
151	HUGHES CREEK	* * * ½	815	18		18	72	6506	42.00		21.00		MAND
151	CARRIAGE GREENS	* * *	630	18		18	70	6400	41.00		21.00		MAND
151	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
151	OAK SPRINGS	* * ½	815	18		18	72	6354	27.00		21.00		28.00
156	SOUTH SHORE	* *	815	18		18	72	6345	30.00		20.00		30.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
156	FRANK GOVERN MEMORIAL		847	18		18	60	3608	25.00		20.00		25.00
156	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
159	DEER CREEK	* * * ½	708	18		18	72	6755	33.00		19.00		32.00
160	CARDINAL CREEK	* * *	815	27		18	72	6170	33.00		18.00		20.00
160	BLISS CREEK G. C.	* ½	630	18		18	69	5362	28.00		18.00		28.00
160	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
160	MATENO G.C.		815	18		18		6435	24.00		18.00		18.00
164	DORAL EAGLEWOOD	* * *	630	18		18	71	6017	27.00		17.00		MAND
165	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00
166	CHAPEL HILL	* *	815	18		18	70	6113	24.00		14.00		MAND
167	LAKE PARK		847	18		18	54	1515	13.50		12.50		

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	COG HILL	****	630	72	#4	18	72	6894	137.00		137.00		MAND
1	SEVEN BRIDGES	****	630	18		18	72	7118	89.00		72.00		MAND
1	THUNDERHAWK	**** ½	847	18		18	72	7031	82.00		63.00		MAND
1	BOLINGBROOK	**** ½	630	18		18	72	7140	77.00		65.00		MAND
1	BOWES CREEK		847	18		18	71	6917	77.00		57.00		MAND
1	HARBORSIDE LINKS	*** ½	312	18	PORT	18	72	7171	77.00		64.00		MAND
1	HARBORSIDE LINKS	****	312	18	STARBOARD	18	72	7152	77.00		64.00		MAND
1	ROYAL CC OF LONG GROVE		847	18		18	72	7000	77.00		77.00		MAND
1	RUFFLED FEATHERS	****	630	18		18	72	6878	77.00		77.00		MAND
1	WHITE DEER RUN	****	847	18		18	72	7100	71.00		55.00		MAND
1	KLEIN CREEK	*** ½	630	18		18	72	6701	67.00		48.00		MAND
1	FOXFORD HILLS	****	847	18		18	72	6988	61.00		51.00		MAND
1	WILLOW CREST	** ½	630	18		18	70	6372	61.00		57.00		MAND
1	OLD ORCHARD	***	847	18		18	71	6458	59.50		27.50		MAND
1	CHALET HILLS	**** ½	847	18		18	70	6907	57.00		47.00		MAND
1	CRANE'S LANDING (MARRIOTT	***	847	18		18	70	6300	57.00		47.00		MAND
1	STEEPLECHASE	****	847	18		18	72	6818	56.00		49.00		MAND
1	TRADITION AT CHEVY CHASE	****	847	18		18	72	6543	56.00		47.00		MAND
1	ARBORETUM	*** ½	847	18		18	72	6477	55.00		45.00		MAND
1	BLACKSTONE		815	18		18	72	6734	55.00		35.00		MAND
1	HIGHLAND PARK C.C.	***	847	18		18	70	6506	52.00		44.00		MAND
1	BIG RUN	***	815	18		18	72	6707	51.00		41.00		MAND
1	OAK GROVE	**** ½	815	18		18	72	7021	51.00		41.00		MAND
1	WHISPER CREEK G.C.		847	18		18	72	7103	50.00		36.00		MAND
1	BALMORAL WOODS	*** ½	708	18		18	72	6683	49.00		30.00		MAND
1	PRARIE ISLE	****	815	18		18	72	6469	49.00		24.00		MAND
1	PLUM TREE NATIONAL	*** ½	815	18		18	72	6900	47.00		31.00		MAND
1	POPLAR CREEK	***	847	18		18	70	6122	47.00		34.00		MAND
1	RED TAIL	*** ½	815	18		18	72	6803	47.00		25.00		MAND
1	SETTLER'S HILL	*** ½	630	18		18	72	6055	47.00		38.00		MAND
1	HILLDALE	****	847	18		18	71	6497	46.00		27.00		MAND
1	ODYSSEY CLUB	*** ½	708	18		18	72	7095	46.00		40.00		MAND
1	PHEASANT RUN	*** ½	630	18		18	71	6315	44.00		42.00		MAND
1	HUGHES CREEK	*** ½	815	18		18	72	6506	42.00		21.00		MAND
1	CARRIAGE GREENS	***	630	18		18	70	6400	41.00		21.00		MAND
1	FOX RUN GOLF LINKS	***	847	18		18	70	6350	40.00		34.00		MAND
1	GOLF CLUB ILLINOIS	****	847	18		18	71	6558	39.00		32.00		MAND
1	GREEN GARDEN	****	815	36	NO. 2	18	72	6553	39.00		30.00		MAND
1	GREEN GARDEN	****	815	36	NO. 1	18	72	6545	39.00		30.00		MAND
1	TAMARACK	*** ½	630	18		18	70	6955	39.00		27.00		MAND
1	FOX LAKE	***	847	18		18	72	6347	37.00		27.00		MAND
1	MILL CREEK	****	630	18		18	72	6920	37.00		22.00		MAND
1	OAK RIDGE	***	815	18		18	72	6900	37.00		33.00		MAND
1	GLENDALE LAKES	*** ½	630	18		18	72	6335	35.00		32.00		MAND
1	PINECREST	****	847	18		18	72	6309	35.00		29.00		MAND
1	GLENWOODIE	*** ½	708	18		18	72	6423	34.00		26.00		MAND
1	MAPLE MEADOWS	** ½	630	18		18	70	6459	34.00		27.00		MAND
1	HICKORY HILLS	** ½	708	27	NO. 1	18	71	6018	32.00		22.00		MAND
1	ANTIOCH	*** ½	847	18		18	72	6300	29.00		22.00		MAND
1	OAK CLUB OF GENOA	***	815	18		18	72	6850	28.00		25.00		MAND
1	DORAL EAGLEWOOD	***	630	18		18	71	6017	27.00		17.00		MAND

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	CHAPEL HILL	**	815	18		18	70	6113	24.00		14.00		MAND
1	BOURNE	****	815	18		18	72	6355	22.00		22.00		MAND
54	GLEN CLUB	**** ½	847	18		18	72	7149	180.00		150.00		46.00
55	CANTIGNY	**** ½	630	27	PREMIER	18	72	6709	95.00		85.00		40.00
55	WINNETKA	*** ½	847	27	REGULAR	18	71	6472	49.00		42.00		40.00
57	DEERFIELD PARK	** ½	847	18		18	72	6816	53.00		45.00		38.00
57	HIGHLANDS OF ELGIN	****	847	18		18	71	6707	43.00		38.00		38.00
59	STONEWALL ORCHARD	****	847	18		18	72	7074	77.00		70.00		36.00
59	MAKRAY MEMORIAL	**	847	18		18	71	7015	74.00		49.00		36.00
59	MISTWOOD	**** ½	815	18		18	72	6727	61.00		41.00		36.00
59	VILLAGE LINKS	****	630	27	18-HOLE	18	72	7208	59.00		54.00		36.00
59	RANDALL OAKS	**** ½	847	18		18	71	6956	50.00		31.00		36.00
59	BITTERSWEET	***	847	18		18	72	6833	49.00		36.00		36.00
59	SPORTSMAN'S	***	847	27	CHAMPION	18	70	6347	49.00		42.00		36.00
59	FOX BEND	*** ½	630	18		18	71	6660	47.00		41.00		36.00
59	MIDLANE	****	847	18		18	72	6964	44.00		21.00		36.00
68	INDIAN LAKES	**	630	27	Blackhawk	18	72	6919	72.00		62.00		34.00
68	ARROWHEAD	*** ½	630	27	WEST	18	35	3279	60.00		50.00		34.00
68	DEERPATH PARK	***	847	18		18	70	6235	54.00		49.00		34.00
68	MT. PROSPECT	***	847	18		18	71	6204	51.00		41.00		34.00
68	SCHAUMBURG GOLF CLUB	*** ½	847	27	YELLOW	18	72	6640	51.00		40.00		34.00
68	BROKEN ARROW	*** ½	815	27	SOUTHEAST	18	72	6736	50.00		40.00		34.00
68	OLD OAK	****	708	18		18	71	6357	50.00		35.00		34.00
68	HERITAGE BLUFFS	****	815	18		18	72	7106	48.00		35.00		34.00
68	LAKE BLUFF	***	847	18		18	72	6595	48.00		37.00		34.00
68	TANNA FARMS		630	18		18	71	6510	48.00		32.00		34.00
68	PALATINE HILLS	****	847	18		18	72	6520	45.00		39.00		34.00
68	BONNIE BROOK	*** ½	847	18		18	72	6626	41.00		35.00		34.00
68	BUFFALO GROVE	***	847	18		18	72	6883	41.00		28.00		34.00
68	BLOOMINGDALE	** ½	630	18		18	72	6335	40.00		35.00		34.00
68	OAK MEADOWS	*** ½	630	18		18	71	6818	40.00		32.00		34.00
68	WHITE PINES	***	630	36	WEST	18	72	6601	40.00		35.00		34.00
68	WHITE PINES	***	630	36	EAST	18	71	6133	40.00		35.00		34.00
68	CRYSTAL WOODS	** ½	815	18		18	72	6403	39.00		27.00		34.00
68	ARLINGTON LAKES		847	18		18	68	5360	36.00		33.00		34.00
68	BONNIE DUNDEE	***	847	18		18	70	6195	32.00		29.00		34.00
68	BRAE LOCH	**	847	18		18	70	5900	30.00		31.00		34.00
89	PINE MEADOW	**** ½	847	18		18	72	7141	84.00		69.00		32.00
89	RAVISLOE		708	18		18	70	6321	73.00		53.00		32.00
89	ORCHARD VALLEY	**** ½	630	18		18	72	6802	60.00		50.00		32.00
89	COG HILL	****	630	72	#2	18	72	6240	57.00		57.00		32.00
89	OAK BROOK	*** ½	630	18		18	72	6495	54.50		50.50		32.00
89	SPRINGBROOK	*** ½	630	18		18	72	6896	50.00		40.00		32.00
89	BLACKBERRY OAKS	****	815	18		18	72	6258	49.00		41.00		32.00
89	GLENCOE	** ½	847	18		18	72	6517	49.00		41.00		32.00
89	WILMETTE PARK	*** ½	847	18		18	70	6068	49.00		45.00		32.00
89	GLENVIEW PARK	***	847	18		18	70	6050	48.00		39.00		32.00
89	NAPERBROOK	*** ½		18		18	72	6755	48.00		38.00		32.00
89	ST ANDREWS	***	630	36	NO. 2	18	72	6425	48.00		40.00		32.00
89	ST ANDREWS	*** ½	630	36	NO. 1	18	71	6403	48.00		40.00		32.00
89	BARTLETT HILLS	***	630	18		18	71	6463	47.00		34.00		32.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
89	CARY	* * *	847	18		18	72	6140	47.00		30.00		32.00
89	VILLAGE GREENS	* * *	630	18		18	72	6290	47.00		37.00		32.00
89	COG HILL	* * * *	630	72	#3	18	72	6298	45.00		37.00		32.00
89	COG HILL	* * *	630	72	#1	18	71	6224	45.00		37.00		32.00
89	SILVER LAKE	* * * ½	708	45	NORTH	18	72	6642	45.00		37.00		32.00
89	SILVER LAKE	* * * *	708	45	SOUTH	18	70	6009	45.00		37.00		32.00
89	PRAIRIE BLUFF		815	18		18		6850	44.00		36.00		32.00
89	WOODBINE G.C.	* * *	815	18		18	70	6020	43.00		34.00		32.00
89	GLENEAGLES	* * ½	630	36	NO. 1	18	70	6090	40.00		34.00		32.00
89	GLENEAGLES	* * * ½	630	36	NO. 2	18	70	6080	40.00		34.00		32.00
89	SUNSET VALLEY	* * * ½	847	18		18	72	6500	40.00		35.00		32.00
89	INWOOD	* *	815	18		18	72	6296	37.00		32.00		32.00
89	WEDGEWOOD	* * * ½	815	18		18	72	6900	37.00		32.00		32.00
89	WOODRUFF	* *	815	18		18	68	5563	37.00		32.00		32.00
89	NETTLE CREEK	* * *	815	18		18	71	6500	36.00		26.00		32.00
89	DEER CREEK	* * * ½	708	18		18	72	6755	33.00		19.00		32.00
89	RENWOOD	* * *	847	18		18	72	6062	33.00		23.00		32.00
89	JACKSON PARK	* ½	312	18		18	69	5463	26.00		25.00		32.00
121	GEORGE DUNNE NATIONAL	* * * ½	708	18		18	72	6690	52.00		47.00		30.00
121	WATERS EDGE	* * * ½	708	18		18	72	6984	51.00		36.00		30.00
121	COYOTE RUN (CHERRY HILLS)		708	18	CHAMPION	18	70	6508	46.00		36.00		30.00
121	HIGHLAND WOODS	* * *	847	18		18	72	6600	41.00		36.00		30.00
121	COUNTRYSIDE	* * *	847	18		18	72	6198	39.00		32.00		30.00
121	CARILLON	* * * ½	815	18		18	71	6607	35.00		35.00		30.00
121	EVERGREEN	* * * ½	773	18		18	71	6355	35.00		30.00		30.00
121	COUNTRY LAKES	* * * ½	630	18		18	73	6656	33.00		30.00		30.00
121	PRAIRIE VIEW	* * * *	815	18		18	72	6893	33.00		27.00		30.00
121	CHICK EVANS	* ½	847	18		18	71	5626	31.00		29.00		30.00
121	INDIAN BOUNDARY	* * ½	312	18		18	70	6003	31.00		29.00		30.00
121	SOUTH SHORE	* *	815	18		18	72	6345	30.00		20.00		30.00
121	BURNHAM WOODS		708	18		18	72	6480	29.00		24.00		30.00
121	EDGEBROOK	* ½	312	18		18	66	5626	29.00		25.00		30.00
121	JOE LOUIS		708	18		18	71	6500	29.00		25.00		30.00
121	RIVER OAKS	* * ½	708	18		18	72	6416	29.00		25.00		30.00
137	SANCTUARY	* * * ½	815	18		18	72	6701	45.00		35.00		28.00
137	UNIVERSITY GOLF CLUB	* * ½	708	18		18	72	6881	45.00		35.00		28.00
137	MARENGO RIDGE	* * * *	815	18		18	72	6845	42.00		25.00		28.00
137	FOSS PARK	* * ½	847	18		18	72	6683	37.00		32.00		28.00
137	PHILLIPS PARK	* ½	630	18		18	71	5931	36.00		30.00		28.00
137	ELKS CLUB		815	18		18	71	6342	35.00		21.00		28.00
137	LINCOLN OAKS	* * ½	708	18		18	72	6298	35.00		25.00		28.00
137	LONGWOOD	* *	708	18		18	70	6061	35.00		23.00		28.00
137	FOX VALLEY	* * * ½	630	18		18	72	6369	32.00		27.00		28.00
137	BLISS CREEK G. C.	* ½	630	18		18	69	5362	28.00		18.00		28.00
137	OAK SPRINGS	* * ½	815	18		18	72	6354	27.00		21.00		28.00
137	LAKEMOOR		815	18		18	72	6750	24.00		18.00		28.00
149	STONY CREEK		708	18		18	65	5004	26.00		25.00		27.00
150	SHEPHERD'S CROOK	* * * * ½	847	18		18	71	6827	42.00		42.00		26.00
150	MEADOWS, THE	* ½	708	18		18	71	6511	32.00		22.00		26.00
152	FRANK GOVERN MEMORIAL		847	18		18	60	3608	25.00		20.00		25.00
153	PRAIRIE LANDING	* * * * ½	630	18		18	72	6919	84.00		67.00		24.00

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
18 HOLE CART FEES

40829.79

40829.79

	COURSE	Golf Digest Places to Play Rating	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
153	TUCKAWAY	* * ½	708	18		18	71	6185	37.00		28.00		24.00
153	VALLEY GREEN		630	18		18	60	3831	24.00		23.00		24.00
153	ASPEN RIDGE		815	18		18	70	5968	22.00		15.00		24.00
157	ROLLING KNOLLS		847	18		18	66	4127	27.00		22.00		23.00
158	FRESH MEADOWS	* * *	708	18		18	70	6276	44.00		37.00		22.00
158	BOONE CREEK		815	27		18	71	6524	31.00		23.00		22.00
160	CINDER RIDGE	* * *	815	18		18	72	6803	35.00		25.00		20.00
160	VILLA OLIVIA	* * *	630	18		18	70	6141	34.00		28.00		20.00
160	CARDINAL CREEK	* * *	815	27		18	72	6170	33.00		18.00		20.00
160	HUNTER	* ½	815	18		18	72	6440	24.00		20.00		20.00
164	MINNIE MONESSE	* * *	815	18		18	71	6506	35.00		26.00		18.00
164	MATENO G.C.		815	18		18		6435	24.00		18.00		18.00
166	VILLAGE GREEN	* *	847	18		18	70	6235	42.00		32.00		12.00
167	LAKE PARK		847	18		18	54	1515	13.50		12.50		

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	CANTIGNY		630	27	9 HOLE	9	36	3253		35.00		35.00	
1	INDIAN LAKES	***½	630	27	East Trail	9	36	3443		42.00		35.00	
3	ARROWHEAD		630	27	SOUTH	9	35	3401		30.00		25.00	
3	ARROWHEAD		630	27	EAST	9	35	3337		30.00		25.00	
3	BROKEN ARROW		815	27	NORTH	9	36	3331		30.00		25.00	
6	SIDNEY R. MAROVITZ		312	9		9	36	3240		26.00		23.00	
7	GRAYSTONE		708	9		9	35	2950		20.00		20.00	
7	RIVER BEND G.C.		630	9		9	36	3308		22.00		20.00	
7	SPORTSMAN'S		847	27	EAST	9	35	2905		24.00		20.00	
10	SCHAUMBURG GOLF CLUB		847	27	WHITE	9	36	3100		22.00		19.50	
11	ROBERT A. BLACK		312	9	916-0040	9	33	2339		21.00		19.00	
11	VILLAGE LINKS		630	27	9 HOLE	9	36	3353		24.00		19.00	
13	DOWNERS GROVE	***	630	9		9	36	3233		19.50		18.50	
13	WILLOW RUN		815	9		9	35	2950		20.00		18.50	
15	BOUGHTON RIDGE		630	9		9	32	2035		19.00		18.00	
15	CARDINAL CREEK		815	27		9	36	3177		27.00		18.00	
15	FLAG CREEK		708	9		9	33	2492		20.00		18.00	
15	POTTAWATOMIE	***	630	9		9	35	3005		20.00		18.00	
15	SUGAR CREEK		630	9		9	31	2243		19.00		18.00	
15	TAMOSHANTER		847	9		9	33	2366		19.00		18.00	
15	WESTERN ACRES		630	9		9	35	3100		20.00		18.00	
15	WILLOW HILL		847	9		9	34	2800		22.00		18.00	
23	BILLY CALDWELL		312	9		9	35	3029		19.00		17.00	
23	COLUMBUS PARK		312	9		9	34	2753		19.00		17.00	
23	HICKORY HILLS		708	27	NO. 2	9	36	1630		17.00		17.00	
23	MARQUETTE PARK		312	9		9	33	3187		19.00		17.00	
23	MEADOWLARK		708	9		9	36	3333		19.00		17.00	
23	OAK HILLS		708	9		9	35	2835		20.00		17.00	
23	SOUTH SHORE CC		312	9		9	36	2720		19.00		17.00	
23	VERNON HILLS		847	9		9	34	3063		19.00		17.00	
31	FOUNTAIN HILLS		708	9		9	36	3233		18.00		16.00	
31	GLENVIEW NATIONAL 9		847	9		9	31			18.00		16.00	
31	HEATHER RIDGE		847	9		9	35	3007		19.00		16.00	
31	PALOS COUNTRY CLUB	***	708	9		9	36	3261		18.00		16.00	
31	ROB ROY		847	9		9	36	3100		19.00		16.00	
36	WING PARK		847	9		9	36	3195		17.50		15.50	
37	ADDISON LINKS & TEES		630	9		9	27	1161		15.00		15.00	
37	MID IRON CLUB		630	9		9	31	1742		22.00		15.00	
37	PALOS HILLS		708	9		9	35	2838		15.00		15.00	
37	STREAMWOOD OAKS		630	9		9	36	3435		17.00		15.00	
41	CHICAGO HEIGHTS - WEST		708	9		9	36	3074		16.00		14.00	
41	CHICAGO HEIGHTS EAST		708	9		9	35	2965		16.00		14.00	
41	CRAIG WOODS		815	9		9	30	3366		16.00		14.00	
41	GREEN MEADOWS		630	9		9	30	1942		16.00		14.00	
41	SILVER LAKE		708	45	ROLL HILLS	9	29	1587		15.00		14.00	
41	TWIN LAKES		630	9		9	29	1651		15.00		14.00	
47	PISTAKEE		815	9		9	36	3025		14.50		13.50	
48	ANETSBURGER		847	9		9	28	1200		14.00		13.00	
48	SHAMROCK		815	9		9	30	3357		16.00		13.00	
50	SALT CREEK		630	18	WHITE	9	31	2104		13.75		12.75	
50	SALT CREEK		630	18	RED	9	28	1703		13.75		12.75	
52	APPLE ORCHARD		630	9		9	27	1360		13.00		12.00	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKDAY GREEN FEES

40829.79

40829.79

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
52	BROKEN ARROW		815	27	HORT LINK	9	27	900		12.00		12.00	
52	CARILLON NORTH	***½	847	9		9	27	1187		14.00		12.00	
52	GOLF CENTER OF DESPLAINES	***	847	9		9	27	1050		14.00		12.00	
52	GOLF VISTA		708	9		9	29	1530		12.00		12.00	
52	KEN LOCH		630	9		9	30	1840		13.00		12.00	
52	TWIN LAKES		847	9		9	29	1507		14.00		12.00	
52	WINNETKA		847	27	PAR 3	9	27	1194		12.00		12.00	
60	HIGH POINT		815	9		9	36	3263		14.00		11.00	
60	NICHOL KNOLL		847	9		9	27	1163		13.00		11.00	
60	WALNUT GREENS		847	9		9	27	1180		13.00		11.00	
63	WEBER PARK		847	9		9	27	1095		11.00		10.50	
64	HICKORY KNOLLS		847	9		9	30	1800		12.00		10.00	
64	SHILO PARK		847	9		9	35	2900		11.00		10.00	
64	WHITE MOUNTAIN EXECUTIVE		708	9		9	29	1741		12.00		10.00	
64	ZIGFIELD TROY		630	9		9	27	1064		12.00		10.00	
68	GREENSHIRE		847	9		9	27	1265		10.50		9.50	
69	BRAIDWOOD FAIRWAYS		815	9		9	36	2914		9.00		7.00	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
1	INDIAN LAKES	***½	630	27	East Trail	9	36	3443		42.00		35.00	
2	CANTIGNY		630	27	9 HOLE	9	36	3253		35.00		35.00	
3	ARROWHEAD		630	27	SOUTH	9	35	3401		30.00		25.00	
3	ARROWHEAD		630	27	EAST	9	35	3337		30.00		25.00	
3	BROKEN ARROW		815	27	NORTH	9	36	3331		30.00		25.00	
6	CARDINAL CREEK		815	27		9	36	3177		27.00		18.00	
7	SIDNEY R. MAROVITZ		312	9		9	36	3240		26.00		23.00	
8	SPORTSMAN'S		847	27	EAST	9	35	2905		24.00		20.00	
8	VILLAGE LINKS		630	27	9 HOLE	9	36	3353		24.00		19.00	
10	MID IRON CLUB		630	9		9	31	1742		22.00		15.00	
10	RIVER BEND G.C.		630	9		9	36	3308		22.00		20.00	
10	SCHAUMBURG GOLF CLUB		847	27	WHITE	9	36	3100		22.00		19.50	
10	WILLOW HILL		847	9		9	34	2800		22.00		18.00	
14	ROBERT A. BLACK		312	9	916-0040	9	33	2339		21.00		19.00	
15	FLAG CREEK		708	9		9	33	2492		20.00		18.00	
15	GRAYSTONE		708	9		9	35	2950		20.00		20.00	
15	OAK HILLS		708	9		9	35	2835		20.00		17.00	
15	POTTAWATOMIE	***	630	9		9	35	3005		20.00		18.00	
15	WESTERN ACRES		630	9		9	35	3100		20.00		18.00	
15	WILLOW RUN		815	9		9	35	2950		20.00		18.50	
21	DOWNERS GROVE	***	630	9		9	36	3233		19.50		18.50	
22	BILLY CALDWELL		312	9		9	35	3029		19.00		17.00	
22	BOUGHTON RIDGE		630	9		9	32	2035		19.00		18.00	
22	COLUMBUS PARK		312	9		9	34	2753		19.00		17.00	
22	HEATHER RIDGE		847	9		9	35	3007		19.00		16.00	
22	MARQUETTE PARK		312	9		9	33	3187		19.00		17.00	
22	MEADOWLARK		708	9		9	36	3333		19.00		17.00	
22	ROB ROY		847	9		9	36	3100		19.00		16.00	
22	SOUTH SHORE CC		312	9		9	36	2720		19.00		17.00	
22	SUGAR CREEK		630	9		9	31	2243		19.00		18.00	
22	TAMOSHANTER		847	9		9	33	2366		19.00		18.00	
22	VERNON HILLS		847	9		9	34	3063		19.00		17.00	
33	FOUNTAIN HILLS		708	9		9	36	3233		18.00		16.00	
33	GLENVIEW NATIONAL 9		847	9		9	31			18.00		16.00	
33	PALOS COUNTRY CLUB	***	708	9		9	36	3261		18.00		16.00	
36	WING PARK		847	9		9	36	3195		17.50		15.50	
37	HICKORY HILLS		708	27	NO. 2	9	36	1630		17.00		17.00	
37	STREAMWOOD OAKS		630	9		9	36	3435		17.00		15.00	
39	CHICAGO HEIGHTS - WEST		708	9		9	36	3074		16.00		14.00	
39	CHICAGO HEIGHTS EAST		708	9		9	35	2965		16.00		14.00	
39	CRAIG WOODS		815	9		9	30	3366		16.00		14.00	
39	GREEN MEADOWS		630	9		9	30	1942		16.00		14.00	
39	SHAMROCK		815	9		9	30	3357		16.00		13.00	
44	ADDISON LINKS & TEES		630	9		9	27	1161		15.00		15.00	
44	PALOS HILLS		708	9		9	35	2838		15.00		15.00	
44	SILVER LAKE		708	45	ROLL HILL	9	29	1587		15.00		14.00	
44	TWIN LAKES		630	9		9	29	1651		15.00		14.00	
48	PISTAKEE		815	9		9	36	3025		14.50		13.50	
49	ANETSBURGER		847	9		9	28	1200		14.00		13.00	
49	CARILLON NORTH	***½	847	9		9	27	1187		14.00		12.00	
49	GOLF CENTER OF DESPLAINES	***	847	9		9	27	1050		14.00		12.00	
49	HIGH POINT		815	9		9	36	3263		14.00		11.00	

2011 GREEN FEES - METROPOLITAN CHICAGO AREA
9 HOLE WEEKEND GREEN FEES

40829.79

40829.79

	COURSE	City	AC	TOTAL HOLES	SUB NAME	NO	PAR	YARDS	2011 WKEND 18	2011 WKEND 9	2011 WKDAY 18	2011 WKDAY 9	2011 CART 18
49	TWIN LAKES		847	9		9	29	1507		14.00		12.00	
54	SALT CREEK		630	18	WHITE	9	31	2104		13.75		12.75	
54	SALT CREEK		630	18	RED	9	28	1703		13.75		12.75	
56	APPLE ORCHARD		630	9		9	27	1360		13.00		12.00	
56	KEN LOCH		630	9		9	30	1840		13.00		12.00	
56	NICHOL KNOLL		847	9		9	27	1163		13.00		11.00	
56	WALNUT GREENS		847	9		9	27	1180		13.00		11.00	
60	BROKEN ARROW		815	27	HORT LIN	9	27	900		12.00		12.00	
60	GOLF VISTA		708	9		9	29	1530		12.00		12.00	
60	HICKORY KNOLLS		847	9		9	30	1800		12.00		10.00	
60	WHITE MOUNTAIN EXECUTIVE		708	9		9	29	1741		12.00		10.00	
60	WINNETKA		847	27	PAR 3	9	27	1194		12.00		12.00	
60	ZIGFIELD TROY		630	9		9	27	1064		12.00		10.00	
66	SHILO PARK		847	9		9	35	2900		11.00		10.00	
66	WEBER PARK		847	9		9	27	1095		11.00		10.50	
68	GREENSHIRE		847	9		9	27	1265		10.50		9.50	
69	BRAIDWOOD FAIRWAYS		815	9		9	36	2914		9.00		7.00	