

Agenda
Village of Glen Ellyn
Village Board Meeting
Monday, February 13, 2012
8:00 p.m. – Galligan Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to be led by Cub Scout Pack 52, Den 11, Lincoln Elementary School.
4. Village Recognition:
 - A. DuPage County Sheriff Zaruba sent a letter of thanks to the Glen Ellyn Police Department in appreciation for their assistance recently at a house fire in an unincorporated area.
 - B. A resident wrote to express her appreciation to Police Chief Phil Norton for coming to her aid and turning off a loud smoke alarm.

5. Audience Participation

A. 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 Hartweg)*

A. Village Board Meeting Minutes:

1. January 23, 2012 Special Workshop
2. January 30, 2012 Workshop
3. January 30, 2012 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - \$1,048,158.87.

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

- C. Ordinance No. 6000, an Ordinance Approving a Construction Necessitated Variation from the Maximum Rear Yard Impervious Surface Area Requirements of the Zoning Code to Allow an In-Ground Swimming Pool for Property at 885 Glen Oak Avenue. *(Planning and Development Director Hulseberg)*
 - D. Ordinance No. 5995-VC, 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 Residential Code with Local Amendments. *(Planning and Development Director Hulseberg)*
 - E. Motion to approve a construction contract with Globe Construction of Addison, IL, for the 2011/2012 Sidewalk, Curb and Concrete Street Rehabilitation Program, in the not-to-exceed amount of \$68,000 (including a 9% contingency), to be expensed to the FY 11-12 Capital Projects Fund. *(Public Works Director Hansen)*
 - F. Motion to accept a Reserve Policy as part of the Village of Glen Ellyn's Financial Policies, to be incorporated into the FY12 Comprehensive Annual Financial Report. *(Finance Director Wachtel)*
 - G. Ordinance No. 6001, an Ordinance Designating the Property at 525 Forest Avenue, Glen Ellyn, Illinois as a Glen Ellyn Local Landmark. *(Asst. to the Village Manager Schrader)*
 - H. Motion to approve the recommendation of Village President Pfefferman that Tracy Heming-Littwin be appointed to the Plan Commission for a term ending December 31, 2014.
7. Village Manager Mark Franz and Planning and Development Director Staci Hulseberg will present information related to the proposed Tax Increment Financing (TIF) District in the Central Business District. Over the past several months, the Village has met all of the statutory and procedural requirements necessary to designate the downtown as a TIF District, including the formal public hearing which was held on January 9, 2012. The final step in the designation of the TIF District is the adoption of three ordinances: adoption of the TIF Redevelopment Plan, establishment of the Redevelopment Project Area and adoption of tax increment financing. These ordinances must be approved within a 14 to 90 day time period following the public hearing. *(Trustee McGinley)*
- A. Ordinance No. 6002, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Business District Redevelopment Project Area;
 - B. Ordinance No. 6003, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Designating the Central Business District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act; and
 - C. Ordinance No. 6004, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the Central Business District Redevelopment Project Area.

8. Reminders:

- The next Regular Village Board Meeting is scheduled for Monday, February 27, 2012, with the Workshop beginning at 7:00 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
- The Regular Village Board Workshop scheduled for Monday, February 20, has been cancelled.

9. Other Business?

10. Adjournment

11. Press Conference

**Minutes
Special Village Board Workshop
Glen Ellyn Village Board of Trustees
Monday, January 23, 2012**

A-6A,

Time of Meeting: 6:30 p.m.

Present: President Pfefferman; Trustees Cooper, Hartweg, Ladesic, Henninger, McGinley and Friedberg; Village Clerk Connors, Village Attorney Tappendorf.
Staff present: Village Manager Franz, Assistant to the Village Manager Schrader, Planning and Development Director Hulseberg, Police Chief Norton, and Village Planner Stegall.

1. Call to Order

President Pfefferman called the Board Workshop to order at 6:32 p.m. with a roll call. Trustees Hartweg, Cooper, Henninger, Ladesic, Friedberg, and McGinley responded "Here."

2. District 87 Variation Requests

a). President Pfefferman welcomed everyone and thanked the Plan Commission for their diligence during the eleven meetings concerning the District 87 variation requests. He also thanked the members of the school district and Our Field Our Town for their cooperation during the proceedings.

b). Village Attorney Julie Tappendorf gave a background of the process explaining that the zoning variation application that was before the Plan Commission was the proper body to decide the variations. The Plan Commission's findings of fact were used to make a recommendation to the Village Board. The Village Board adopted a schedule to consider the Plan Commission's recommendations. The Village Board's meetings are not public hearings. The Village Board has all the transcripts from the public hearings and it is not necessary to redo those hearings. This evening the Village Board will hear comments, but there will be time limits of three minutes for each speaker in addition to presentations from the school district and Our Field Our Town. The referendum that will appear on the March 20 Village ballot only concerns the lights and not all the other variation requests. There were comments in the press that some Village Board members had made up their mind, but that is not the case.

c). Village Manager Mark Franz announced that if individuals wanted to speak, the sign-up sheets were in the hall outside the Board Room. If anyone did not sign up initially, but wanted to make comments later in the meeting, they could add their names to one of the lists

at the Clerk's table during the meeting. At the proper time, people would be called to speak in groups of three with a three minute time limit per person.

Planning and Development Director Staci Hulseberg presented background beginning with the first variation requests for Memorial Field in 2010. The field is bounded by Crescent, Park Boulevard, Park Row and the Union Pacific railroad tracks. The field is zoned CR Conservation Recreation District. It is surrounded by R2 zoning on the north and east, CR, R4 and R2 on the south and C5B on the west. School District 87, which is located to the north, has applied for nine variations. Director Hulseberg detailed each variation requested, reported the Plan Commission's vote on the variations, and the conditions under which the recommendations were made.

Based on the positive recommendation with conditions of the Plan Commission, Village staff has prepared an ordinance approving the variations.

d).Ms. Jane Thorsen, Principal of Glenbard West High School, spoke giving a short history of Memorial Field. The school district bought the land from the Glen Ellyn Park District in 2000. In September 2010, artificial turf and other improvements were made and in 2011 the district requested the variations now being considered for additional improvements for 2012.

Patrick Brosman, architect for District 87, explained the inclusion of softball use and the concept that the bleachers are proposed to be set back 7' from the property line due to the sidewalk. He presented a rendering of the proposed gate and fencing; a site map indicating that the batting cages would be located where the basketball area is now; and explained that the permanent bleachers would be the same as the temporary ones are now. He held that the proposed lighting would draw on new technology so that light spillage would be controlled. He suggested that comparable areas were Nike Park in Naperville or College of DuPage.

The school district representatives stressed the hardship findings presented to the Plan Commission and suggested that the advisory referendum would render unreliable results. The school district felt that the improvements to Memorial Field would keep students on campus and encourage extracurricular activities. They reported on the number of students impacted and the school district agreed to abide by the Plan Commission conditions.

e).Jim Ozog, 485 Montclair, an attorney who has been representing Our Field Our Town, and a Glen Ellyn resident who lives on Montclair, spoke on behalf of the OFOT organization. He thanked the Village Board and Plan Commission for their time. He had three points he wanted to make: 1. He supported the Plan Commission's conditions outlined in their recommendations; 2. Descriptions can be better; 3. Wait for the results of the advisory referendum before making a decision. Noise created during the games will be loud and they will change the character of the neighborhood. The field can be used without lights in the summer, but the final decision will be made by the District 87 superintendent and no one knows who that will be at this time. Mr. Ozog discussed the Plan Commission's conditions.

He expressed a lack of Plan Commission hardship findings. In his opinion, District 87 did not show any title 9 complaints and no rights were being denied. The district only wanted to maximize the field's use. It also felt that the area fell into the definition of a sports court. He asked that the Village Board address the Village Ordinance concerning this. He asked the Village Board to wait for referendum results. He understood that it was too late to amend the referendum question, but thought the voters of Glen Ellyn would know what the question meant.

Don Piedad, a member of Our Field Our Town, spoke giving the reasons he moved to Glen Ellyn and his observations regarding the situation. He commented that he became aware of the school district's request in January 2011. He went on to say that OFOT held meetings that began with just a few residents, but as the organization continued to grow, the referendum was conceived. It was his understanding that some athletes were told to remove the OFOT signs that were in yards. He felt that registered voters who signed the petitions should be heard in advance of the Village Board vote.

f).The Village Board discussed sport courts. The definition as it has been applied was only to residential property and unless it is appealed, the ordinance as applied stands. It was explained that if the field was a sports court, the school district would have to apply for another variation. The Village Board asked questions of various presenters and Village staff. The questions touched on safety concerns, parking, traffic, driver distraction, pedestrian crossing, roadway parking, road and sidewalk improvements, third-part use of the lights, and whether the school district could function with the 9 p.m. shut off time for the lights. The school district would prefer a 9:30p.m. hard shut off time, but indicated they would respect the 9 p.m. time. There was a general discussion regarding light spillage, but it was suggested that Nike Park in Naperville would not give a real feel for spillage at this time because of the snow on the ground.

At 9:00 p.m., President Pfefferman called for a short recess.

At 9:08 p.m., the meeting resumed with all Village Board members present as before.

g).Public comment was received by the Village Board. Speaking times were limited to three minutes per person; three people were called at a time to speak. Speakers were alternated between those for, those opposed, and those who were undecided. The following people spoke in opposition to the variations as requested:

Rinda Allison, 537 Hillside

Mary Ellen Walksler, 941 Crescent

Kirk Burger, 755 Willis

Adrienne Gregory, 578 Lee

Mary Beth Speer, 524 Longfellow

Gina Meyers, 477 Montclair

Thomas Kaprouski, 744 Willis

Rick Sims, 663 Crescent

Kathy Cornell, 678 Forest

The following people spoke in favor of the variations as requested:

Alex Gorski, 376 N. Park

Bob Gorski, 376 N. Park

Alex Lekalz, 445 Bryant

Sally Goggin, 228 Merton

Joyce Hetzel, 234 Sunset
Steve Gorwood, 222 Bryant

Paul Murphy, 656 Highview

Eleanor Salimones, 626 Newton signed up to speak as undecided regarding the variations as requested, but did not speak.

President Pfefferman thanked all who participated by attending both the Plan Commission meetings and this evening's meeting whether or not they chose to speak.

h). The Village Board stressed that they listen to everyone's comments and outlined the criteria they needed in order to make the decision. There was general discussion among Village Board members concerning information they learned regarding the variation requests thus far. Attorney Tappendorf explained that in Illinois, changes in zoning cannot be done by referendum.

The Village's lighting engineer and consultant, James Darnell, answered questions from the Village Board regarding technical issues related to the proposed lights. He has seen Nike Park in Naperville, and reported that although it is a bright spot, there is no light spillage.

President Pfefferman gave an explanation of the preliminary agenda for the rescheduled Village Board meeting which will be held next Monday, January 30, 2012. A vote on all the requested variations concerning Memorial Field is scheduled. Members of the public can speak at next Monday's meeting using the same format as this evening.

3. Adjournment

At 10:40 p.m., Trustee Ladesic moved and Trustee Cooper seconded a motion to adjourn to Executive Session in Room 301 for the purpose of discussing pending litigation, the appointment, employment, compensation, discipline, performance or dismissal of specific employees, and setting the price for sale or lease of property, adjourning thereafter without returning to open session. All voted "Aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,
Village Clerk

A-6A₂

**Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
January 30, 2012**

Time of Meeting: 6:30 p.m.

Present: President Pfefferman; Trustees Hartweg, Ladesic, Henninger, Cooper, McGinley and Friedberg; Village Clerk Connors. Village Attorney Tappendorf. Staff present: Village Manager Franz, Assistant to the Village Manager-Admin. Schrader, Public Works Director Hansen, Police Chief Norton, Planning and Development Director Hulseberg.

1. Call to Order

President Pfefferman called the Board Workshop to order at 6:30 p.m. with a roll call. Trustees Hartweg, Henninger, Cooper, Ladesic, McGinley and Friedberg, responded "Here."

2. District 87 Variation Requests

a) President Pfefferman outlined the procedure for public comment and the evening's meetings. He asked that those who wished to speak sign up at the table in the hallway. If anyone wanted to speak, but had not signed up prior to the meeting, they were asked to do so at the Clerk's desk and they would be called upon after those who had already signed up had spoken. If anyone wanted to speak, but had not signed up prior to the meeting, they were asked to do so at the Clerk's desk and they would be called upon after those who had already signed up had spoken. President Pfefferman explained the rest of the evening's workshop agenda.

b) Those present who wished to speak with for, against, or undecided opinions concerning the variation requests, and who had signed up prior to the meeting would be given 3 minutes each to speak.

The following individuals were opposed to one or more of the variation requests:

| | |
|------------------------------|--------------------------------|
| Frank Wiedner, 102 Joyce Ct. | Cam Page, 206 Hill |
| Mary Ozog, 485 Montclair | Eleanor Saliamonas, 626 Newton |
| Anna Ball, 708 Crescent | Jan Raha, 679 Plum Tree |
| Tom Waters, 740 Grand | Gina Meyers, 477 Montclair |

The following individuals were in favor of one or more of the variation requests:

| | |
|---|--------------------------|
| Debbie Burns, 215 Grandview | Ted Burns, 215 Grandview |
| Rebecca Majewski, 1824 Wakeman, Wheaton | |
| John Mineci, 418 N. Park | Ed Bruere, 731 Hillside |

In response to a question from the floor, Police Chief Norton responded that enforcement of the light shut off times could be when residents contacted 9-1-1 to report an infraction. He was assuming that the lights would be on a timer and if there was a problem, the police would contact someone at the school to take care of the problem. The police would respond to calls for noise or trespassing complaints also.

3. CMAP Grant Request for Proposal Presentation

Planning and Development Director Staci Hulseberg presented information on the \$50,000 grant awarded to the Village from the Chicago Metropolitan Agency for Planning (CMAP) to allow the Village to complete a downtown streetscape and parking garage study. She described the contents of the proposed RFP to sent to consultants to determine if they would be interested in performing the study and the procedure that is followed before it goes to the Village Board. The Village would use a parking lot consultant that would be selected using extensive advertising. The Public Works Department is planning an open house with the results of the streetscape plan that would include a proposed parking garage. The parking garage would not interfere with the Historical District designation. Director Hulseberg detailed the proposed contents of the RFP and explained that Village staff is seeking Village Board input regarding the contents of the proposed RFP including proposed locations of possible sites for parking garages that were recommended in the downtown plan. She asked for any language changes that could be added expanding descriptions of what has to be done. In response to questions, Director Hulseberg explained the various ways the public and downtown business owners will be notified of the proposed downtown changes before the Village brings anything to the Architectural Review Commission and the Plan Commission.

4. Other Items?

President Pfefferman asked if there were any other items to come before the Village Board. No one came forward.

5. Adjournment

At 7:58p.m., Trustee McGinley moved and Trustee Cooper seconded a motion to adjourn to the Regular Village Board Meeting in the Galligan Board Room. Upon roll call, all voted "Aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,
Village Clerk

Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
Monday, January 30, 2012

A-6A₃

Call to Order

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

Roll Call

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

Pledge of Allegiance

Pledge of Allegiance was led by President Pfefferman.

Village Recognition

- A. An email message was received from a resident complimenting Police Officer Tom Staples and the DARE program. She stressed the importance of the continuing program and what it has meant to her family for many years.
- B. A Carol Stream resident called to express her appreciation to Police Officer Brent Pacyga for his professional conduct during a traffic stop.
- C. Police Officer Joseph Flores and Police Records Clerk Michelle Cahue received a letter of thanks for assisting a local family with a sensitive issue involving their elderly father.
- D. Police Officer Bradley Booton and members of the Volunteer Fire Company were complimented in a letter from a LaGrange Park family for assisting their daughter in a recent emergency.
- E. The Wheaton Police Department forwarded a letter of thanks to Police Officers Emmanuel Berger and Ryan Cusack for their assistance recently with a large number of offenders in a retail theft incident, leading to the successful apprehension of many of them.
- F. Police Officers Ryan Cusack and Stephen Miko received a letter of thanks from a Darien resident, expressing his gratitude for their assistance with a local domestic situation.
- G. A note was received from a resident forwarding her thanks to Police Officer Tom Staples for conducting a residential security survey and offering suggestions for improvement.
- H. The Village accepts the resignations of Tracy Flood from the Environmental Commission, and Linda Dykstra and Julie McCormick from the Plan Commission and thanks them for their service to the Village.

Audience Participation

- A. Presentation from Julie Hollensbe, Program Manager, ComEd Smart Ideas, regarding the Home Energy Savings Assessment Program which is a new program for single family homeowners who are NICOR and ComEd customers. More information is available on the NICOR website.
- B. Tom Waters, 740 Grand, spoke regarding the three minute time limit imposed on people who wished to address the Village Board on any topic. It was explained that the three minutes is usually self imposed, but the clock used during the District 87 variation request presentations was to allow everyone a chance to speak and still conduct other business at the meetings.

Mary Ozog, 485 Montclair, complimented President Pfefferman on the courtesy extended to her and others during the District 87 variation discussions.

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.

- A. **Village Board Meeting Minutes:**
 - 1. January 9, 2012 Special Meeting
 - 2. January 9, 2012 Regular Meeting
- B. **Total Expenditures** (Payroll and Vouchers) - \$1,668,821.13.

The vouchers have been reviewed by Manager Franz prior to this meeting.
- C. Approve the recommendation of Village President Pfefferman that the following **appointments** be made **for Boards and Commissions:**

Capital Improvements Commission

Richard K. Burton – for a term ending December 31, 2012

Environmental Commission

Christina M. Clewlow – Student Commissioner for a term ending Dec. 31, 2014

Adrienne Gregory – for a term ending December 31, 2013

Tina T. Koral – for a term ending December 31, 2014

Historic Preservation Commission

Kelli E. Christiansen – for a term ending December 31, 2014

Plan Commission

Timothy D. Elliott – for a term ending December 31, 2014

Zoning Board of Appeals

Piotr Szczesniewski – Student Commissioner for a term ending Dec. 31, 2014

- D. **Ordinance No. 5993-VC**, an Ordinance to **Amend the Liquor Control Code** Chapter 19 of Title 3 Section 12 (Restriction on Number of Licenses) of the Village of Glen Ellyn, Illinois to Change the Number of Permitted Class C-1 and D-2 Liquor Licenses.
- E. **Ordinance No. 5994**, an Ordinance **Approving a Variation** from the Lot Coverage Ratio Requirements of the **Zoning Code** to Allow a One-Story Addition to the Existing House for Property at **588 Maple Street**.

Trustee Henninger requested this item be removed from the Consent Agenda and moved to later in the meeting for further discussion before a vote.

- F. **Ordinance No. 5995-VC**, 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 Residential Code with Local Amendments**.

Trustee Ladesic moved and Trustee Cooper seconded the motion to table this item and consider it at another meeting.

Upon roll call, Trustees Ladesic, Cooper, Friedberg, Hartweg, Henninger and McGinley voted "Aye." Motion carried. This item may be considered at a future meeting.

- G. **Ordinance No. 5996-VC**, an Ordinance **Amending** Chapter 1 (Building Code) of Title 4 (Building Regulations) and other sections of the **Village Code** of the Village of Glen Ellyn, Illinois **Adopting the 2009 ICC International Building Code with Local Amendments**.
- H. Approve an **Intergovernmental Agreement** between the Village of Glen Ellyn and the Glen Ellyn Public Library to permit **Library employees to park in the Duane/Lorraine Parking Lot**.

Trustee Friedberg moved and Trustee Henninger seconded the motion that Items A, B, C, D, G, and H be considered routine business by the Village Board and be approved in a single vote.

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

Building and Zoning Official Joe Kvapil left the meeting at this time.

Ordinance No. 5997 – 671 Crescent Boulevard – to Allow Improvements to Memorial Park

Planning and Development Director Hulseberg presented information regarding the request of Glenbard Township High School District 87, owner of Memorial Park (aka Memorial Field) located at 671 Crescent Boulevard, for approval of variations from the Glen Ellyn Zoning Code to accommodate proposed improvements, including new impervious surfaces, bleachers, fencing, an ornamental gate, batting cage and lights.

Village Attorney Tappendorf explained that the process is set out in State Statute and the Village's Zoning Code. The Village Board now is to decide about the variation requests recommended by the Plan Commission. In State Statute 10-12-12, hardship is only one portion, but the Village Zoning Code has guidelines. The Plan Commission applied the standards to each variation request. Planning and Development Director Hulseberg displayed an exhibit of the area and detailed the variations requested. She gave a complete list of each variation requested, the condition that applied to that request, if any, and the Plan Commission vote as it applied to each variation. The Village's lighting consultant explained that Class 4 is the standard, but Class 3 that will be used at Memorial Field is appropriate. Police Chief Norton explained that no specific parking plan has been put in place as yet. They have been waiting for tonight's vote.

Our Field Our Town President Kirk Burger spoke requesting that the Village Board wait until the results of the advisory referendum were available before voting on the ordinance.

After discussion, each member of the Village Board provided their individual comments. President Pfefferman thanked everyone for their thoughtful and deliberate collaboration and compromise. It is a salute to the residents and makes Glen Ellyn such a fine place to live.

Trustee Cooper moved and Trustee Ladesic seconded the motion that Ordinance No. 5997 be passed, an Ordinance Approving Variation Requests to Allow Improvements to Memorial Park Located at 671 Crescent Boulevard to Accommodate New Impervious Surfaces, Bleachers, Fencing, an Ornamental Gate, Batting Cage and Lights and Amending Ordinance 5888 to Allow an Increase in the Total Square Footage of Accessory Structures Permitted on the Property.

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

Village Attorney Tappendorf left the meeting and Village Attorney Diamond sat in for the balance of the meeting.

Ordinance No. 5994 – 588 Maple Street – Variation of the Zoning Code

At the request of Trustee Henninger, this item was moved from the Consent Agenda for further discussion concerning the lot coverage ratio. Planning and Development Director Hulseberg displayed a map of the location of the property and explained the variation requested. She reported that the Zoning Board of Appeals closely questioned the drainage issues and determined the increased lot coverage would not create a problem. They voted unanimously, 4-0, to allow the variation. The owners of the property explained that their lot is lower than their neighbors, and they have not had any flooding issues.

Trustee Friedberg moved and Trustee McGinley seconded the motion that Ordinance No. 5994 be passed, an Ordinance approving a Variation from the Lot Coverage Ratio Requirements of the Zoning Code to Allow a One-Story Addition to the Existing House for Property at 588 Maple Street.

Upon roll call, Trustees Friedberg, McGinley, Cooper, Hartweg and Ladesic voted "Aye." Trustee Henninger voted "No." Motion carried.

Ordinance No. 5998 – 350 Duane Street – Denying a Special Use Permit Request

Planning and Development Director Hulseberg presented information on a request by Mark Spandikow, owner of property located at 350 Duane Street, to allow outdoor storage on the site.

Trustee Friedberg moved and Trustee Cooper seconded the motion that Ordinance No. 5998 be passed, an Ordinance Denying a Special Use Permit Request to Allow Outdoor Storage at 350 Duane Street.

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

Ordinance No. 5999 – 21W551 Bemis Road - License Agreement with New Cingular Wireless PCS, LLC

Planning and Development Director Hulseberg presented information on this proposed ordinance and license agreement. Approval of this ordinance will authorize a license agreement with AT&T, represented by New Cingular Wireless PCS, LLC, to allow the installation and operation of a new 100-foot cellular monopole and equipment shelter at the Glenbard Wastewater Authority Bemis Road plant. Representations of the monopole from various angles on the Glenbard Wastewater property was displayed. The nearest residence is 400' away from the monopole. The annual revenue would be shared equally by the Villages of Glen Ellyn and Lombard and there would be a 4% annual increase each year. There is a five year renewal to the agreement. If the company or the municipalities did not want to renew the agreement, the company would have to bear the cost of removal.

Trustee Hartweg moved and Trustee Friedberg seconded the motion that Ordinance No. 5999 be passed, an Ordinance Authorizing a License Agreement with New Cingular Wireless PCS, LLC for the Installation and Operation of a Communication Base Station and Appurtenant Antennae at the Glenbard Wastewater Authority Plant Located at 21W551 Bemis Road, Glen Ellyn.

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

Reminders

- The next Regular Village Board Meeting is scheduled for Monday, February 13, 2012, with the Workshop beginning at 7:00 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?

There was no other business brought before the Village Board.

Adjourn to Executive Session

At 11:23, Trustee Henninger moved and Trustee Hartweg seconded a motion to adjourn to Executive Session in Room 301 for the purpose of discussing pending litigation returning thereafter to open session and retaining the right to retaining the right to continue this Executive Session at a later date without public notice. Upon roll call, Trustees McGinley, Hartweg, Friedberg, Cooper, Henninger and Ladesic voted "Aye." Motion carried. Meeting adjourned to Executive Session.

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

Reconvene from Executive Session

At 12:17 a.m. President Pfefferman, Trustees Cooper, Friedberg, McGinley, Hartweg, and Ladesic returned to open session. Trustee Henninger was excused. The Regular Village Board meeting was reconvened in the Galligan Board Room.

Adjournment

At 12:20 a.m. Trustee Friedberg moved and Trustee McGinley seconded the motion to adjourn. Trustees Friedberg, McGinley, Hartweg, Ladesic, and Cooper voted "aye." Meeting adjourned.

Respectfully submitted,

Suzanne R. Connors
Village Clerk

MEMORANDUM

A-6c

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Director of Planning & Development
Joe Kvapil, Building and Zoning Official 

DATE: February 6, 2012

FOR: February 13, 2012 Village Board Meeting

SUBJECT: 885 Glen Oak Avenue – Construction Necessitated Variation

Background: The property owners, R. Michael and Valerie O’Dea, are requesting approval of a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-5-5(B)4, Item 18, to allow an in-ground swimming pool, previously constructed, with 52.6% impervious surface coverage of the rear yard in lieu of the maximum permitted 50% impervious surface coverage of a rear yard. The subject property is an interior lot on the south side of Glen Oak Avenue between Hill Avenue and Spring Avenue in the R2 Residential District. The zoning and land use surrounding the subject property is single-family residential.

The initial permit application plan submitted for the construction of this pool indicated the pool deck to be 10 feet from the rear lot line. This plan was rejected since the pool would exceed the maximum permitted impervious surface area in the rear yard. A revised plan was submitted that indicated the pool deck to be 19 feet from the rear lot line which was in compliance. The permit was subsequently approved and the pool was constructed. It was discovered during final inspections that the pool deck was actually positioned 14 feet 2 inches from the rear lot line and exceeded the maximum impervious surface area in the rear yard.

Notice of the public hearing was published in the Daily Herald on November 28, 2011. The Zoning Board of Appeals conducted a public hearing on the requested construction necessitated variation on Tuesday, December 13, 2011. At the meeting, no persons spoke in favor of or in opposition to the variation request. The Zoning Board of Appeals voted on a motion to recommend approval of the construction necessitated variation request which carried unanimously with four (4) “yes” votes and zero (0) “no” votes.

Issues: The Zoning Board of Appeals was in favor of the construction necessitated variation because they felt that there are practical difficulties or particular hardships in the application of the Zoning Code regulations to this property. The ZBA found that the petitioners had considered all reasonable options to correct the noncompliant conditions and found them to be either impractical or unsafe. The pool contractor admitted the error in positioning the pool and explained that it was not an intentional disregard of the zoning regulations. The ZBA also felt that the 68 square feet of excess impervious surface in the rear yard had minimal impact on adjacent properties since it is not an above-ground structure. The ZBA recommended that the actual constructed conditions be reviewed by a Village Stormwater Engineer and if drainage improvements are required, the work must be completed, inspected and approved prior to occupancy or use of the pool.

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

Recommendation: In accordance with the recommendation of the Zoning Board of Appeals, staff has prepared an ordinance to **approve** the requested variation.

Attachments:

- Minutes of ZBA meeting dated December 13, 2011
- Photo of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application Packet

CC: R. Michael and Valerie O'Dea

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Motion

Board Member Constantino moved, seconded by Board Member Ozog, to recommend that the Village Board approve a variation from Section 10-4-8(E)1 of the Zoning Code at 588 Maple Street to allow the construction of a one-story addition to the existing home that results in a lot coverage ratio of 22.2% in lieu of the maximum permitted lot coverage ratio of 20%. The recommendation for approval is based on the neighbors' approval of the request, no drainage issues exist, no adverse effects exist regarding light or air and the proposed construction will be a minimal amount in excess of the lot coverage ratio requirement. Board Member Constantino added that as a condition of approval, all construction must meet the setback requirements of the property.

The motion carried unanimously with four (4) yes votes and zero (0) no votes as follows: Board Members Constantino, Ozog, Fried and Chairman Garrity voted yes.

PUBLIC HEARING – 885 GLEN OAK AVENUE

A REQUEST FOR APPROVAL OF A CONSTRUCTION NECESSITATED VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-5-5(B)4, ITEM 18, TO ALLOW AN IN-GROUND SWIMMING POOL, PREVIOUSLY CONSTRUCTED, WITH A 52.6% IMPERVIOUS SURFACE COVERAGE OF THE REAR YARD IN LIEU OF THE 50% MAXIMUM PERMITTED IMPERVIOUS SURFACE COVERAGE OF THE REAR YARD.

(R. Michael and Valerie O'Dea, owners)

Staff Report

Building and Zoning Official Joe Kvapil stated that R. Michael and Valerie O'Dea, the owners of the property at 885 Glen Oak Avenue, are requesting approval of a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-5-5(B)4, Item 18, to allow an in-ground swimming pool, previously constructed, with 52.6% impervious surface coverage of the rear yard in lieu of the 50% maximum permitted impervious surface coverage of a rear yard. Mr. Kvapil stated that the subject property is located in the R2 Zoning District and is defined as an interior lot on the south side of Glen Oak Avenue between Hill Avenue and Spring Avenue. The zoning and land use surrounding the subject property is single-family residential. Mr. Kvapil stated that no variations have been granted for the subject property and several permits have been issued for this property.

Mr. Kvapil stated that the originally submitted plans included a plat of survey that indicated a pool setback of 10 feet from the rear lot line, and he displayed a plat of survey which showed the 10-foot dimension. It was then determined by the Village Plan Reviewer that the impervious surface would exceed the maximum of 50 percent allowed, and the plan was not approved by the Building Department. Mr. Kvapil stated that a site plan was resubmitted that corrected the non-compliant condition and moved the swimming pool area farther from the rear property line so that the rear part of the pool deck is scaled at 19 feet 1 inch from the rear property line. A building permit was

subsequently approved and issued. Mr. Kvapil added that the originally rejected plat of survey was also approved with a condition to refer to the site plan for pool and equipment setbacks. Mr. Kvapil then stated that at a subsequent inspection, it was discovered that the rear line of the pool deck area was constructed at a dimension of 14 feet 2 inches from the rear property line which doesn't correspond to the approved site plan of 19 feet 1 inch. Mr. Kvapil added that the maximum impervious surface area also was not met. Mr. Kvapil stated that the petitioner was notified to either remove impervious surface area in the rear yard to bring it to the 50% maximum or proceed with the construction necessitated variation. He displayed a diagram of the subject project and stated that 68 square feet of impervious surface would need to be removed to bring the project into compliance.

Petitioners' Presentation

Valerie and Michael O'Dea, owners of 885 Glen Oak Avenue, and Don and Cindy Lauterbach, pool builders, 8S450 River Drive, Naperville, Illinois were present. Ms. O'Dea stated that they are approximately 55 feet over the allowed impervious surface and she stated they passed an inspection at a critical point when they could have made changes to correct the situation. She stated that if the pool deck concrete is removed, the pool cover mechanisms will no longer be functional which is a safety hazard. She also stated that if too much of the pool deck is removed, there will be no access to the pool except for dirt or grass and that resale of the home would be difficult with no pool decking. Ms. O'Dea stated that they have approached their neighbor to the south about purchasing additional land, however, the neighbor was not interested in selling. She stated that they have explored moving their garage, however, are not sure it would survive a relocation. She distributed three letters from neighbors who verified that water is not a problem in their area. Ms. O'Dea stated that her builders and she are ethical people and would not have deliberately built the pool in the wrong location.

Responses to Questions from the ZBA

Mr. Kvapil responded to Board Member Fried that the Village has not found a product that meets its standards for impervious surface requirements but that 50% paver and 50% open space would be an acceptable alternative for this project. Board Member Constantino asked if any objection was made by the Village prior to the final inspection, and Mr. Kvapil stated that no errors were noted when inspections were done prior to the concrete being poured. Ms. O'Dea responded to Board Member Constantino that they do not feel they can remove the driveway apron due to a potential loss of integrity. Mr. Kvapil responded to Board Member Ozog that no comments regarding the subject variation request were received by the Village.

Persons in Favor of or in Opposition to the Petition

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

Comments from the ZBA

The ZBA members were supportive of the subject variation request. Although somewhat conflicted, Board Member Constantino felt that it would be safer to allow the pool than to repair it. He also stated that, in an effort to solve their problem, the petitioners unsuccessfully attempted to purchase additional land or relocate the garage which is not feasible. He also was concerned that the excavation discrepancy was not pointed out during the plumbing inspection, Board Member Fried was concerned that the pool error was made without the Village being aware of the problem and recommended inspections as a project progresses. Board Member Ozog stated that it is important that the Village look at projects with two parts, however, she was supportive of the project as she felt there was no intent on the part of the pool builders or homeowners.

Motion

Board Member Constantino moved, seconded by Board Member Ozog, to recommend that the Village Board approve a construction-necessitated variation from Section 10-5-5(B)4, Item 18, of the Zoning Code at 885 Glen Oak Avenue to allow an in-ground swimming pool, previously constructed, with a 52.6% impervious surface coverage of the rear yard in lieu of a 50% maximum permitted impervious surface coverage of the rear yard. The recommendation for approval was based on the fact that an automatic existing safety cover would be rendered useless if any attempt to correct the problem was made at the rear of the pool, the petitioners have attempted to solve the problem by purchasing some property to the south, however, were unsuccessful, no drainage problem currently exists, their existing garage is too old to be moved and the homeowner stated there was no intention not to comply with the code.

Mr. Kvapil suggested that the homeowners be required to have the Village stormwater engineer review a revised plan to see if any changes may be required because of the different location of the impervious surface. Ms. Ozog questioned Mr. Kvapil's suggestion as there have been no water problems from the subject site since the pool was built. Trustee Cooper added that he believed the Trustees would want an engineer to review the project to determine if a further stormwater plan is necessary. Ms. O'Dea added that although the pool cover was not intended to be installed to trap stormwater, its 740 feet of space traps water on top of the pool and the water is then pumped back into the swimming pool or used to water plants in the yard.

The motion carried unanimously with four (4) "yes" votes and zero (0) "no" votes as follows: Board Members Constantino, Ozog, Fried and Chairman Garrity voted yes.

Trustee Report

Trustee Cooper spoke regarding two antennae projects located on the Cottage Avenue Water Tower that were voted on at last night's Village Board meeting. He also stated



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Approving a
Construction Necessitated Variation from the Maximum Rear Yard
Impervious Surface Area Requirements of the Zoning Code to
Allow an In-Ground Swimming Pool
For Property at 885 Glen Oak Avenue
Glen Ellyn, IL 60137**

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

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

Ordinance No. _____

**An Ordinance Approving a
Construction Necessitated Variation from the Maximum rear Yard
Impervious Surface Area Requirements of the Zoning Code to
Allow an In-Ground Swimming Pool
For Property at 885 Glen Oak Avenue
Glen Ellyn, IL 60137**

Whereas, R. Michael and Valerie O’Dea, owners of the property at 885 Glen Oak Avenue,
Glen Ellyn, Illinois, which is legally described as follows:

Lot 3 in Mertz’s Division of Lots 2 and 3 in J. R. Smith’s Addition to Glen Ellyn, a
subdivision in Sections 12 and 13, Township 39 North, Range 10, East of the Third Principal
Meridian, in DuPage County, Illinois.

P.I.N.: 05-13-102-006

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a construction
necessitated variation from the Glen Ellyn Zoning Code, Section 10-5-5(B)4, to allow an in-ground
swimming pool, previously constructed, that results in an impervious surface coverage area of 52.5%
of the required rear yard in lieu of the maximum permitted impervious surface coverage area of 50%
of the required rear yard; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15)
nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250
feet of the subject property at least ten (10) days prior thereto, and following the placement of a
placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning
Board of Appeals conducted a public hearing on December 13, 2011, at which the petitioners

presented evidence, testimony, and exhibits in support of the variation request and no persons appeared in favor of the variation and no persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on December 13, 2011, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried by a unanimous vote of four (4) “yes” and zero (0) “no,” resulting in a recommendation for approval as set forth in its Minutes dated December 13, 2011, appended hereto as Exhibit "A"; and

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

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

- A. That the plight of the owner is due to unique circumstances, and that unintentional errors were made in the construction of the swimming pool and that all practical options to correct the errors were considered but caused practical difficulties and particular hardship upon the owner for access, safety and security to and around the home;
- B. That the construction necessitated variation, if granted, will not alter the essential character of the locality since the swimming pool is a common residential accessory structure that does not extend above the ground and the use is consistent with recreational residential uses;
- C. That the conditions upon which the construction necessitated variation is based would not be applicable generally to other property within the same zoning district since the circumstances and configuration of the swimming pool, the lot, and the home are unique to this property;

D. That the purpose of the construction necessitated variation is not based exclusively upon a desire to make more money out of the property since the owners have expressed no intention for further development or sale of the property;

E. That the construction necessitated variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since the swimming pool is provided with the required safety cover and constructed in accordance with the building codes;

F. That the construction necessitated variation will not diminish or impair property values within the neighborhood since the swimming pool is a common residential property improvement;

G. That the construction necessitated variation will not create a nuisance since the setback for this recreational use is in compliance with the zoning code;

H. That the construction necessitated variation is the minimum variation that will make possible the reasonable use of the swimming pool since the noncompliant impervious surface area is not excessive; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the construction necessitated variation presented to the Zoning Board of Appeals.

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

Section One: The minutes of the December 13, 2011 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions

set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-5-5(B)4, to allow an in-ground swimming pool that results in an impervious surface coverage area of 52.5% of the required rear yard in lieu of the maximum permitted impervious surface coverage area of 50% of the required rear yard at 885 Glen Oak Avenue, Glen Ellyn, Illinois, which is legally described as follows:

Lot 3 in Mertz's Division of Lots 2 and 3 in J. R. Smith's Addition to Glen Ellyn, a subdivision in Sections 12 and 13, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 05-13-102-006

Section Three: This construction necessitated variation for an in-ground swimming pool is granted upon the condition that the Village stormwater engineer review the final existing as-built conditions for compliance with stormwater drainage requirements and that any required drainage improvements be completed and approved by the Village stormwater engineer and that the construction be completed in substantial conformance with the plans and Application for a Construction Necessitated Variation signed on October 19, 2011 and received by the Planning & Development Department on November 18, 2011 and the testimony and exhibits provided at the December 13, 2011 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to reinstate the suspended building permit for the subject property, consistent with the construction necessitated variation granted herein, provided that all conditions set forth hereinabove have been

met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of construction necessitated variation shall expire and become null and void twenty four (24) months from the date of passage of this Ordinance unless all construction work in reliance on this construction necessitated variation is completed within a twenty four (24) 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.

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

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 2011.

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 _____).

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NOTICE OF PUBLIC HEARING

R. Michael and Valerie O'Dea, owners of the property at 885 Glen Oak Avenue, are requesting a public hearing for a construction necessitated variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners have constructed an in-ground swimming pool accessory structure that results in 52.6% impervious surface coverage of the rear yard. The Zoning Code does not allow accessory structures to exceed 50% impervious surface coverage of a rear yard. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **December 13, 2011** at 7:30 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a construction necessitated variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)4, Item 18c.1, to allow an in-ground swimming pool and 52.6% impervious surface coverage of the rear yard in lieu of the 50% maximum permitted impervious surface coverage of a rear yard.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

Lot 3 in Mertz's Division of Lots 2 and 3 in J. R. Smith's Addition to Glen Ellyn, a subdivision in Sections 12 and 13, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 05-13-102-006

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Joe Kvapil, Building & Zoning Official, at (630) 547-5244. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Harold Kolze, ADA Coordinator, at (630) 547-5209.

(Published in the Daily Herald on Monday, November 28, 2011)

PIQUETTE JR, PAUL & DIANE
OR CURRENT OWNER
864 HILL AVE
GLEN ELLYN IL 60137

SWANEY, JAMES M & LISA A
OR CURRENT OWNER
888 SMITH RD
GLEN ELLYN IL 60137

FESSENBECKER, PAUL G
OR CURRENT OWNER
393 GRANDVIEW
GLEN ELLYN IL 60137

WINANS, JOHN R
OR CURRENT OWNER
860 HILL AVE
GLEN ELLYN IL 60137

FILMER, DANIEL E & JANE
OR CURRENT OWNER
390 SPRING AVE
GLEN ELLYN IL 60137

KENNEDY, TIMOTHY J & C
OR CURRENT OWNER
370 GRANDVIEW AVE
GLEN ELLYN IL 60137

PARKERSON, LAURA S
OR CURRENT OWNER
894 SMITH ST
GLEN ELLYN IL 60137

KOCUREK, RICHARD & DIANE
OR CURRENT OWNER
390 GRANDVIEW AVE
GLEN ELLYN IL 60137

MC GILLOWAY, MARTINA
OR CURRENT OWNER
372 SPRING AVE
GLEN ELLYN IL 60137

~~PIQUETTE JR, PAUL & DIANE
OR CURRENT OWNER
864 HILL AVE
GLEN ELLYN IL 60137~~

O'DEA, R MICHAEL
OR CURRENT OWNER
885 GLEN OAK AVE
GLEN ELLYN IL 60137

KEVIL III, JOHN & JENNIFER
OR CURRENT OWNER
370 SPRING AVE
GLEN ELLYN IL 60137

LEMMER, DONNA M
OR CURRENT OWNER
880 SMITH ST
GLEN ELLYN IL 60137

CARTER, NANCY T
OR CURRENT OWNER
400 N SPRING AVE
GLEN ELLYN IL 60137

WELCH, J MICHAEL
OR CURRENT OWNER
366 SPRING AVE
GLEN ELLYN IL 60137

DIKUN, DANIEL & LINDA
OR CURRENT OWNER
879 HILLSIDE AVE
GLEN ELLYN IL 60137

STRAIT JR, LARRY & STACY
OR CURRENT OWNER
855 HILL AVE
GLEN ELLYN IL 60137

NOVAK, JAMES B & ELEANOR
OR CURRENT OWNER
355 GRANDVIEW AVE
GLEN ELLYN IL 60137

BENSON, TIMOTHY & CAROL
OR CURRENT OWNER
884 SMITH ST
GLEN ELLYN IL 60137

ELISCHER, WILLARD W
OR CURRENT OWNER
881 GLEN OAK
GLEN ELLYN IL 60137

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

SANDER, KEVIN R
OR CURRENT OWNER
872 HILL AVE
GLEN ELLYN IL 60137

WILSON, S & J BRIZZOLARA
OR CURRENT OWNER
410 SPRING AVE
GLEN ELLYN IL 60137

CARTER, JANE M
OR CURRENT OWNER
854 HILL AVE
GLEN ELLYN IL 60137

PALATINUS, STEPHEN
OR CURRENT OWNER
891 GLEN OAK
GLEN ELLYN IL 60137

HELLER, MICHAEL & RENEE
OR CURRENT OWNER
890 SMITH ST
GLEN ELLYN IL 60137

JOHNSTON, ROBERT E & EVAN
OR CURRENT OWNER
416 SPRING AVE
GLEN ELLYN IL 60137

KUMMER, BRUCE
OR CURRENT OWNER
883 HILL AVE
GLEN ELLYN IL 60137

SCHLUETER, J & S STEVENS
OR CURRENT OWNER
861 HILL AVE
GLEN ELLYN IL 60137

SCHULTS, THOMAS J & JOSIE
OR CURRENT OWNER
375 GRANDVIEW AVE
GLEN ELLYN IL 60137

CHIN, GEORGE & BARBARA
OR CURRENT OWNER
401 SPRING AVE
GLEN ELLYN IL 60137

WALSH, SEAN P
OR CURRENT OWNER
367 SPRING ST
GLEN ELLYN IL 60137

MARTE, JANINE
OR CURRENT OWNER
868 HILL AVE
GLEN ELLYN IL 60137

GILLESPIE, JANET M
OR CURRENT OWNER
861 CRESCENT BLVD
GLEN ELLYN IL 60137

SCHILLING, DONALD J & R
OR CURRENT OWNER
369 SPRING ST
GLEN ELLYN IL 60137

DAWSON, M ELIZABETH
OR CURRENT OWNER
869 HILLSIDE AVE
GLEN ELLYN IL 60137

PETERSON, WALTER D
OR CURRENT OWNER
710 LIBERTY AVE
ST CHARLES IL 60174

MARAS, ROBERT & KATHLEEN
OR CURRENT OWNER
367 GRANDVIEW AVE
GLEN ELLYN IL 60137

GUSTAFSON, M & H JOHNSON
OR CURRENT OWNER
71 EXMOOR AVE
GLEN ELLYN IL 60137

STAUDT, SUSAN
OR CURRENT OWNER
372 GRANDVIEW AVE
GLEN ELLYN IL 60137

UREVIG, KATHERINE
OR CURRENT OWNER
873 HILLSIDE AVE
GLEN ELLYN IL 60137

INGOLD, MAUREEN E
OR CURRENT OWNER
376 SPRING AVE
GLEN ELLYN IL 60137

GLEN OAK COUNTRY CLUB
OR CURRENT OWNER
21W451 HILL AVE
GLEN ELLYN IL 60137

WITTMAN, CRAIG & JILL
OR CURRENT OWNER
384 SPRING AVE
GLEN ELLYN IL 60137

PETERSON, MARK P & SUSAN
OR CURRENT OWNER
887 HILL AVE
GLEN ELLYN IL 60137

CAPOZZI, DEBORAH L
OR CURRENT OWNER
377 GRANDVIEW AVE
GLEN ELLYN IL 60137

NAFZGER, C W 11954-61
OR CURRENT OWNER
380 GRANDVIEW AVE
GLEN ELLYN IL 60137

STONE, WILLIAM F & HELEN
OR CURRENT OWNER
912 WAVERLY RD
GLEN ELLYN IL 60137

OLSON, RICHARD S
OR CURRENT OWNER
381 GRANDVIEW
GLEN ELLYN IL 60137

RILEY, SYLVIA E TRUST
OR CURRENT OWNER
384 GRANDVIEW AVE
GLEN ELLYN IL 60137

MC GUIRE, DONALD & MAUREEN
OR CURRENT OWNER
876 SMITH ST
GLEN ELLYN IL 60137

LOTT, JASON
OR CURRENT OWNER
385 GRANDVIEW AVE
GLEN ELLYN IL 60137

PRINCE, CATHERINE M
OR CURRENT OWNER
378 GRANDVIEW
GLEN ELLYN IL 60137

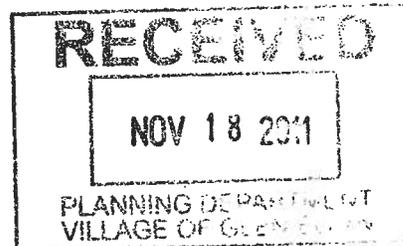
MARTIN, MANDY
OR CURRENT OWNER
865 HILLSIDE AVE
GLEN ELLYN IL 60137

BAYLESS, JEFFREY R & D
OR CURRENT OWNER
389 GRANDVIEW AVE
GLEN ELLYN IL 60137

STRINGER, RANDAL & KAREN
OR CURRENT OWNER
380 SPRING AVE
GLEN ELLYN IL 60137

FOSSEN, JOHN M
OR CURRENT OWNER
871 GLEN OAK AVE
GLEN ELLYN IL 60137

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



APPLICATION FOR VARIATION

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

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

I. APPLICANT INFORMATION:

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

Name: R. Michael & Valerie O'Dea

Address: 885 Glen Oak Avenue

Phone No.: 630 469-4704

Fax No.: 630 790-2920

E-mail: valsy17@yahoo.com modea1719@yahoo.com

Ownership Interest in the Property in Question: private home -
owned since 6-1988

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

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

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Requesting variation from zoning code section 10-5-5-13-4-18.

Grant variation request by owners to not force removal of 100 sq ft of concrete pool deck from 40ft rear yard of lot -- as constructed in error by builder Swim Store of Naperville.

Estimated date to begin construction: Built Spring/Summer 2010

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Builder: Swim Store of Naperville --
Don & Cindy Lauterbach.

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

A. Standards Applicable to All Variations Requested:

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

Construction proceeded in error (2 sets of drawings, both marked "approved" and inspector passed footing installation) -- builder followed wrong set of plans. Pool project is set back from house so that 100 sq ft of excess concrete (pool deck) is present in rear 40ft of lot.

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

If concrete pool deck is removed, the entire project loses aesthetics, functionality, safety, resale value. A future buyer is likely to reject property based upon above liabilities.
OR

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

Honest error in building by builder.

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

Project is limited to a portion of private home backyard. Keeping concrete deck will maintain aesthetics of project & property, which is at present, very park-like.

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

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

To remove 100 sq ft of concrete equates to removal of pool deck. This would destroy the aesthetics, functionality, safety & resale value of this property.

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

Unique situation to our project & property.

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

It is a private home. This pool project is for the personal use of family & friends.

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

*Admitted error by builder.
This private property is not for sale.*

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

Keeping this project intact will not impact any neighbors in any way.

Issue is unique & limited to this property.

Potential safety risk by altering the deck diving board area to comply with required setback:

Removal of any concrete near the diving board would interfere with the supporting structure and render the diving board mechanism less stable, as the diving board mechanism is bolted to the concrete.

Eliminating all of the concrete in this area would result in the removal of the diving board.

In addition, the automatic/electric pool safety cover mechanics are anchored and integrated into the concrete pool deck structure. Thus, by removal of the concrete decking, the safety cover is rendered useless and non-functional. There is then no way to close the pool. This creates a tremendous safety hazard. The very reason we “splurged” on this automatic cover was to achieve and maintain the highest possible level of safety and responsibility.

With regard to moving the existing garage:

Our 60 year old wooden garage could not survive a move, nor can we afford to build a new one. Our budget was exhausted with the pool, landscaping, fencing projects. Even if this were a possibility, it would essentially result in a garage sitting in the middle of our yard.

It was suggested by the Village that we try to buy some of our neighbor's yard to the south. Only a couple of feet. Our neighbors use their yard for a variety of recreational activities. We did not feel approaching them on this subject was appropriate.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;
Concrete is on the ground & only several inches thick. No significant vertical rise.
- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;
No flammable / dangerous materials / substances are involved.
- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
Private yard - 100 sqft of concrete pool deck left in place has no impact on above.
- d. Diminish or impair property values within the neighborhood;
No - by keeping this project intact, property value of residence and neighborhood will remain.
- e. Unduly increase traffic congestion in the public streets and highway;
No - project remains small in rear yard of a private residence.
- f. Create a nuisance; or
Private yard / residence.
Not many people know this project exists.
- g. Results in an increase in public expenditures.
Private yard / residence.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Pool deck was designed & built to be as minimal as needed for the function of the project. Goal was to maximize the landscape aesthetics (park-like).

8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.

We implore you to allow the concrete pool deck to remain in place, thus preserving the aesthetics, function, safety & resale value of the project & property. Through an honest error by an honest builder, this pool has been accidentally placed slightly further into our rear yard than is allowable by code. There has been no negative impact to us, our neighbors or village due to this mistake. Please consider allowing this project to remain as is.

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS:

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

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

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

NA

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

NA

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

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

NA

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

NA

Name and address of the legal owner of the property (if other than the applicant):

NA

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

NA

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION:

Common address: 885 Glen Oak Ave

Permanent tax index number: 05-13-102-006

Legal description: Lot 3 in Mertz's division of lots 2 & 3 in JR Smith's addition to Glen Ellyn, a subdivision in sections 12 and 13, Township 39 North, Range 10, East of the third principal meridian, In DuPage County, Illinois.
Zoning classification: R-2

Lot size: 66.9 ft. x 164.8 ft. Area: 11,180 sq. ft.
x 65' x 181.2'

Present use: single family home

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

NA

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

NA

CERTIFICATIONS, CONSENT AND SIGNATURE(S):

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

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

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

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

Valerie O'Dea

R. Mills OD

Signature of Applicant(s)

10-19-11

Date filed

Return To:

U.S. BANK N.A.
1550 AMERICAN BLVD EAST
BLOOMINGTON MN 55425

Prepared By:

PEGGY HITTLE
U.S. BANK N.A.
16900 WEST CAPITOL DRIVE
BROOKFIELD, WI 53005

[Space Above This Line For Recording Data]

MORTGAGE

LOAN:# 7890637258

MIN 100021278906372581

First American Title
Order # 2078790

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated AUGUST 26, 2010 together with all Riders to this document.

(B) "Borrower" is

RAYMOND MICHAEL O'DEA AND VALERIE H. O'DEA, HUSBAND AND WIFE

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3014 1/01

VMP -6A(IL) (0810)

Page 1 of 15

Initials RO

VMP MORTGAGE FORMS - (800)521-7291



(D) "Lender" is U.S. BANK N.A.

Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES OF AMERICA
Lender's address is 4801 FREDERICA STREET, OWENSBORO, KY 42301

(E) "Note" means the promissory note signed by Borrower and dated AUGUST 26, 2010
The Note states that Borrower owes Lender [REDACTED]

[REDACTED] Dollars
(U.S. \$ [REDACTED]) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than SEPTEMBER 1, 2025

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the
Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check,
draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument,
computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an
account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine
transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by
any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property;
(iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or
condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the
Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its
implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time,
or any additional or successor legislation or regulation that governs the same subject matter. As used in this
Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a
"federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan"
under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the PUBLIC RECORDS [Type of Recording Jurisdiction] of DU PAGE COUNTY [Name of Recording Jurisdiction]:

LOT 3 IN MERTZ DIVISION OF LOTS 2 AND 3 IN J.R. SMITH'S ADDITION TO GLEN ELLYN, IN SECTIONS 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT SAID MERTZ DIVISION RECORDED AUGUST 29, 1923 AS DOCUMENT NO. 169073, IN DUPAGE COUNTY, ILLINOIS.

THIS IS HOMESTEAD PROPERTY.

Parcel ID Number: 05-13-102-006-0000 which currently has the address of
885 GLEN OAK AVE [Street]
GLEN ELLYN [City], Illinois 60137 [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items

MATERIALS INCLUDED:

| <u>ITEM</u> | <u>CODE REFERENCE</u> | |
|---|------------------------------|----------------|
| 1. Properly completed application | 10-10-10(A)1 10-10-12(A)5 | _____ _____ |
| 2. Fee Paid | Ord. No. 1904-Z | _____ |
| 3. Proof of ownership | 10-10-10(B) | _____ |
| 4. Current Plat of Survey + floodplain determination (in writing) | 10-10-12(E) 10-6-3 | _____ _____ |
| 5. Legal description of property (may be included in No. 4) | 10-10-12(A)2 | _____ |
| 6. A description of the proposed use and/or Variation, on a dimensioned site plan or plat, with the outline of the building(s). The site plan or plat need not be prepared by an architect or engineer. (Elevations [drawings or exterior walls] are requested). | 10-10-12(A)4 | _____ |
| 7. Petition signed by neighbors (all within 250 feet) | Optional | _____ |

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description: _____

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description: _____

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

GENERAL NOTES:

1. SWIMMING POOL SHALL BE CONSTRUCTED TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS. ALL FINISHES, MATERIALS, AND CONSTRUCTION SHALL BE ON SITE FOR INSPECTION.
2. METS TO BE LOCATED FOR PROPER CIRCULATION.
3. ALL LIGHTS, LADDERS, RAILS AND REINFORCING SHALL BE CORROSION BONDED.
4. ALL CONCRETE FOOTINGS TO BE ON UNDISTURBED SOIL.
5. THE SYSTEM SUPPLYING WATER TO THE POOL SHALL BE IN COMPLIANCE WITH THE REGULATIONS OF GLEN ELLYN.
6. BONDING SHEET CONTINUOUS, CLAMPED EVERY FIVE FEET AND IN CONTACT WITH A FIVE FOOT STRIP UP FROM ALL DECK EQUIPMENT AND POOL LIGHT INCLUDING METALLIC POOL ACCESSORIES. ALL POOL EQUIPMENT WITHIN 5' OF POOL SHALL BE GROUND BONDING CONTINUOUS BONDING THROUGHOUT POOL WITH GROUND CLAMPED AS PER CODE.
7. ROPS AND LIGHT (OBSERVERS) TO BE INSTALLED ON GROUND FLOOR INTERIOR BREAKER (GFI).
8. GRADES SURROUNDING POOL DECK TO BE SUFFICIENT ELEVATION TO ALLOW DRAINAGE AWAY FROM RESIDENCE AND POOL DECK.
9. POOL WATER TO BE SUPPLIED FROM EXISTING HOSE BIBS WITH VACUUM BREAKERS WITH FUNCTION 6 FEET FALL ABOVE THE DECK.
10. POOL SHALL HAVE A RECIRCULATION SYSTEM WITH AN HOUR'S CAPACITY EQUAL TO POOL VOLUME DIVIDED BY 1.5. PIPE SHALL HAVE A SUFFICIENT CAPACITY TO DISCHARGE THE VOLUME OF WATER REQUIRED FOR AN 8 HOUR TURNOVER OF THE POOL. AGAINST THE MAINLINE HEAD IN THE RECIRCULATING SYSTEM WHEN POOL IS TO BE FILLER WATER TO BE PUMPED OUT WITH DIRECT CONNECTION TO STORM SEWER SYSTEM.
11. 1/2" VALVE REQUIRED FOR WATER SUPPLY.

FENCES FOR SWIMMING POOLS:

1. THE SWIMMING POOL AREA SHALL BE COMPLETELY ENCLOSED BY A PROTECTIVE WALL, FENCE OR OTHER BARRIER. THE BARRIER SHALL NOT PROVIDE READY FOOTING FOR CLIMBING, AND SHALL PREVENT PASSAGE THROUGH IT. THE BARRIER INCLUDING GATES SHALL BE:
 - a) 4'-0" MINIMUM HEIGHT MEASURED ON THE INSIDE AND OUTSIDE.
 - b) 1'-4" MINIMUM CLEARANCE BETWEEN VERTICAL MEMBERS.
 - c) 1" MINIMUM CLEARANCE BETWEEN THE GROUND AND FENCE.
 - d) 4" BETWEEN TOPS OF HORIZONTAL MEMBERS. LOCATE ON POOL SIDE THAT IS SELF-CLOSING AND SELF-LATCHING.
2. ENTRANCE TO THE POOL AREA SHALL BE EQUIPPED WITH A DOOR OR GATE.
3. ACCESS GATES SHALL OPEN QUINCE AWAY FROM THE POOL, AND SHALL BE SELF-CLOSING WITH SELF-LATCHING DEVICES. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED 5' ABOVE THE BOTTOM OF THE GATE. ACCESS GATE SHALL MATCH THE REQUIREMENTS OF THE BARRIER.
4. ALTERNATE LOCATION LOCATE THE RELEASE ON THE POOL SIDE LOCATE 5' FROM THE TOP OF THE GATE. HAZARD OPENING WITHIN 5' OF THE RELEASE SHALL BE 1800 INCHES.

EROSION CONTROL:

- A. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- B. SLOPPES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
- C. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.
- D. PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE VERIFIABLY INCREASED DURING CONSTRUCTION.
- E. STORM SEWER METS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- F. THE SURFACE OF PREPARED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. PREPARED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- G. WATER PUMPED OR DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
- H. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE RIGHTS OF WAY, ANY SOIL SHALL BE REMOVED FROM PRIVATE RIGHTS OF WAY BEFORE THE END OF EACH WORKDAY.

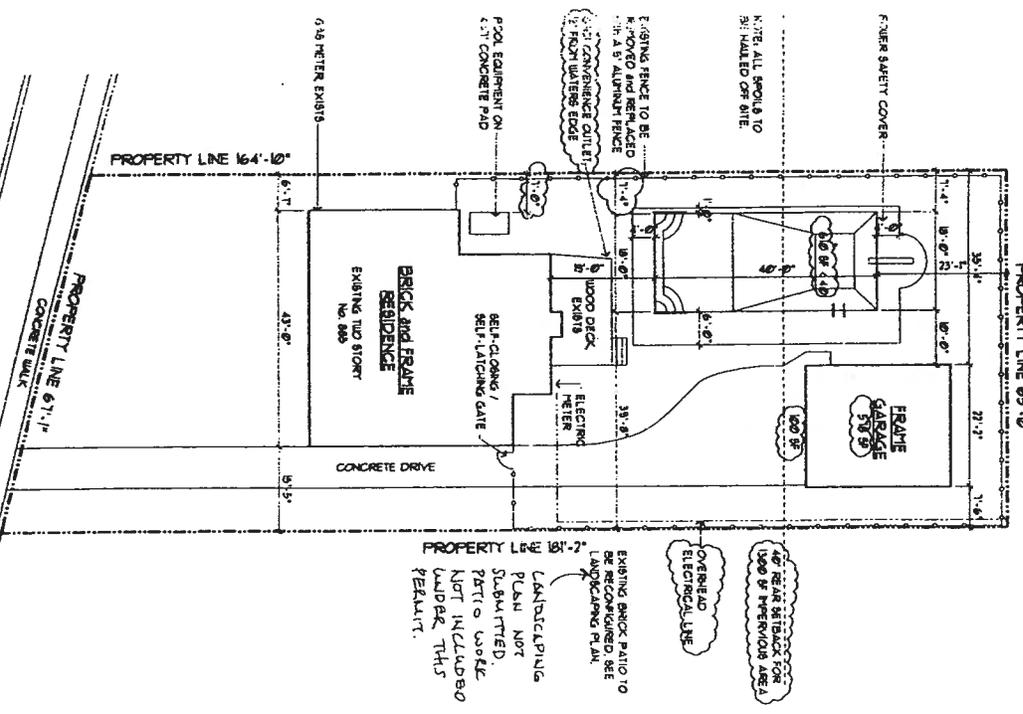
REVIEWED FOR CODE COMPLIANCE

- AS NOTED
- FOUNDATION ONLY

THIS ENGINEER AND THESE DOCUMENTS ARE NOT IN GOOD COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AVAILABLE ON THE JOB SITE AT THE TIME OF REVIEW. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS.

3/31/2010

15879 of Glen Ellyn Form No. 2010010106
 Final Inspection Required For All Projects
 CD 0304-0290



RECEIVED
 MAR 30 2010
 PLANNING DEPARTMENT
 VILLAGE OF GLEN ELLYN

EXPIRES 11/20/10
 LICENSED ARCHITECT
 STATE OF ILLINOIS
 00101010
 00101010

THE SWIM STORE
 1460 E. Chicago Ave.
 Naperville, IL. 60540
 (630) 416-8200

ODEA Residence Pool
 885 Glen Oak Drive
 Glen Ellyn, IL.

DRAWING TITLE: **SITE PLAN**

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

PROJECT NO: **100310-1**

ISSUE DATE: **March 1, 2010**

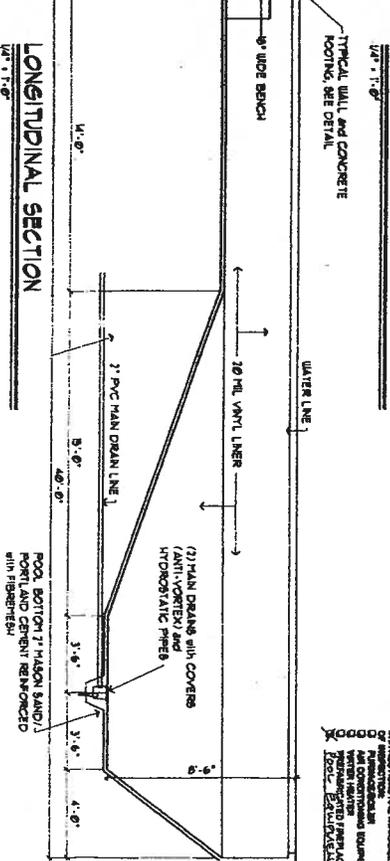
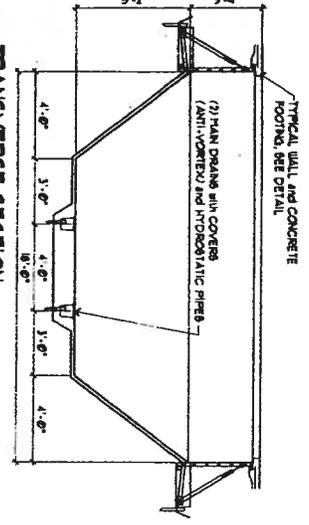
DRAWING NO: **SW-1**

UTILITIES:

1. NATURAL GAS AND ELECTRIC ARE SUPPLIED FROM THE PROPERTY RECORDS.
2. POOL WATER SHALL BE SUPPLIED FROM THE HOSE BIBS WITH A VALVE BREAKER.
3. POOL DRAIN OUTLET DRAINING SHALL BE DESIGNED SO THAT IT IS NOT REMOVED BY SWIMMERS.
4. NOT USED
5. ABOVE GROUND ELECTRIC WIRES - POOL SHALL BE LOCATED WITH A MINIMUM CLEARANCE OF 7'-6".
6. ABOVE GROUND WIRES - POOL SHALL BE LOCATED WITH A MINIMUM CLEARANCE OF 7'-6".
7. A CONDUIT RECEPTACLE BEYOND PROTECTED SHALL BE INSTALLED NO CLOSER THAN 18" BUT NO FURTHER THAN 36" FROM THE POOL. CONDUIT TO BE USED IS 1/2" OR RIGID TYPE CONDUIT.
8. GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE GAS CODE AND APPROVED UNDERGROUND PIPING SYSTEMS SHALL BE INSTALLED WITH:
 - a) 1/2" THICKNESS OF COVER AND/OR SHIELDED FROM DAMAGE AT REDUCED DEPTH. (33.41)
 - b) INSTALLED WITH PROTECTIVE BARRIER
 - c) INSTALLED WITHIN 6" OF THE EQUIPMENT IT SERVES.
 - d) JOINS OR FLANGED CONNECTIONS SHALL BE DISASSEMBLED FROM THIS VALVE TO PERMIT REMOVAL OF CONTROL & RELIEF CONNECTIONS AND QUICK DISCONNECT DEVICES.

POOL EQUIPMENT:

1. PIPING MATERIAL - POLYETHYLENE GLYCOL APPROVED PVC SCHEDULE 40 REVERSIBLE.
2. FILTER - PORTABLE CLEAN AND CLEAR FILTRATION SYSTEM 150 GPM WITH AREA OF 400 SQUARE FEET. (33.41)
3. PUMP - 1 1/2 HP PORTABLE UNDERGROUND HIGH PERFORMANCE. (33.41)
4. HEATER - PORTABLE PLASTERTOP HIGH PERFORMANCE HEATER MODEL 400 - 400/500 BTU/HOUR. NATURAL GAS MODEL. (33.41)
5. MAIN DRAIN - (2) 8" DIAMETER WITH GRATES AND HYDROSTATIC RELIEF VALVES ANTI-VORTEX DRAIN COVER - ANTI-VORTEX SHADE FILLS 3'-6" MINIMUM BETWEEN GRATES.
6. M.E.T.B. - (2) 3/4" WITH DIRECTIONAL INSERTS; 2" PVC RETURN PIPING.
7. ROOFER - (2) 3/4" IN THE WALL WITH STRAINER BAGS; INSTALLED OR EQUAL.
8. CALCULATION - AUTOMATIC N.L.M.E. FEEDERS RAINBOW 360 NAME CALCULATION.
9. UNDERWATER LIGHT - (2) 20" SQUARE SPECIMEN AREA; (2) 50' BT WITH GROUND FAULT DETECTION SYSTEM OR EQUAL.
10. 100% KIT - TAYLOR NO. 118.
11. CLEANING EQUIPMENT - 1" N.T.C.M. BUBBLER 1 1/2" POLE. VACUUM HEAD. LEAF SKREETER. FLEX HOSE.
12. STEPS TO ENTER POOL SHALL BE NON-SLIP WITH STAINLESS STEEL HANDRAILS. 2" RECESSED LADDER PANEL BY PORT WATER POOLS OR EQUAL.
13. TRIPER - (1) PUMP TRIPER
14. SAFETY EQUIPMENT - (1) 20" U.S.G.A. BLOT WITH 3/4" x 3/8" LINE.
15. AUTOMATIC POOL CLEANER - PROULSER 700.
16. NOT USED
17. POOL COVER - AUTO ELECTRIC SAFETY COVER UNDERTRACK.
18. APPROVED.
19. 8" DIVING BOARD AND STAND - L.A. RESA BASE AND DIVED BEAM BOARD.

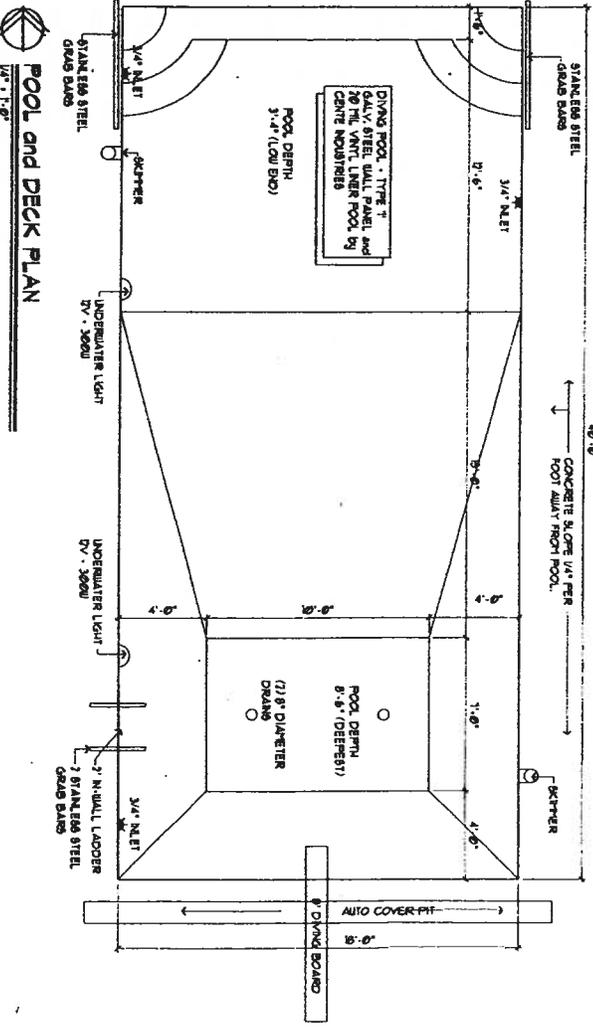


POOL DATA:
 SIZE: 16'-0" x 14'-0"
 SHAPE: RECTANGULAR
 WATER DEPTH: 3'-4" TO 8'-6" / TYPE 1 - DIVING
 CAPACITY: 32,600 GALLONS (APPROX)
 PERIMETER: 16 LINEAR FEET

THIS REVIEW AND THESE DOCUMENTS ARE NOT IN COMPLIANCE WITH THE ILLINOIS PROFESSIONAL ENGINEERING ACT. THE ENGINEER HAS NOT REVIEWED THESE DOCUMENTS TO REFLECT ANY APPLICABLE CODE REQUIREMENTS.

5/21/2010

When of Civil Engr. No. 20100106
 By: *[Signature]*
 Project No. 100310-1
 Civil Engineering Department
 618-552-5126



REVIEWED FOR CODE COMPLIANCE
 AS NOTED
 FOUNDATION ONLY

THIS REVIEW AND THESE DOCUMENTS ARE NOT IN COMPLIANCE WITH THE ILLINOIS PROFESSIONAL ENGINEERING ACT. THE ENGINEER HAS NOT REVIEWED THESE DOCUMENTS TO REFLECT ANY APPLICABLE CODE REQUIREMENTS.

5/21/2010

When of Civil Engr. No. 20100106
 By: *[Signature]*
 Project No. 100310-1
 Civil Engineering Department
 618-552-5126

THE SWIM STORE
 1460 E. Chicago Ave.
 Naperville, IL. 60540
 (630) 416-8200



ODEA Residence Pool
 885 Glen Oak Drive
 Glen Ellyn, IL.

Drawings Title
PLANS and SECTIONS

SCALE: 1/4" = 1'-0"
 PROJECT NO: 100310-1

ISSUE DATE
 March 1, 2010

DRAWING NO: SW-2

LIGHTING NOTES:

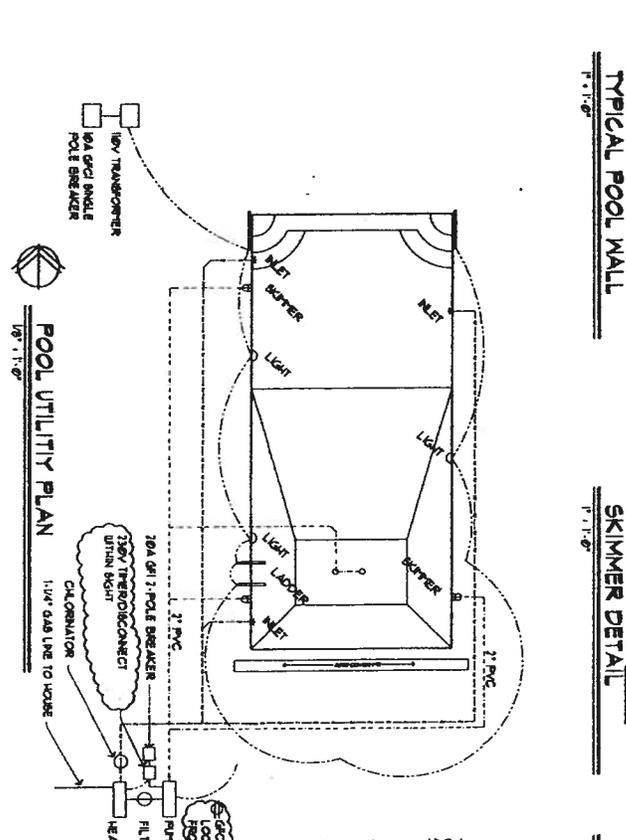
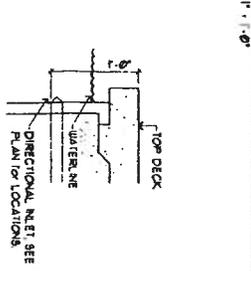
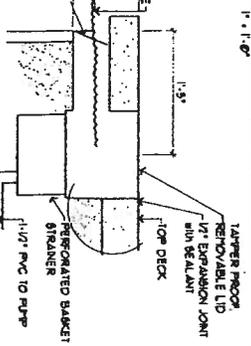
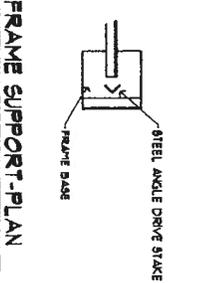
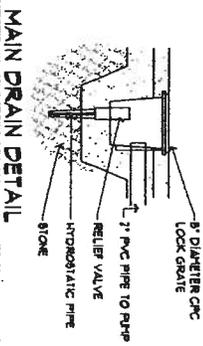
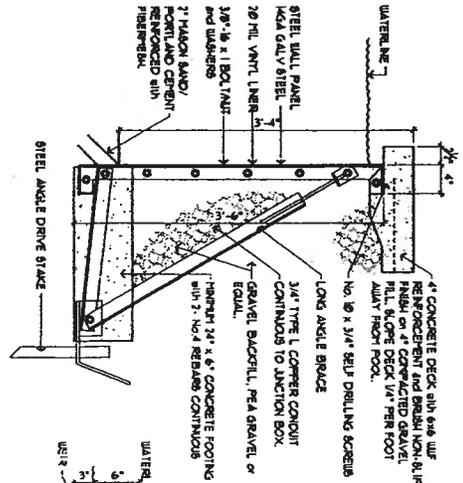
1. THE LIGHTING CIRCUIT MUST HAVE A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) AND AN APPROPRIATE RATED CIRCUIT BREAKER.
2. THE JUNCTION BOX FOR 120V VOLTS, 15 AMP, TYPE 1 MUST BE INSTALLED AT LEAST 4 INCHES ABOVE THE GROUND LEVEL AND AT LEAST 48 INCHES FROM THE EDGE OF THE POOL.
3. THE LIGHT FIXTURE AND ALL WIRING THERE WITHIN 3'-0" OF THE POOL MUST BE PROPERLY ELECTRICALLY BONDING.
4. THE WIRING MUST BE PROPERLY INSTALLED SO THAT AT THE TOP EDGE OF THE LINE ON THE UNDERWATER LIGHT IS AT LEAST 8 INCHES BELOW THE SURFACE OF THE WATER IN THE POOL.
5. THE WIRING MUST BE PROPERLY ELECTRICALLY BONDING AND GROUNDING VIA THE NO. 8 GROUND CONDUCTOR LOCATED AT THE REAR OF THE HOUSING.

ELECTRICAL NOTES:

1. ALL WIRING, WIRE SHALL BE HUNTER COMPANY'S WIRE (RATED) TYPICAL FOR ALL ELECTRICAL SYSTEMS AND EQUIPMENT, CLAMPED OR BOLTED TO ALL PANELS, LIGHTS, GRAB BARS, SLIDE, REINFORCEMENT, HOME ANCHORS, ETC.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE ELECTRICAL CODES AND ARTICLE 680 OF NEC LATEST EDITION.
3. NOT USED.
4. ALL GROUNDING CLAYS SHALL BE UL APPROVED ONLY BRASS CORROSION RESISTANT AND UNPAINTED SHALL BE USED.
5. NO CONDUCTIONS OVERHEAD OR WITHIN 10' OF POOL.
6. NOT USED.
7. NOT USED.
8. ALL ELECTRICAL COMPONENTS SHALL CONFORM TO STATE OF ILLINOIS, NEC, AND LOCAL CODES.
9. NOT USED.
10. BRASS OR INTERMEDIATE OR BRASS NON-METALLIC CONDUIT SHALL BE USED UNDERGROUND.
11. BRASS, BRASS NON-METALLIC, INTERMEDIATE OR ALUMINUM CONDUIT SHALL BE USED UNDERWATER EXPOSED TO WEATHER.
12. NO ELECTRICAL METALLIC TUBING (EMT) IS PERMITTED OUTSIDE - ONLY USE IT FOR INSIDE OF THE STRUCTURE.

UTILITY PLAN NOTES:

- ALL WIRING, BONDING AND GROUNDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE 2009 ARTICLE 680 COVERING SWIMMING POOLS.
- WIRING NOT CONNECTED TO MAIN TARIFF FACILITIES AND DISTRIBUTING USING CLOSERE (N.L.N.E.L.) ALL PLUMBING COMPONENTS SHALL CONFORM TO STATE OF ILLINOIS AND CHICAGO CODES.
- NO ELECTRICAL CONDUITS SHALL BE WITHIN 6'-0" FROM THE INSIDE WALL OF THE POOL.
- ELECTRICAL CONDUIT AND WIRING ATTACHED TO THE POOL FLOOR AND PIPING SHALL BE 1/2" THICKER BELOW GARAGE.
- PER 309.900-905 NEC 680.10
- 2008
- INSTALL A YELLOW INSULATED COPPER TRACER WIRE ADJACENT TO UNDERGROUND NON-METALLIC PIPING TO IDENTIFY GAS SUPPLY LINE. TERMINATE THE WIRE ABOVE GROUND AT EACH END OF THE PIPE. 2008 NEC NO. 680.14.4 PLUMBING SYSTEMS SHALL BE DESIGNED IN CONFORMANCE WITH THE ILLINOIS STATE PLUMBING CODE 680.000-01.



REVIEWED FOR CODE COMPLIANCE

AS NOTED

FOUNDATION ONLY

THIS REVIEW AND THESE COMMENTS, IF NOT IN RED, COMPLY WITH THE NATIONAL ELECTRICAL CODE 2009 AND THE ILLINOIS STATE PLUMBING CODE 680.000-01. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

3/1/2010

Verde Group, Inc. Permit No. 201001010

By: *Paul J. Korte*

Professional Engineer No. 021700000

Professional Seal No. 021700000

Professional Seal No. 021700000

MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE FOLLOWING EQUIPMENT WILL NOT BE SUBJECT TO THE REVIEW OF THIS PLAN. THE REVIEW OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

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THE SWIM STORE
 1460 E. Chicago Ave.
 Naperville, IL. 60540
 (630) 416-8200



ODEA Residence Pool
 885 Glen Oak Drive
 Glen Ellyn, IL.

DRAWING TITLE:
Details, Plumbing and Electric

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

PROJECT NO:
 100310-1

ISSUE DATE:
 March 1, 2010

DRAWING NO:
 SW-3

MEMORANDUM

A-6E

DATE: February 6, 2012
TO: Mark Franz, Village Manager *zf*
FROM: Julius Hansen, Director of Public Works
RE: 2011/12 Sidewalk Program and Concrete Street repairs



Background.

The Village removes and replaces sidewalk squares that are potential trip hazards. In addition, areas of concrete streets and sections of curbing are selected for removal and replacement at the same time.

Bids were received on January 18, 2012. Five contractors submitted responsive bids with Globe Construction of Addison, IL, submitting the low bid of \$62,375.

Globe Construction was the low bidder of our 2008 Sidewalk Program in which Village-wide sidewalk repairs were performed as well as the installation of new sidewalk on Buena Vista Drive. Globe performed excellent work. Project activities will be getting underway in late March or early April with completion of the work scheduled for the end of April. The project will be managed and inspected by the Public Works Department.

Issues.

Concrete work involving sidewalk, street patching and selective curb replacement are included in the scope of work to reduce unit prices based on economies of scale. This work is completed at various locations equaling nearly 5,000 square feet of sidewalk.

Recommendation.

A construction contract award to Globe Construction with program funding (including a 9% contingency) in the amount of **\$68,000**, is recommended. The 2011 sidewalk budget (excluding the amount set aside for the proposed sidewalk on Crescent) is \$50,000 with an additional \$25,000 budgeted for the concrete roadway and curb repairs. Excerpts from the FY 11/12 Budget are attached.

Action Requested.

Motion to approve a construction contract with Globe Construction of Addison, IL, for the 2011/2012 Sidewalk, Curb and Concrete Street Rehabilitation Program, in the not-to-exceed amount of \$68,000 (including a 9% contingency), to be expensed to the FY 11-12 Capital Projects fund.

Attachments.

- Memorandum from Jeff Perrigo
- Excerpts from the FY 11/12 Budget

Cc: Jeff Perrigo, Public Works Civil Engineer

MEMORANDUM

DATE: February 6, 2012
TO: Julius Hansen, Director of Public Works
FROM: Jeffrey D. Perrigo, Civil Engineer
RE: 2011/2012 Sidewalk, Curb and Concrete Street Repair Program –
Bid Analysis and Recommendation



The purpose of this memorandum is to recommend the **construction contract award** for the 2011/2012 Sidewalk, Curb and Concrete Street Repair Program. The Village has an annual sidewalk program that addresses hazards identified throughout the previous year, as well as the installation of new sidewalks, where appropriate. In addition to sidewalk, the program includes items to make repairs to the Village's concrete streets (structure box-outs, pavement sections) and miscellaneous damaged curbs.

Bids were received on January 18, 2012. Five contractors submitted responsive bids with Globe Construction of Addison, IL, submitting the low bid of \$62,375. The bids are summarized below:

| BIDDER | BID TOTAL | TOTAL AMOUNT BUDGETED |
|---------------------------|------------------|------------------------------|
| Globe Construction | \$62,375 | \$75,000 |
| Chicago Concrete | \$62,800 | |
| Schroeder & Schroeder | \$83,400 | |
| Frazier Concrete | \$85,050 | |
| D' Land Construction | \$86,000 | |

A construction contract award to Globe Construction with program funding (including a 9% contingency) in the amount of **\$68,000**, is recommended. The 2011 sidewalk budget (excluding the amount set aside for the proposed sidewalk on Crescent) is \$50,000 with an additional \$25,000 budgeted for the concrete roadway and curb repairs. Excerpts from the FY 11/12 Budget are attached.

Globe Construction was the low bidder of our 2008 Sidewalk Program in which Village-wide sidewalk repairs were performed as well as the installation of new sidewalk on Buena Vista Drive. It was a pleasure to work with them on that project and Public Works personnel are looking forward to working with them again this year. Globe provided an excellent final product and worked well with the residents and staff. Project activities will be getting underway in late March or early April with completion of the work scheduled for the end of April. The project will be managed and inspected by the Public Works Department.

Excerpts from the FY 11/12 Budget

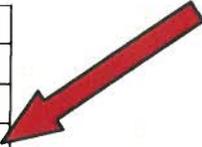
9. **Contract Street Maintenance:** (FY10/11 Estimate - \$82,000) - Provides funds for the contract maintenance of Village streets for the following procedures and locations:

| | |
|--|-----------------|
| Contract Asphalt Street Patching (Skip Patching Program) | \$ 67,000 |
| Engineering Oversight of Skip Patching Program | 7,000 |
| Resurfacing of Roadways near Deer Glen by Township | 8,000 |
| TOTAL | \$82,000 |

Contract Street Maintenance: (FY11/12 Budget - \$225,000)

The proposed FY11/12 contract street maintenance work will include:

| | |
|---|------------------|
| A. Asphalt Roadway Surface Treatments | \$ 75,000 |
| B. Asphalt Roadway Crack Sealing | 45,000 |
| C. Asphalt Street Major Patching Project | 80,000 |
| D. Concrete Curb & Street Pavement Repair | 25,000 |
| E. Concrete Street Grinding / Leveling | 0 |
| F. Concrete Street Joint and Crack Sealing | 0 |
| TOTAL | \$225,000 |



Sidewalk Program: (FY 11/12 Budget - \$50,000) – The Crescent Blvd sidewalk expansion (estimated cost of \$190,000 will be deferred until FY13. The annual Village sidewalk installation and replacement program would be funded at a \$50,000 level to repair deteriorated sidewalk or provide new walk at locations throughout the Village as determined by staff.



MEMORANDUM

A-6F



TO: Mark Franz, Village Manager *MF*

FROM: Kevin Wachtel, Finance Director *KW*

DATE: January 24, 2012

RE: GASB 54 – the new fund balance

Background

The Governmental Accounting Standards Board (GASB) is the technical rulemaking authority for governmental accounting in the United States. In 2009, the GASB issued statement number 54 changing the language that we are required to use when presenting fund balance. The Village of Glen Ellyn is required to implement this change for the current fiscal year, which ends April 30, 2012.

In December, the Village Board reviewed the cash reserve policy for the Water and Sewer fund. The Village Board consensus at the December 5, 2011, meeting was to establish a \$2,000,000 cash reserve balance, annually indexed to the CPI or 3%, whichever is less.

Issues

For prior financial reports, the Village presented fund balance using terms such as reserved, unreserved, designated, and undesignated. These terms were sometimes confusing to users of financial statements, so the GASB established the statement to use language that makes more clear sense to technical and non-technical users. The new language also helps identify the origin of specific restrictions on fund balance dollars, rather than just the purpose for which those dollars may be used.

The new language incorporates the following definitions for the following fund balance categories: Nonspendable, Restricted, Committed, Assigned, and Unassigned. In addition, this policy incorporates the new policy statement for the Water and Sewer fund. These policies will be incorporated into our budget policies, if approved.

The attached policy has been updated to reflect comments provided by our auditor to assure compliance with current auditing standards.

Recommendation

Staff recommends adopting a reserve policy in accordance with GASB statement 54.

Action Requested

Staff requests that the Village Board adopt the attached policy, to be incorporated into the Comprehensive Annual Financial Report for the year ended April 30, 2012.

Attachments

- Draft Reserve Policy
- “GASB Statement Brings Greater Clarity and Consistency to Fund Balance Reporting”, March, 2009

Village of Glen Ellyn

Financial Policies

F. Reserve Policy

Definitions

Fund Balance – the difference between assets and liabilities in a Governmental Fund.

Nonspendable Fund Balance – the portion of a Governmental Fund’s fund balances that are not available to be spent, either short term or long term, in either form (e.g., prepaid assets) or through legal restrictions (e.g., endowments).

Restricted Fund Balance - the portion of a Governmental Fund’s fund balances that are subject to external enforceable legal restrictions as to what the fund balance can be spent on.

Committed Fund Balance - the portion of a Governmental Fund’s fund balances with self-imposed constraints or limitations that have been placed by formal action at the highest level of decision making.

Assigned Fund Balance - the portion of a Governmental Fund’s fund balances to denote an intended use of resources.

Unassigned Fund Balance - available expendable financial resources in a governmental fund that are not the object of tentative management plan (i.e. assignments). (Only in the General Fund, unless negative.)

Note: In non-governmental funds, management may decide to “assign” funds for a specific purpose. This will be done as an internal budgeting procedure rather than as a formal accounting entry. Creating a governmental fund automatically assigns fund balance in that fund to the purpose of the fund.

1. The Village will maintain adequate cash reserves (unassigned fund balance) in its operating funds (General Fund) in an amount equal to or greater than 25% of the current year fund operating expense budget (excluding capital) for FY2012/13. In following years, the target amount of cash reserves will increase by 1 percentage point growing to 35% of current year fund operating expense budget (excluding capital).

Adequate reserve balances are maintained to:

- a. offset unexpected changes in operating revenues
- b. provide sufficient cash flow for daily transaction volumes
- c. provide a buffer for unexpected or emergency expenditures

Village of Glen Ellyn

Financial Policies

2. The Village will spend the most restricted dollars before less restricted, in the following order:
 1. Restricted,
 2. Committed,
 3. Assigned,
 4. Unassigned.

3. The Finance Director will determine if a portion of fund balance should be assigned and will document said assignment by a memorandum to the Village Manager and appropriate disclosure in the audited financial statements.

4. ENTERPRISE FUNDS CASH RESERVES:
 - a. The Village will maintain \$2,000,000 in cash reserves in the Water and Sanitary Sewer Fund for FY2011/12, increased annually by the 12-month change in the CPI-U (December before the beginning of the fiscal year) or 3%, whichever is less.

 - b. The Village will maintain adequate cash reserves in the Parking Fund, Residential Solid Waste Fund, and Recreation Fund in an amount equal to or greater than 25% of the current year fund operating expense budget (excluding capital) for FY2012/13. In following years, the target amount of cash reserves will increase by 1 percentage point growing to 35% of current year fund operating expense budget (excluding capital).



Governmental Accounting Standards Board
of the Financial Accounting Foundation

March 2009

GASB Statement Brings Greater Clarity and Consistency to Fund Balance Reporting

Fund balance refers to the difference between assets and liabilities in the governmental funds balance sheet. This information is one of the most widely used elements of state and local government financial statements.

Of central importance to the credit reviews performed by municipal bond analysts, fund balance information also is used by taxpayer associations, research organizations, oversight bodies, state, county and local legislators and their staffs, and reporters. Financial statement users examine fund balance information to identify the available liquid resources that can be used to repay long-term debt, reduce property taxes, add new governmental programs, expand existing ones, or enhance the financial position of the government.

The Governmental Accounting Standards Board (GASB) has found that, despite its popularity and usefulness, the value of fund balance information is significantly diminished by misunderstandings regarding the messages it conveys and inconsistency in governments' financial reporting practices.

In order to enhance how fund balance information is reported and improve its decision-usefulness, in March 2009 the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*.

How Will Fund Balance Be Reported?

This Statement is designed to improve financial reporting by establishing fund balance classifications that are easier to understand and apply. In essence, it establishes a hierarchy based largely on the extent to which a government is bound to observe spending constraints that govern how it can use amounts reported in the governmental funds balance sheet.

Statement 54 establishes the following classifications depicting the relative strength of the constraints that control how specific amounts can be spent:

- ***Nonspendable*** fund balance includes amounts that are not in a spendable form (inventory, for example) or are required to be maintained intact (the principal of an endowment fund, for example).
- ***Restricted*** fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers (for example, grant providers), constitutionally, or through enabling legislation (that is, legislation that creates a new revenue source and restricts its use). Effectively, restrictions may be changed or lifted only with the consent of resource providers.
- ***Committed*** fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. Commitments may be changed or lifted only by the government taking the same formal action that imposed the constraint originally.
- ***Assigned*** fund balance comprises amounts *intended* to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
- ***Unassigned*** fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications. Unassigned amounts are technically available for any purpose. If another governmental fund has a fund balance deficit, then it will be reported as a negative amount in the unassigned classification in that fund. Positive unassigned amounts will be reported only in the general fund.

How Have the Fund Type Definitions Been Clarified?

The Statement also is designed to improve the usefulness of fund balance information by clarifying certain parts of the definitions of governmental fund types that have led to confusion and adversely affected the interpretation of fund balance information. It makes clear, for example, that special revenue funds are created only to report a revenue source (or sources) that is restricted or committed to a specified purpose, and that the revenue source should constitute a substantial portion of the resources reported in the fund.

The basic definition of the debt service fund type remains essentially unchanged. However, the terminology in the definition of the capital project fund type has been clarified to focus on the broader, more consistently understood notion of capital outlays, and to better capture the breadth of capital activities in today's environment.

“Rainy-Day” Funds

The GASB’s research indicates that information about amounts set aside for emergencies is very important to financial statement users. Because of the importance associated with these balances, Statement 54 clarifies how rainy-day amounts can be reported by treating stabilization arrangements as a specified purpose. Consequently, amounts constrained to stabilization will be reported as restricted or committed fund balance in the general fund if they meet the other criteria for those classifications. However, stabilization is regarded as a specified purpose only if the circumstances or conditions that signal the need for stabilization (a) are identified in sufficient detail and (b) are not expected to occur routinely. Governments are required to disclose in the notes key information about their stabilization arrangements, including the authority by which they were established, provisions for additions to the stabilization amount, and circumstances under which those amounts may be spent.

Some governments create stabilization-like arrangements by establishing formal minimum fund balance policies. Because users are interested in information about those minimum fund balance policies and how governments comply with them, governments are required to explain their minimum fund balance policies, if they have them, in notes to the financial statements.

What Other Note Disclosures Will Be Required?

Under Statement 54, governments will disclose their accounting policies that indicate the order in which restricted, committed, assigned, and unassigned amounts are spent, in circumstances when an expenditure is made for a purpose for which amounts are available in multiple fund balance classifications. For example, a town may have a state grant for public safety activities (restricted), proceeds from a portion of its own property tax that the town council voted could only be used for public safety (committed), and general revenues available for public safety spending (unassigned). The disclosure would identify the order in which the town will spend those resources. Governments already are required to make similar disclosures regarding restricted and unrestricted net assets.

In addition, governments are required to describe the processes through which they commit and assign fund balance amounts. Governments also are required to disclose the purpose for each major special revenue fund—identifying which specific revenues and other resources are authorized to be reported in each.

How Did the GASB Incorporate Constituent Feedback?

During the project that led to Statement 54, the GASB went through two rounds of public comment, beginning with an Invitation to Comment that was issued in October 2006. The input received from constituents in response to that due process document guided the development of changes that the GASB proposed in an Exposure Draft in April 2008.

Though the final standards retain the basic reporting requirements presented in the Exposure Draft, the GASB did make a number of changes based on public feedback and further study that are worth highlighting. With respect to fund balance classifications, the GASB significantly changed its proposal for reporting negative balances (see the earlier definition of unassigned fund balance). The GASB decided that deficits created as a result of overspending for a specific purpose should first reduce amounts assigned to other purposes within the fund. After eliminating those funds, a negative residual balance should be reported as negative unassigned fund balance.

The GASB decided to eliminate the heading *spendable* because constituents were concerned it might incorrectly be inferred that anything not classified as *nonspendable* could be considered spendable for any purpose. Also, the GASB agreed with constituents that the *limited* classification did not sufficiently convey the substance of the classification and determined that the term *committed* would be a better term.

The GASB also clarified how a government should report when it does not have an accounting policy guiding the order in which amounts from various fund balance classifications are spent. For such governments, the Statement establishes a default policy that should be applied, in which restricted amounts are used first, followed by committed, assigned, and unassigned amounts in that order, for purposes of reporting fund balance.

Finally, as mentioned previously, the GASB clarified terminology in the definition of the capital projects fund type largely in response to feedback received from respondents to the Exposure Draft.

When Do the Standards Take Effect?

Governments are required to implement Statement 54 for fiscal years first ending June 30, 2011. Fund balance reclassifications should be applied retroactively by restating fund balance for all prior periods presented in the financial statements. Changes to the fund balance information presented for prior years in the statistical section are not required, although retroactive application is encouraged. Early implementation of Statement 54 is encouraged.

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Kristen Schrader, Assistant to the Village Manager - ADM *KS*
Michael Strong, Planning Intern *MS*

DATE: February 7, 2012

RE: 525 Forest Avenue Glen Ellyn Local Landmark Designation



Background. On October 13, 2011, Vito Ippolito, property owner of 525 Forest Avenue, submitted a nomination form requesting that the Glen Ellyn Historic Preservation Commission consider designating his home as a Glen Ellyn Local Landmark.

The property was built around 1906, and is a fine example of Victorian style architecture in the Village. In 1992, a two-car detached garage and front porch were constructed on the property to match the existing Victorian architectural style of the home, as well as the installation of a fence. Therefore, the structure on the property is largely the same as when it was originally built. The property is located on the east side of Forest Avenue between Anthony Street to the north and Pennsylvania Avenue to the south in the R4 Multi-Family Residential District.

On November 9, 2011, the Historic Preservation Commission, pursuant to testimony and facts presented by Mr. Ippolito, granted preliminary determination of landmark status to 525 Forest Avenue. Upon receipt of written owner consent, a public hearing was held during the January 26, 2012, regular Historic Preservation Commission meeting. At the conclusion of the public hearing, the Commission unanimously approved a motion to recommend that the Village Board approve landmark designation for the property.

Issues. The subject property is the first zoned R4 Multi-Family Residential to petition for landmark status. Due to its historical and architectural value, it is a property that would be appropriately recognized with landmark status. The only consideration that should be addressed is the impact that preserving this property will have on future redevelopment of the area. As a property in the R4 district, which allows for multiple-family dwellings, preserving the site may complicate any redevelopment of the lot with adjacent properties for a use compliant with the zoning district permitted uses. However, Village staff does not feel that pursuit of landmark status would significantly affect the neighborhood or future development of this area, because there are other development opportunities for multiple-family dwellings in the adjacent CBD Service District. If the property is landmarked, any future redevelopment of the site requiring demolition would require a formal review and recommendation by the Historic Preservation Commission and approval by the Village Board.

Recommendation. The Historic Preservation Commission recommends that the Village Board consider designating 525 Forest 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 525 Forest Avenue as a Glen Ellyn Local Landmark. An Ordinance approving this recommendation is attached.

Attachments.

- Report and Recommendation dated February 2, 2012 with Exhibits
- Ordinance

Cc: Staci Hulseberg, Planning and Development Director
Historic Preservation Commission
Vito Ippolito, Property Owner

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**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION
ON THE REQUEST OF VITO IPPOLITO
FOR THE DESIGNATION OF THE PROPERTY
LOCATED AT 525 FOREST AVENUE
AS A HISTORIC LANDMARK**

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

DATE: February 2, 2012

Background. Vito Ippolito (“Petitioner”), property owner of 525 Forest Avenue (“Property”), filed a petition to have his home designated as a Glen Ellyn Historic Landmark on October 13, 2011. On November 9, 2011, pursuant to the testimony and facts presented by the Petitioner, the Glen Ellyn Historic Preservation Commission granted preliminary determination of landmark designation to the Property. In accordance to the Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825), a public hearing was held before the Historic Preservation Commission on Thursday, January 26, 2012. The Historic Preservation Commission heard testimony, and issues the following Report and Recommendation to the Village Board.

I. Report:

A. Request.

The Petitioner is requesting landmark designation for the property located at 525 Forest Avenue.

B. Exhibits.

The following materials were submitted for review prior to the Historic Preservation Commission meeting:

Exhibit 1: Historic Landmark Nomination Form received on October 13, 2011, from the Petitioner for the Property along with submittals.

Exhibit 2: Notice of Public Hearing published in the January 6, 2012, edition of The Daily Herald.

Exhibit 3: Planning Report dated December 12, 2011.

Exhibit 4: Letter from Petitioner dated November 17, 2011.

Exhibit 5: Minutes from the November 9, 2011, regular Historic Preservation Commission meeting.

Exhibit 6: Minutes from the January 26, 2012, regular Historic Preservation Commission meeting.

C. January 26, 2012, Regular Meeting.

Michael Strong, Staff Liaison for the Historic Preservation Commission, introduced the request to the Commission. He referred to the nomination form, Notice of Public Hearing, and the Planning Report. He noted that the Property was in a unique zoning district, and was the first property to seek landmark designation in the R4 multi-family zoning district.

D. Public Comment.

Kelli Christiansen (445 Turner) spoke in favor of the request. No members of the public spoke in opposition of the request.

E. Discussion.

After conducting the public hearing, the Historic Preservation Commission made the following Findings of Fact pertaining to the Petitioner's request for Landmark Designation:

Fact 1: The property was most likely constructed in 1906 by Amos Churchill, a prominent builder from Glen Ellyn who established the Newton and Churchill Company, who constructed between 25 and 30 homes in the Village.

Fact 2: The property 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.

Fact 3: 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.

Fact 4: The previous owners have made improvements inside and outside of the home in accordance to the architectural style of the period in which the home was constructed. In 1992, a new porch was constructed to match the existing Victorian architecture style of the home, as well as the construction of a detached garage.

Fact 5: The character of the area will not be adversely impacted by landmark designation.

II. Recommendation:

On a motion made by Commissioner Salamunovich and seconded by Commissioner Wilson, the Historic Preservation Commission recommends the Village Board approve the landmark designation for the property located at 525 Forest Avenue based on the findings of fact stated herein above. The motion carried with a vote of five (5) "Ayes," zero (0) "Nays."

Date of Meeting: January 26, 2012

Present: Chairman Marks, Commissioners Loftus, Salamunovich, Saliamonas, Wilson,
Student Representative Buckton, Recording Secretary Soloman, Trustee Liaison
McGinley, Staff Liaison Strong

Excused: Commissioners Issac, Manak, Rasnic

Absent: None

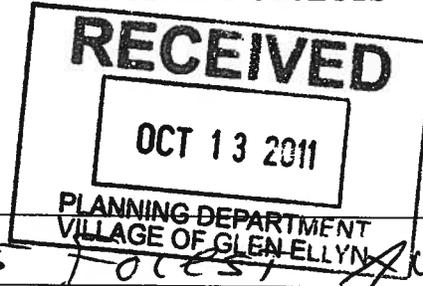
Also Present: Vito Ippolito, Kelli Christianson

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GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received _____



1. Name of Property/Site: _____
2. Address of Property: 525 Forest Ave
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

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.

____ 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. 1906. The property remains as was originally built by Amos Churchhill, a well known & respected member of the Glen Ellyn community

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

Name: Vito Ippolito
Address: 525 Forest Ave
Area Code: 630 Phone Number: 288 4795

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

Name: Sam
Address: _____
Area Code: _____ Phone Number: _____
Signature: [Signature] Date: 10/9/11

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

DIED: JULY 15, 1922

Amos Churchill 1842-1922

Amos Churchill, born on the Churchill farm north of Glen Ellyn, March 20, 1842, passed to his last rest at his home in Ocean Park, Cal., Saturday, July 15. Services were held in Ocean Park on Tuesday. The remains were brought back here, with Mrs. Churchill accompanying. A final service will be held at the home of his daughter, Mrs. B. B. Curtis, on Hillside Ave., this Saturday afternoon at 2:30 o'clock. Interment will be in the Glen Ellyn cemetery.

Mr. Churchill was born, grew up and lived his active life in Glen Ellyn, leaving here nine years ago for California. He was a civil war soldier, enlisting at the age of 19 in the 8th Illinois Cavalry. While he served he had five horses shot under him and when the fifth horse was shot in the battle of Malvern Hill, he received his first wound, the bullet striking his elbow. He was in the hospital with it for a hundred days, and the elbow joint was removed. It left his arm in bad condition and he was sent home. Then a call was made for 100 men, he recruited thirty-four, took them along, got by without an examination and served the time.

In 1866 he and Marilla Bronson of Wheaton were married. They were the parents of seven daughters and one son, all of whom but two girls are living. In addition they brought up the two children of one of the daughters.

The daughters deceased are Mrs. Fannie Matsou, and Julia who died in infancy. Those surviving are: Mrs. Jessie Curtis, of Glen Ellyn; Mrs. Jennie Townson, Hesperia, Mich.; Mrs. Josie Whittle, Oak Park; Mrs. J. B. Lorbeer, Ocean Park, Cal.; Mrs. Rhoda Aldrich, Hemmet, Calif., and the son, Amos Churchill, Jr., also of Hemmet.

There are also surviving sixteen grand children and ten great grandchildren.

Mr. Churchill was the eldest of his family, and surviving him are his brother, A. V. Churchill, of Oak Park, and his sisters, Mrs. Nettie Clark, of Glen Ellyn, and Mrs. Hattie Wimpess who lives north of town.

Mr. Churchill was in the lumber business here for many years, establishing the present Newton and Baethke Company. It was known as the Newton and Churchill Company, Mr. Churchill being in partnership with Louis Newton, brother of the late Roy Newton. He continued in the business until he sold his interests to Wm. H. Baethke.

He was a builder in the town erecting in all between twenty-five and thirty houses. And anyone now who buys a Churchill house knows that he has a well-built home.

Mr. Churchill was an energetic worker in the Congregational church during the years of his life here. He was janitor for many years, and always had a voice in its administration, serving as a deacon for years and years, only

resigning when he left the village for California.

In village affairs, he took an active part serving on the administrative board for a long time. It was through his efforts, when he was president of the board that the desirable Northwestern Station we have was brought here. Once we had an old station, something like Lombard's, down at Main Street. Mr. Churchill took the matter up personally with railroad officials, induced them to buy that strip of land for a park and erect the present station. In the picture in the waiting room, where the village fathers are seated in chairs on the platform, Mr. Churchill heads the row.

His habits of activity were not put off after he went to Ocean Park, for there he made hosts of friends and acted as commander of the Ocean Park G. A. R. Post.

Mr. Churchill did much good in quiet ways and many people in their hearts know him as the practical inspiration of their start in life with homes. His children testify to his great kindness and thoughtfulness toward them. Even during his last illness—he has been suffering with cancer of the stomach since the winter—he has insisted that they stay with their homes and families where they were needed instead of coming to him. He knew of his approaching death and had all of his business affairs set in order, and had made his plans for the last rites. He asked that he be taken to the home of his daughter, and they are trying in all things to fulfill his wishes.

At the time of going to press, the arrangements for the service had not been completed, but it will be held Saturday afternoon at 2:30 o'clock at the Curtis home on Hillside Ave.

DIED: JULY 15, 1922

AMOS CHURCHILL LAID TO REST BY HIS FRIENDS

Amos Churchill, 1842-1922, soldier of his nation in war time, and server of his country in peace time, was laid to his last rest in his native town on Saturday afternoon with ceremonies fitting to the man and the life he had led.

The home of his daughter, Mrs. B. B. Curtis of Hillside Ave., was thronged with relatives and old time friends come to offer their last respects. Music was provided by a quartette composed of Mr. and Mrs. A. Steinberg, Mrs. Wilbur Cooper, and Fred Lang who sang, "How Firm A Foundation," and "Lead Kindly Light." Mr. Steinberg sang as a solo Tennyson's lovely poem, "Crossing the Bar."

Rev. Merrifield spoke and Prof. Fisher, of Wheaton College, old time friend and former pastor of the Congregational church, talked. L. C. Cooper, life-long friend also spoke. The two had been boys together. Mr. Cooper who spoke of Mr. Churchill as an older boy to whom he had always looked up, feared he might not be able to talk because of emotion for he said, "He was like my own brother," but he regained his self-possession and made a memorable address.

Six men of the legion served as pallbearers, Isaac Clark, John Melville, Leslie Robey, Wesley Surkamer, Harold Myers, and Ted Mayer of Lombard. Old business and church colleagues served as honorary pallbearers, and eight or nine G. A. R. members were present.



Amos Churchill

Among others attending the services were Mr. and Mrs. Bert Davison and Miss Edna from Wilmette, Mr. and Mrs. John Nelson, Lake Geneva, Henry Vallette, Maywood; Henry Lawrence, Itasca, and many friends from the surrounding towns.

John Klein, an old soldier from Winfield, who had dressed Mr. Churchill's war wound, came. Another attendant was Winslow Mahaffey, a cousin from Palos Park who had not been in Glen Ellyn for forty years, nor seen Mr. Churchill for twenty-five, who drove over with his married daughter and her children.

Ten years ago the children of the Churchill family presented Mr. Churchill with a silk flag for a birthday gift. This was placed in his hands as though he were holding it and he was buried with the colors he fought to defend and lived to support. At the cemetery, a flag which had belonged to an aviator grandson in the war, Amos Whittle who fell to his death on Ross Field, was held over the grave as the casket was lowered in it. As the last act in the ceremony a legion bugler blew "Taps."

And so passed out from active living one of Glen Ellyn's great men, great in his long, useful sterling life, great in the rich memories of helpfulness, kindness, constructiveness which he performed as well as preached. No service was too humble for his hands, no effort too great for him to make. When need arose he was as willing to serve his church as janitor as to sit

on its board of directors. He was as willing to lend his influence for a girl to get her first school, as to induce the Northwestern to give Glen Ellyn a good station. His long years in business in the Newton and Churchill company, his building of many houses, his progressive services for many years on the village board and as supervisor have left his lasting stamp on village life.

At the time of his death, eighty years old and ill, he was teaching a Sunday School class in Santa Monica, California.

Amos Churchill was a living exemplar of Robert Browning's great lines,

"Grow old along with me,

The best is yet to be.

The last of life for which the first was planned."



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 525 Forest 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, January 26 at 7:30 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

THE NORTH 50 FEET OF THE WEST 140 FEET OF LOT 1 OF THE PLAT OF LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 39 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LUTHER AND CHURCHILL'S SUBDIVISION, RECORDED OCTOBER 14, 1903 AS DOCUMENT NO. 80145, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-312-001

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.

Published in Daily Herald Jan. 6, 2012 (4287850)

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, Keeneville, 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.

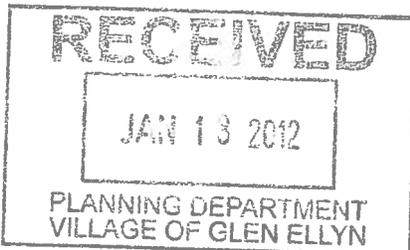
I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published January 6, 2012 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 Daula Baltz
Authorized Agent

Control # 4287850



HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

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

DATE: December 12, 2011

SUBJECT: 525 Forest 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 east side of Forest Avenue between Anthony Street to the north and Pennsylvania Avenue to the south. The property consists of one lot. The current property owner is Vito Ippolito who has requested landmark designation in order to preserve the existing home.

Existing Structure: The following historical and architectural details about the home at 525 Forest Avenue were included in the application submitted by Vito Ippolito. The property is a shingle-style Victorian home that was constructed by Amos Churchill in 1906. The home features continuous wood shingles cladding the roof and walls, with shake-style shingles at the peak of the roof on the front façade. The home features a steeply pitched roofline with cross-gables and multilevel eaves, and one-over-one windows accented with cream window trim and casing. Based on research conducted by the department, in 1991, a driveway and two-car detached garage was built on the property. In 1992, a covered entry was expanded to an open porch consistent with the architectural style of the home that features intricate Victorian ornamentation. In 1994, a wooden picket fence was installed along the eastern perimeter of the property.

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 525 Forest Avenue as a historic landmark would be consistent with the recommendations of the Comprehensive Plan.

Zoning: The subject site is improved with a single family home but is located in the R4 Multi-Family Residential District. The zoning district guidelines permit single-family dwellings as a special use and not as a permitted use in the R4 District. The properties in the surrounding area are zoned R2 and R4 and some of the surrounding properties border the C5B, CBD Service

District. The surrounding lots are currently developed with single family, multiple-family, and commercial buildings.

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, the only consideration that should be addressed is the impact that preserving this property will have on the future redevelopment of this property and/or others in this area. As a property in the R4 district, which allows for multiple-family dwellings, preserving this property may complicate any redevelopment of the lot with adjacent properties for a use compliant with the zoning district permitted uses, such as multifamily dwellings. Such future redevelopment in this area is unlikely without the redevelopment of the subject property. However, we do not feel that pursuit of landmark status would significantly affect the neighborhood or future development in this area, because there are other development opportunities for multiple-family dwellings in the adjacent CBD Service District. If the subject property becomes landmarked, future redevelopment of the site requiring a demolition would require a formal review and approval by the Historic Preservation Commission.

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:

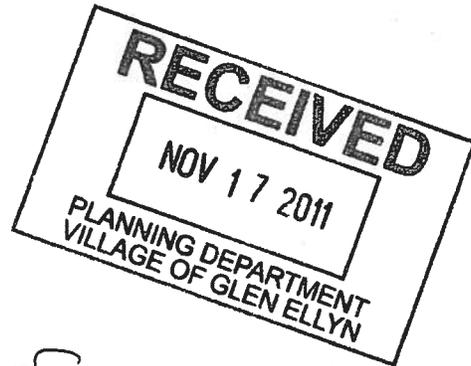
1. The Comprehensive Plan indicates that historic properties such as 525 Forest Avenue contribute to the character of Glen Ellyn because of its age, design, and construction.
2. The structure is harmonious with the surrounding neighborhood.
3. This structure is largely the same as when originally constructed 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 525 Forest Avenue and vote to make a recommendation to the Village Board for approval.

Cc: Michele Stegall, Village Planner

X:\Admin\HistCommission\Landmarks\525 Forest\525 Forest Avenue Landmark Report.doc

11/12/11



Mike -

Thanks again for all your help.

This letter is to confirm that I wish to continue to move forward in designating my home at 525 Forest Ave a GE historic landmark.

Please also send me a copy of the property survey you shared during our past meetings.
Thanks.

A handwritten signature consisting of a stylized, cursive letter 'J' followed by a horizontal line.

in an unobtrusive spot and not a prominent feature. Commissioner Janninck stated that it is a question of safety at this point. Chairman Marks asked for a motion to allow the home owners to remove the existing chimney. Commissioner Janninck made a motion to allow the home owners to remove the existing chimney, and Commissioner Saliamonas seconded. The motion carried unanimously by a vote of 5-0.

B. 525 Forest Avenue – Preliminary Determination of Landmark Designation

Commissioner Manak returned at 9:10 p.m.

Chairman Marks introduced Vito Ippolito, home owner of 525 Forest Avenue, who has submitted an application to the HPC for Local Landmark status. Chairman Marks stated that this property is a great Victorian property and referred to the agenda packet for more information. Chairman Marks asked Mr. Ippolito for background information on the house. Mr. Ippolito stated that he bought the house about four to five months ago, and the quality of the house was very evident. Mr. Ippolito stated that the house has a great layout and has the original wood floors, a built-in china cabinet and detailed woodworking. Chairman Marks stated that the porch is wonderful. Mr. Ippolito stated that he learned a great deal about the builder Amos Churchill who was an impressive individual, and who was very important to Glen Ellyn's early history. Mr. Ippolito stated that the house does have a Glen Ellyn Historical Society plaque.

Commissioner Loftus stated that the plat originally showed an open porch until it was enclosed around 1991. Commissioner Loftus stated that the house is about 90-95% original as it stands today. Chairman Marks and Commissioner Manak stated that the pictures of the front of the house are great.

Commissioner Manak stated that the application was filed on several criteria which are: 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 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 Builder Amos Churchill); 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 Victorian style).

Commissioner Manak stated that the changes made from the original are minimal. Staff Liaison Strong stated that the plat was included with the application after additional research was conducted by the Planning Department. Mr. Ippolito stated that the addition was done in a way that you could not tell that it was not a part of the original work.

Commissioner Manak made a motion to move forward with the preliminary determination of Glen Ellyn landmark status for the property at 525 Forest Avenue, under Village Code Section 2-13-3 under the criteria numbers 1, 3 and 4. Commissioner Loftus seconded, and the motion carried unanimously by a vote of 6-0.

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 01/26/12

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 9:10 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks,
Commissioners Loftus,
Salamunovich, Saliamonas, Wilson,
Student Commissioner Buckton

EXCUSED: Commissioners Issac,
Manak, Rasnic

ALSO PRESENT: Trustee Liaison
McGinley, Staff Liaison Strong,
Recording Secretary Solomon;
Audience participant Kelli
Christensen

1. Public Hearing Regarding Landmark Designation

Commissioner Loftus made a motion to open the Public Hearing at 7:35 p.m. regarding the house at 525 Forest Avenue seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance. Commissioner Saliamonas seconded the motion.

Staff Liaison Strong gave background on the house at 525 Forest Avenue for which the HPC passed a motion at the November 9, 2011, regular meeting to grant preliminary determination of Glen Ellyn landmark status for the property. He stated the application was filed on several criteria which were listed within the nomination form.

Staff Liaison Strong stated that per the Planning Report found in the Commissioners' packet, this is the first home that has come forward for landmark designation in the R4 Residential District which is zoned for multi-family use. He stated that even though the property is in the R4 District, the Planning Department ultimately recommends that this property be considered for landmarking. Staff Liaison Strong stated that future redevelopment of the site may still be possible, but would require review and approval by the HPC.

Commissioner Loftus stated that the house is plaqued by the Glen Ellyn Historical Society and is about 90-95% original as it stands today, except for the small addition made on the rear porch. He stated that it does meet the criteria for a local landmark, and he does support it.

Commissioner Saliamonas stated that the home is beautiful and is an asset to the community. Commissioner Wilson stated that it is exceptionally well-maintained and is a fine example of the Victorian style. Commissioner Salamunovich stated that it exemplifies an architectural type or style in the architectural Victorian style and is a great house all around.

Chairman Marks stated that the house also identifies with Amos Churchill who was a major part of Glen Ellyn's early history who built 25-30 houses in Glen Ellyn. He stated that he supports this house being locally-landmarked and that he told Mr. Ippolito the HPC was very happy he came forward to have this house landmarked.

Chairman Marks asked for a motion to recommend landmarking status for the property at 525 Forest Avenue. Commissioner Salamunovich made a motion to recommend Village of Glen Ellyn landmarking status to the Village Board under the criteria that are listed above (criteria #1, #3 and #4 on the application). Commissioner Wilson seconded, and the motion carried unanimously by a vote of 5-0.

Chairman Marks asked for a motion to close the Public Hearing at 7:42 p.m. Commissioner Loftus made a motion to close the Public Hearing to which Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 5-0.

2. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:43 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois. Chairman Marks stated that.

3. Approval of Minutes

Commissioner Loftus made a motion to approve the minutes of the November 9, 2011, regular meeting and Commissioner Saliamonas seconded. This motion carried unanimously by a vote of 5-0.

4. Public Comment

None

5. New Business

Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Designating the Property
At 525 Forest Avenue, Glen Ellyn, IL
as a Glen Ellyn Local Landmark**

**Adopted by the
President and Board of Trustees
Of the
Village of Glen Ellyn
DuPage County, Illinois**

This _____ day of _____, 20_____.

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

Ordinance No. _____

**An Ordinance Designating the Property
At 525 Forest Avenue, Glen Ellyn, IL
as a Glen Ellyn Local Landmark**

Whereas, Vito Ippolito, owner of the property commonly known as 525 Forest Avenue (“Property”), Glen Ellyn, DuPage County, Illinois, and legally described as follows:

THE NORTH 50 FEET OF THE WEST 140 FEET OF LOT 1 OF THE PLAT OF LUTHER AND CHURCHILL’S SUBDIVISION OF LOT 38 OF THE COUNTY CLERK’S ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LUTHER AND CHURCHILL’S SUBDIVISION, RECORDED OCTOBER 16, 1903 AS DOCUMENT NO. 80145, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-312-001

has submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the property at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; 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, Glen Ellyn Historic Preservation Commission conducted a public hearing on January 26, 2012, during which evidence, testimony, and exhibits were presented 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 property be officially designated as a historic and architectural landmark, as set forth in

its Report and Recommendation dated February 2, 2012, a copy 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 evidence and exhibits presented at the aforementioned public hearing and have considered the Report and Recommendation of the Glen Ellyn Historic Preservation Commission and find that the 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;

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

Section One: The Report and Recommendation of the Glen Ellyn Historic Preservation Commission, attached hereto as Exhibit “A”, is hereby accepted, and the findings and conclusions set forth therein and in the preamble above are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the property located at 525 Forest Avenue in Glen Ellyn, DuPage County, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The property is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

1. The property was most likely constructed in 1906 by Amos Churchill, a prominent builder from Glen Ellyn who established the Newton and Churchill Company, who constructed between 25 and 30 homes in the Village.

2. The property 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.
3. 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.
4. The previous owners have made improvements inside and outside of the home in accordance to the architectural style of the period in which the home was constructed. In 1992, a new porch was constructed to match the existing Victorian architecture style of the home, as well as the construction of a detached garage.
5. The character of the area will not be adversely impacted by landmark designation.

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the January 26, 2012 Historic Preservation Commission public hearing including the documents listed below, which 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:

1. Historic Landmark Nomination Form
2. Picture of the home on the property
3. Copy of the notice of the Public Hearing

Section Five: By virtue of its satisfying the criteria specified herein, the property is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Historic Preservation Commission is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owners within ten (10) days of the passage of this 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 _____.)

MEMORANDUM

A-7

TO: Honorable President and Board of Trustees
FROM: Mark Franz, Village Manager 3/
DATE: February 7, 2012
RE: Proposed TIF District Adoption Ordinances



Background and Issues

The Village began the process of working towards the designation of a Tax Increment Financing (TIF) District in the central business district in the fall of 2010. The process began with a Request for Proposal for a TIF Feasibility Study to ensure the downtown was TIF eligible (which it is), for which the Village hired Ehlers and Associates. Since that time, the Village and Ehlers have worked to complete all of the necessary steps for TIF designation, including the publishing of required documents (TIF Redevelopment Plan and Project Report, Eligibility Report and Housing Impact Study), as well as statutory notice and procedural requirements.

The most recent, and second to final step in the TIF designation process, was to conduct a public hearing during the Special Village Board Meeting on January 9, 2012. With this step completed, the final step is the approval of three ordinances: adoption of the TIF Redevelopment Plan, establishment of the Redevelopment Project Area and adoption of tax increment financing. These ordinances must be approved within a 14 to 90 time period following the public hearing.

The Village Board is requested to review the prepared ordinances at the February 13 Village Board Meeting. Further detail on the Village's TIF District designation process is available on the attached January 3 memo.

Action Requested

The Board is requested to review and approve the following ordinances at the February 13, 2012 Village Board Meeting:

1. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Business District Redevelopment Project Area;
2. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Designating the Central Business District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act; and
3. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the Central Business District Redevelopment Project Area.

Attachments

- January 3, 2012 memo: Proposed TIF District – Public Hearing (with attachments)
- Ordinances

MEMORANDUM

TO: Honorable President and Board of Trustees
FROM: Mark Franz, Village Manager
DATE: January 3, 2012
RE: Proposed TIF District – Public Hearing



Background

Tax Increment Financing (TIF) is a tool that state law affords local governments to assist them in restoring run-down, blighted areas, stimulating older neighborhoods, or jumpstarting economically sluggish parts of the community. With a TIF District, local governments can make needed infrastructure improvements and provide incentives to attract businesses and encourage investment in the community without raising taxes. New businesses mean more jobs, more customers, and, in turn, more private investment. As a result, the TIF area itself improves and property values go up. Without TIF benefits, many times a deteriorating area will not improve and property values will continue to decline.

Glen Ellyn's Proposed Downtown TIF District

The Downtown Strategic Plan (DSP), adopted in October 2009, creates a vision for the future of downtown Glen Ellyn. The DSP recommends an implementation plan as well as a variety of funding sources to pursue in order to fulfill this vision. One critical funding source recommended for consideration was the designation of the Central Business District as a Tax Increment Financing District. Based upon this recommendation, the Village contracted with Ehlers & Associates to complete a feasibility study in April 2011. The completed report indicated that the Village's Central Business District is eligible for designation as a Tax Increment Financing District as a "blighted" area and as a "conservation" area (by TIF statutory definition). A map of the proposed TIF boundaries is attached, in addition to an overview of the DSP. Based on this report, the Village Board directed staff to move forward with the process to designate the downtown as a TIF District.

Issues

TIF Process

State statute requires a number of actions that a municipality must take before it can designate an area as a TIF District. Over the last several months, the Village has taken these necessary actions and is prepared to host a formal public hearing, which is the last step required prior to the adoption of ordinances designating the area as a TIF District. A summary of this process is provided in the attached flow chart.

Communication

Throughout the TIF designation process, the Village has made every effort to keep the lines of communication open with residents, taxpayers and property owners in and around the TIF District, as well as with the other taxing bodies. Several public notices were published during the fall and winter of 2011 in the *Glen Ellyn News* (January 9 Public Hearing Notice attached), as well as a variety of mailings sent (including a certified letter to every resident in the district). In addition, the Village held a public information meeting in October 2011 and met informally with representatives from

the taxing districts several times, both to provide information on the proposed TIF District and to answer any questions.

Joint Review Board Meeting

Prior to conducting the public hearing to approve a redevelopment plan, the state statute requires that a Joint Review Board (JRB) be convened. In accordance with the TIF Act, the Joint Review Board consists of representatives from School Districts 41 and 87, DuPage County, the Glen Ellyn Park District, Milton Township, College of DuPage, a public member and a representative selected by the municipality. The JRB is required to make a recommendation, which is advisory and non-binding, regarding the TIF area within 30 days after the JRB is convened.

The first JRB meeting was convened on Thursday, November 17, and discussion was reconvened on December 8 and December 16. During these meetings, the representatives discussed the TIF Redevelopment Plan and Project; and a) how it met the objectives of the TIF Act, b) the plan requirements, c) eligibility criteria; and d) how the Village intends to use TIF funds. After board deliberation, a motion was made recommending that the TIF Redevelopment Plan and Project meets the criteria as required by the TIF Act. The recorded vote for the motion was that the recommendation be adopted by a majority of those members present and voting, by a 4-2 vote (Representatives from Milton Township and College of DuPage did not attend any JRB meetings). As such, the JRB's positive recommendation carries. A copy of the Joint Review Board's report is attached, as well as the meeting minutes.

Questions raised during the JRB involved the proposed budget of the TIF District, how the budget works and why the proposed budget is so much higher than the projected revenue of the TIF District. Generally, while it is called a "budget", it is intended to provide an upper estimate of expenditures and does not commit the Village to undertake any particular budgeted costs as listed in the Redevelopment Plan. It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of TIF revenues from the Redevelopment Projects.

That said however, after the question was raised, the Village reviewed the budget and determined that the Public Works Improvements line item could be reduced from \$75 million to \$50 million. While the original budget of \$75 million for PW Improvements was based upon the full amount of PW projects proposed in the Downtown Strategic Plan (\$76,256,000), a reduction to \$50 million in this line item still provides a comfortable margin for the Village to complete any improvements. With this line item reduced, the overall proposed "budget" is reduced from \$162 million to \$137 million. The updated budget still provides the Village with a reasonable budget for public works improvements, while responding to concerns raised by the JRB. The updated budget is attached.

Next Steps

As all of the statutory notice and procedural requirements have been met, it is appropriate to conduct the formal public hearing. No earlier than 14 days after the public hearing, the Village Board may introduce and approve three ordinances necessary to adopt the TIF Redevelopment Plan, establish the Redevelopment Project Area and to adopt tax increment financing. These ordinances may be prepared for the January 30 Village Board Meeting and will comply with the 14 day requirement.

Immediately after passage of the ordinance designating the boundaries of the TIF District, the Village Clerk must transmit the ordinances to the County Clerk. The County Clerk must determine the most recently ascertained equalized assessed value (EAV) of each parcel of real property in the TIF District, as well as the “total initial equalized assessed value” of the taxable real property within the TIF District and provide a written certificate stating the TIF “base” EAV.

Summary

Tax Increment Financing is the most powerful economic development tool available to local governments and is widely used nationally and in almost 400 municipalities around the State of Illinois. Tax Increment Financing offers local governments a way to revitalize their communities by improving and/or expanding their tax base. By redeveloping blighted properties in our commercial areas and attracting stable commercial growth, the Village can continue to strengthen the business community, which is a key to Glen Ellyn’s overall success.

From a financial standpoint, property values are generally flat and some are declining in this area, and reinvestment is only happening on a small scale. All taxing bodies would benefit from stabilizing property taxes in the short-term and increasing property values in this area over the long-term. This is not to say that the TIF would be a cure-all. In our current economy, decreasing property values, a tighter money supply, and the overall recession make redevelopment more difficult. These are the same reasons why facilitating development is necessary to ensure our commercial areas remain strong. Revitalizing downtown through public investment and encouraging private investment is the most effective way to protect and enhance the downtown as a critical Glen Ellyn asset.

Recommendation and Action Requested

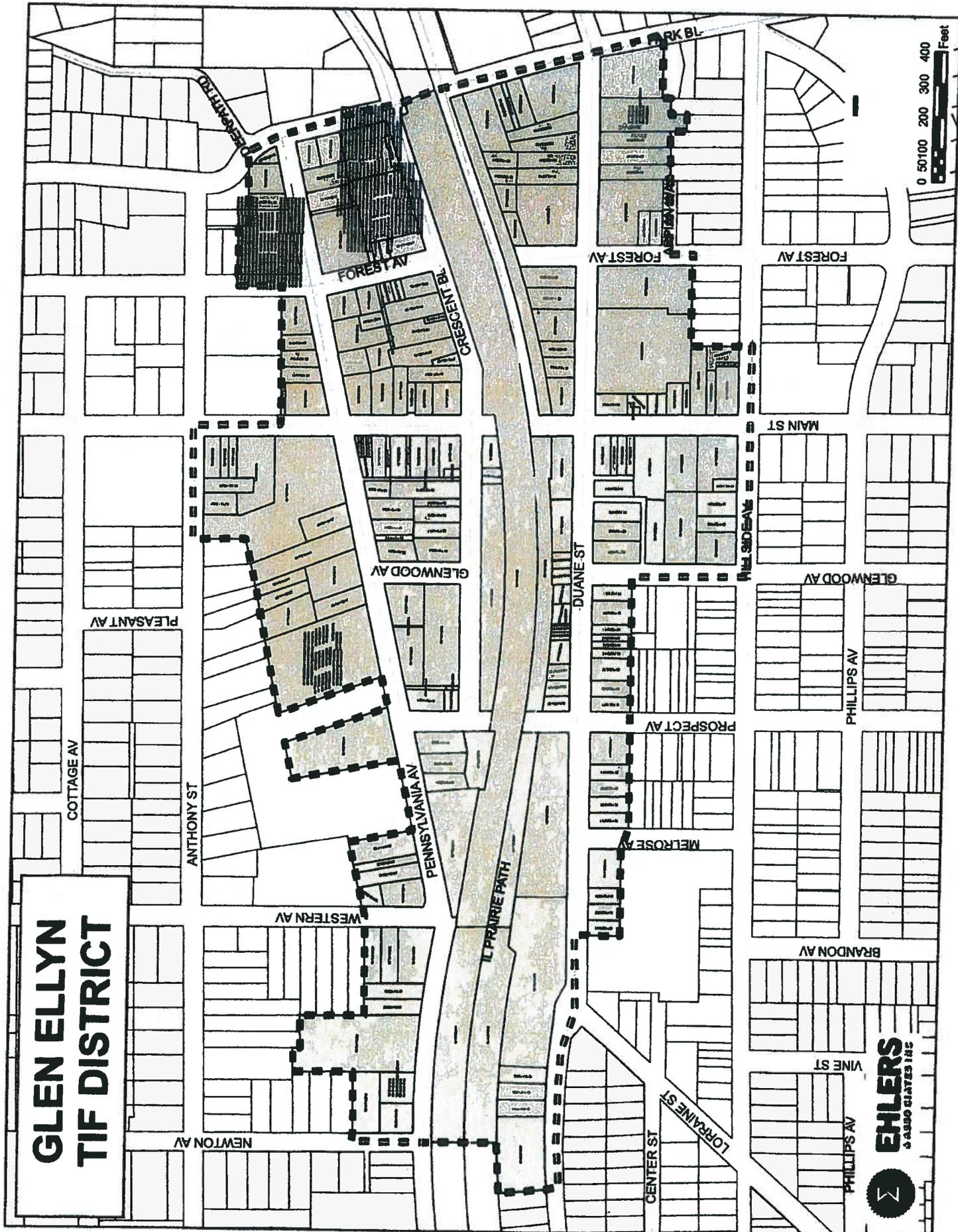
The public hearing has to be conducted before the Village Board can vote on the project. Once complete, if the Board wants to proceed, staff will create the necessary ordinances for an upcoming Board Meeting. If you have any questions, or wish to receive an additional copy of the Redevelopment Plan and Project, please do not hesitate to call.

Attachment

- Proposed TIF District Map
- Downtown Plan Overview Powerpoint Presentation
- TIF Process Flow Chart
- JRB Minutes from November 17, December 8 and 16, 2011
- TIF District Budget (revised)
- Joint Review Board Resolution and Recommendation
- Public Hearing Notice

cc: Staci Hulseberg, Planning and Development Director
Kevin Wachtel, Finance Director
Kristen Schrader, Assistant to the Village Manager – ADM
Michele Stegall, Village Planner
Andrew Letson, Administrative Intern

GLEN ELLYN TIF DISTRICT



0 50 100 200 300 400 Feet

Tax Increment Financing Joint Review Board Meeting

Downtown Plan Overview
December 8, 2011

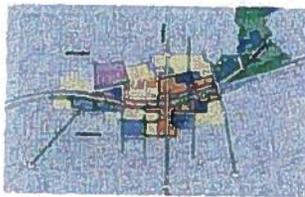
DOWNTOWN STRATEGIC PLAN

ADOPTED: OCTOBER 28, 2009

- **Goal:** Create an economically viable Downtown that is attractive to citizens and businesses.
- The planning process included a comprehensive study of the downtown. The study considered:
 - Market conditions
 - Traffic and parking
 - Potential zoning code revisions
 - Downtown organizations and possible structure
 - Potential for site redevelopment
 - Infrastructure and streetscape Improvements
 - Character and beautification of the downtown
- Strategic plan designed to guide development for the next 20 years.
- Plan identifies 18 projects and initiatives that are short term (0 to 5 years), mid-term (6 to 10 years), and long term (11 to 20 years).

IMPLEMENTATION

- Some projects and initiatives recommended in the Plan will be undertaken by the Village
- Others will be undertaken by private development companies
- Emphasis on public-private partnerships
- Downtown Plan recommends that the Village establish a TIF district to help fund many of the projects recommended in the Plan



WHY A TIF?

- A TIF demonstrates to the development community that the Village is serious about moving forward with the Downtown Plan and committed to reinvesting in the downtown
- A TIF would provide a source of funding for many of the public infrastructure projects recommended in the Downtown Plan
- A TIF would provide funds that could be used to provide incentives to developers to spur development
- But for the TIF, many of the projects in the Downtown Plan could not happen and the long term benefit from increased property values would not be realized

WHAT COULD TIF FUNDS BE USED FOR?

Capital Projects

- Design and Install New Public and Wayfinding Signage
- Construct a New Train Station
- Construct a Greenway
- Construct a Pedestrian Underpass
- Analyze downtown traffic circulation with the potential of converting streets to two-way traffic

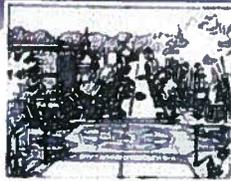
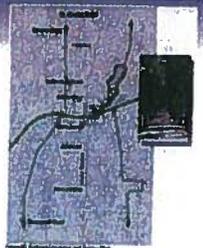


Figure 4.3 from 2007 City of Dallas Downtown Strategic Design, Planning, and Design Plan. Source: Urban Builders Studio.

WHAT COULD TIF FUNDS BE USED FOR?

Capital Projects

- Construct Two New Parking Garages
- Construct a New Public Plaza
- Maintain and enhance the recreational path system
- Relocate Fire Station and Redevelop this Prime Corner in Downtown
- Undertake Streetscape Improvements



WHAT COULD TIF FUNDS BE USED FOR?

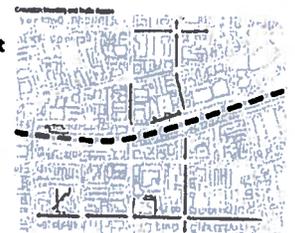
Development

- Encourage new development and investment in the downtown
- Assist with property assembly and site preparation
- Facilitate private downtown building maintenance and modernization



DOWNTOWN PLAN PROJECTS COMPLETED OR UNDERWAY

- Create new Downtown Organization
- Adopt Property Maintenance Code
- Streetscape and Parking Grant
- Analyze Downtown Traffic Circulation System
- Expand administrative (vs. legislative) approvals
- Promote the plan
- Tax Increment Financing (TIF) District study
- Alliance Branding Study



SHORT TERM PRIORITY DOWNTOWN PROJECTS

Short Term Projects and Initiatives (0-5 Years)

- Create a Permanent Downtown Organization (Complete)
- Encourage Building Maintenance (Complete and Underway)
- Establish a Historic Downtown District (Underway)
- Analyze Downtown Traffic System (Underway)
- Review Zoning Code and Village Review Process (Projected 2012) **PRIORITY**
- New Public Signage and Streetscaping (Projected 2012) **PRIORITY**
- Construct North Downtown Greenway (Timeline Not Yet Programmed)
- Maintain and Enhance Prairie Path System (Timeline Not Yet Programmed)
- Construct North Parking Structure (Timeline Not Yet Programmed) **PRIORITY**

MID TERM AND LONG TERM PRIORITY DOWNTOWN PROJECTS

Mid-Term Projects and Initiatives (6-10 Years)

- Construct New Train Station and Pedestrian Underpass (Timeline Not Yet Programmed) **PRIORITY**
- Facilitate Private South Main Mixed-Use Development (Timeline Not Yet Programmed) **PRIORITY**
- Facilitate Private Residential Development on Church Property (Timeline Not Yet Programmed)

Long-Term Projects and Initiatives (11-20 Years)

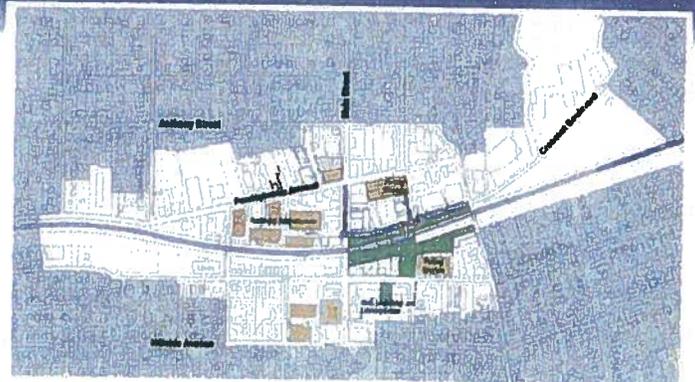
- Construct Parking Structure South of the Tracks (Timeline Not Yet Programmed)
- Facilitate Potential Fire Department Relocation and Redevelopment of Site (Timeline Not Yet Programmed)
- Facilitate Private Mixed Use Development by Crescent and Glenwood (Timeline Not Yet Programmed)

OPPORTUNITY SITES



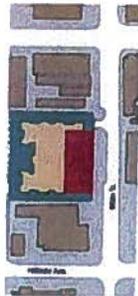
Figure 21: Properties Susceptible to Change
Source: Town Builder Studies

MAJOR PUBLIC/PRIVATE REDEVELOPMENT PROJECTS



POTENTIAL REDEVELOPMENT

Main Street Mixed-Use Redevelopment



Description:

Construct 18,000 SF of retail / office with residential (20 units) over parking decks that will be partially below grade. The residential units will be set back from the street at least 20 feet, therefore, from the street, it will appear to be two story building with two additional stories set back from the street.

All of the land required is owned by the Village, whose parking would be replaced in the decks.

Cost:

\$12,900,000

Revenue:

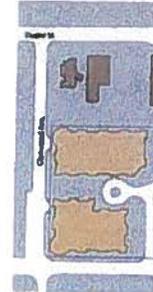
\$14,100,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Redevelopment of Church Parking Lot



Description:

Construct two residential buildings (84 units) over parking decks that will be partially or completely below grade. Building will appear to be 3 story at grade residential building from Villards Avenue and a 5 story building from the north.

Almost all of the land required is either owned by the Village or the Church, whose parking would be replaced in the decks. Project could be built in phases.

Cost:

\$26,400,000

Revenue:

\$27,200,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Forest Avenue North Parking Structure



Description:

Construct new parking deck and retail building in north half of Forest ROW and within 3 properties west of this ROW, including an existing Village lot. Total height of project is four stories and parking structure will provide up to 250 new above parking spaces as well as 28,000 SF of above/retail space.

Cost:

\$10,000,000 - parking deck

\$6,000,000 - retail building

Revenue:

TBD - parking deck

\$7,150,000 - retail building

Source of Funds:

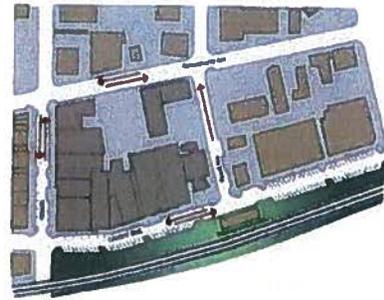
Private

Village of Glen Ellyn

Federal / IDOT/Ietra

POTENTIAL REDEVELOPMENT

Crescent Boulevard and North Glen



Description:

Transform Crescent from one-way traffic to two-way traffic with parallel parking in front of retail uses and diagonal parking along tracks and residential uses.

Replace parking lots between Crescent and Railroad tracks with North half of The Glen civic space - including paths, plaza, and landscaping.

Cost:

\$1,000,000 - 2,000,000

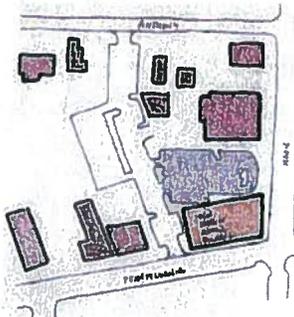
Source of Funds:

Village of Glen Ellyn

IDOT

POTENTIAL REDEVELOPMENT

Existing Fire Station Redevelopment



Description:

The existing fire station property could be redeveloped to have a 12,000 SF retail building facing the parking lot to the north of it.

This section of the existing Village public parking could be dedicated to this new building, leaving the remaining Village public parking as is.

Cost:

\$3,000,000*

* Does not include cost of new fire station

Revenue:

\$3,300,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

Glenwood-Crescent Residential District



Description:

Construct 18,000 SF of retail, five residential buildings (282 units) over parking decks that will be partially or completely below grade. Maximum height of each building is 5 stories, including the parking.

Requires the permanent vacation of Crescent between Prospect and Glenwood and relocation of trunk utilities.

Cost:

Phase I - \$ 8,300,000

Phase II - \$45,300,000

Phase III - \$40,700,000

Revenue:

Total - \$94,600,000

Source of Funds:

Private

POTENTIAL REDEVELOPMENT

New Train Station/Optional Underpass



Description:

Construct new train station and platform in general location of existing train station and platforms.

Optional underground pedestrian passage could be constructed at same time.

Cost:

\$10,000,000 - \$12,000,000 for station and platforms

\$3,000,000 - \$4,000,000 for pedestrian underpass

Source of Funds:

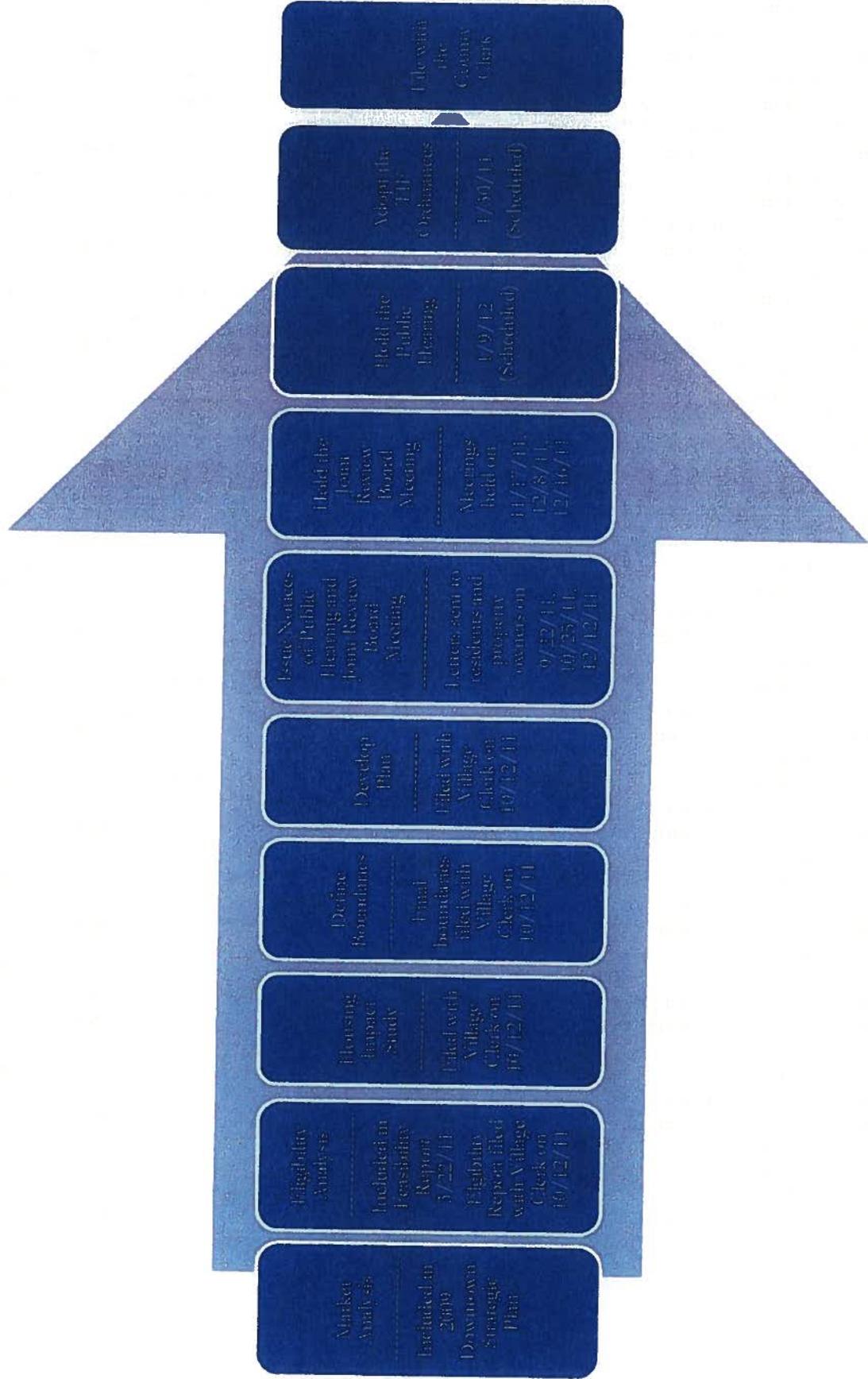
Village of Glen Ellyn

ICC

IDOT

QUESTIONS?

STEPS TO CREATE A TIF DISTRICT



**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, November 17, 2011
2:00 PM**

1. Call to Order
Maureen Barry, Ehlers and Associates, Inc. called the meeting to order at 2:03 p.m.

2. Roll Call of JRB Members
The following members were in attendance (see also attached sign in sheet)

| <u>Member</u> | <u>Representative</u> |
|---|-----------------------|
| DuPage County | Paul Hoss |
| Village of Glen Ellyn | Mark Franz |
| Glen Ellyn Elementary School District #41 | Bob Ciserella |
| Glen Ellyn High School District #87 | Chris McClain |
| Glen Ellyn Park District | Dave Harris |

The following organizations did not have a representative present:
Milton Township
College of DuPage

Others present included: Stewart Diamond, Ancel-Glink; Nancy Hill, Ehlers and Associates, Inc.; Ann Riebock, Glen Ellyn School District #87; Jane Zaccaria

3. Selection of Public Member
A motion was made by Mr. Franz to nominate Jane Zaccaria as the public member. The motion was seconded by Mr. Hoss. With no discussion, upon a voice vote of the members present, the MOTION CARRIED unanimously.

4. Appointment of JRB Chairperson
A motion was made by Mr. Harris to nominate Mark Franz as the JRB Chairperson. The motion was seconded by Mr. Hoss. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

5. Overview of JRB Statutory Duties

Ms. Barry presented an overview of the Joint Review Board's duties by state law. She explained that by law one representative of certain taxing bodies are members of the Joint Review Board and that the Board has specific duties. She explained these duties.

6. Review of Eligibility Study, Redevelopment Project and Plan

Ms. Barry reviewed the proposed Central Business District Redevelopment Project Area and the Redevelopment Plan and Project Report and Eligibility Report. She summarized the eligibility criteria and how the Central Business District Redevelopment Project Area meets these criteria for TIF District designation as a Blighted Area for improved land and vacant land and as a Conservation Area. She stated that the Redevelopment Project Area is approximately 85 acres, in excess of the required minimum 1.5 acres required by the TIF Act. She stated that the Redevelopment Project Area as a whole is adversely impacted by the presence of blighted factors and conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal redevelopment needs and TIF funds are necessary to finance redevelopment activities. She stated there has been a lack of growth and development through private investment, as outlined in the reports, and that but for the intervention of the Village through tax increment financing the Redevelopment Project Area is not likely to be redeveloped. She reviewed the goals of the Redevelopment Plan, the Redevelopment Project Costs, and the certifications required by the Act.

7. Questions Regarding TIF, Redevelopment

Mr. McClain stated that one of the criteria to designate the vacant land in the project area as blighted is to have a diversity of ownership. He asked if the TIF allow these properties to be purchased by the Village. Ms. Barry stated that TIF funds may be used for the acquisition of property.

Mr. Ciserella asked if the Village plans to use eminent domain to acquire those properties. Mr. Franz said that the Village is not currently considering the use of eminent domain.

Mr. McClain raised a concern regarding the lack of a planned budget and stated that one would help to provide an idea to the members' respective boards of how much money would be brought in and spent through the TIF. Ms. Barry stated that due to the lack of any projects currently on the table, that would be difficult to provide. However, budgets will be included in all of the annual reports submitted to the members of the JRB. Mr. Franz stated that the Project Costs are the maximum that could be spent by the Village in each of the identified categories. All expenditures will be limited to the amount of revenue brought in by the TIF.

Mr. Hoss asked if the creation of a TIF district was in mind when the 2009 Downtown Strategic Plan was created. Mr. Franz responded by saying that the idea of creating a TIF district was proposed in the Downtown Strategic Plan and it was not planned prior. Mr. Hoss asked if the plan will be used as the guiding document for any redevelopment projects. Mr. Franz stated that is correct.

Dr. Riebock noted her concern regarding the lack of a solid plan for specific redevelopment projects. Ms. Barry stated that characterization is more passive than what will actually occur. The Downtown Plan has identified some areas for potential projects and the Village will have the opportunity to send out requests for qualifications or proposals to developers. This indicates that the Village has an idea of what it would like to see happen, but many of these projects cannot become a reality without partnerships with private developers.

Ms. Zaccaria asked if TIF funds could be used to market the existing businesses in the downtown. Ms. Barry said that TIF funds cannot be used to market a specific project; however they may be used to advertise the entire district.

Attorney Diamond stated that a question had been previously raised regarding the Project Costs including a line for Public Buildings. This was included due to the possibility of using TIF funds to assist with the redevelopment of the downtown fire station or publicly-owned parking lots. There are not any current plans to use TIF funds to improve any public buildings, such as the Civic Center, and a passage stating this can be included in the JRB report.

9. Presentation of Ordinances

Attorney Diamond stated that the ordinances have not yet been drafted as he wanted to see the direction in which this meeting's discussion went. The ordinances will adopt the Redevelopment Plan and costs, the Project Area, and will direct DuPage County to provide the Village with the tax increment. He stated that he would provide the JRB with copies of the draft ordinances at the next meeting.

8. Joint Review Board Discussion

Mr. McClain stated that this meeting served as a great opportunity to have some lingering questions addressed. He did not have authority from his school board to vote on any sort of recommendation regarding the documents discussed. He stated that he would like the meeting to be continued so that he could take this information back to his school board and receive any additional feedback. Mr. Ciserella agreed with Mr. McClain and stated that he would like the same.

10. Joint Review Board Report
This item was not discussed.

11. Adjournment
A motion was made by Mr. Ciserella to continue the meeting and reconvene on December 8, 2011 at 2:00 p.m. The motion was seconded by Mr. Hoss. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

Proposed Village of Glen Ellyn Central Business District TIF Redevelopment Project Area

November 17, 2011 – 2:00 P.M.

Meeting Agenda

- I. Call to Order (Village)
- II. Introduction of Representatives

Member

DuPage County

Milton Township

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Park District

Representative

Paul Hoss - 514 0128

Mark Franz

Bob Cisevella / Ann Lieback

Chris McClain

D-H

- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. TIF Plan and TIF Eligibility Criteria - Review
- VII. Review of Draft TIF Ordinances
- VIII. Questions/Comments (Chairperson)
- IX. Consideration of Recommendations to Village Board (Chairperson)
- X. Review of Timetable and Next Steps
- XI. Adjournment

**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, December 8, 2011
2:00 PM**

1. Call to Order

Mark Franz called the meeting to order at 2:07 p.m.

2. Roll Call of JRB Members

The following members were in attendance (see also attached sign in sheet)

| <u>Member</u> | <u>Representative</u> |
|---|-----------------------|
| DuPage County | Paul Hoss |
| Village of Glen Ellyn | Mark Franz |
| Glen Ellyn Elementary School District #41 | Bob Ciserella |
| Glen Ellyn High School District #87 | Chris McClain |
| Glen Ellyn Park District | Dave Harris |
| Public Member | Jane Zaccaria |

The following organizations did not have a representative present:

Milton Township
College of DuPage

Others present included: Paul Keller, Ancel-Glink; Maureen Barry, Ehlers and Associates, Inc.; Nancy Hill, Ehlers and Associates, Inc.; Staci Hulseberg, Village of Glen Ellyn

3. Presentation of Ordinances

Attorney Keller described that the final step in the process is for the Village Board to adopt three ordinances. The first ordinance approves the redevelopment plan, the second approves the redevelopment project area and the third approves the use of tax increment financing.

Mr. Franz requested that everyone take a couple of minutes and review the ordinances. Once this was complete, he asked if anybody had any questions regarding the ordinances. There were none.

4. Questions/Comments

Mr. Franz stated that the last meeting was continued to allow for the member's respective boards to further discuss the proposed TIF district. He said that over the past three weeks he has received a few questions about the overall vision for the district and if it would be acceptable to the members, he would like Staci Hulseberg to present some information about the Village's vision for the downtown. The members agreed to this.

Ms. Hulseberg provided the group with a short PowerPoint presentation that discussed how a TIF district would help the Village realize the goals of the Downtown Strategic Plan, which was adopted by the Village in 2009.

Mr. McClain thanked Ms. Hulseberg for providing some clarification as to how the TIF would assist the Village in realizing its goals for the downtown. He mentioned that the presentation noted certain revenues for specific projects and wondered what type of revenue that would be. Ms. Hulseberg responded that they are property and sales tax revenue. She also noted that some of the potential redevelopment sites are currently parking lots that currently do not pay property taxes, so any redevelopment would cause a fairly significant increase in property tax revenue.

Ms. Zaccaria asked where money to help fund redevelopment projects will come from if currently the equalized assessed value of the district is not increasing. Ms. Hulseberg responded that the inflationary growth of the district will allow for some small reinvestments. In addition, the Village can issue bonds to help pay for public projects. Mr. Franz noted that partnerships with private organizations will help to provide some of the needed funds.

Ms. Zaccaria asked if the taxpayers would be financially responsible for any bond that is issued. Mr. Franz stated that bonds would be paid for by revenue generated by the TIF and no tax increase would be necessary.

Ms. Zaccaria asked how the Village foresees the redevelopment starting. Mr. Franz stated that there has been some interest from developers, but they are waiting to see if a TIF is implemented. Ms. Hulseberg said that one of the first projects will be to install way-finding signage throughout the downtown to make it more usable for customers. Ms. Barry stated that the usage of TIF funds is restricted and the Village would need to go through a "but for" analysis for every individual project before providing a developer with assistance or an incentive.

Ms. Zaccaria asked if individual projects would need to go before residents before they begin. Ms. Hulseberg stated that all projects will still need to go through the regular Plan Commission and Village Board process.

Mr. McClain stated that his board would need a bit more time to answer a few more questions about what kind of projects will be completed and the impact that a TIF would have on the other tax payers in their district. In addition, he stated that the 30 day timeframe seems a bit condensed for a decision that would have a 23 year impact.

Mr. Ciserella stated that his school board echoes the same concerns as Mr. McClain's and that the presentation from Ms. Hulseberg was helpful in addressing some of those questions. He stated that he would also support another continuation of the meeting until after his school board has had the opportunity to discuss the matter again.

Mr. Franz stated that he was concerned with continuing the meeting again. He wanted to be sure that the Village could stay on track with the public meeting schedule and did not want to miss any opportunity for redevelopment.

Mr. McClain stated that he wanted to continue the dialogue to help each of the boards understand the issues and make an informed decision.

Mr. Hoss said that it may be beneficial to meet late next week to allow the school districts' boards to discuss the TIF district at their upcoming meetings.

Dr. Riebock stated that while Ms. Hulseberg's presentation was helpful, it is still a bit vague and more specifics are needed. Mr. Franz noted that the Village cannot really give any more specific information about projects because any redevelopment will require a partnership and we still do not know who the partner will be.

Ms. Zaccaria asked if the Village would take any redevelopment project that is proposed. Mr. Franz stated that the Village has been working on an economic incentives policy. Incentives will not be automatic and any proposals would need to show a return on investment before they will be approved by the Village Board.

5. Consideration of Recommendation to Village Board
This item was not discussed.
6. Review of Timetable and Next Steps
This item was not discussed.

7. Adjournment

A motion was made by Mr. McClain to continue the meeting and reconvene on December 16, 2011 at 10:00 a.m. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

**Village of Glen Ellyn
Proposed Central Business District Redevelopment Project Area (TIF)**

December 8, 2011 – 2:00 P.M.

Continuation of Meeting Convened on November 17, 2011

Meeting Agenda

- I. Call to Order (Chairperson)
- II. Roll Call of Joint Review Board Members

Member

DuPage County

Milton Township

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Park District

Public Member *Jane Zaccaria*

Representative

[Signature]

Maree Ferruz

Robert J. Cisevella

Cheryl McClellan

[Signature]

Jane Zaccaria

- III. Review of Draft TIF Ordinances (Village Attorney)
- IV. Questions/Comments (Chairperson)
- V. Consideration of Recommendations to Village Board (Chairperson)
- VI. Review of Timetable and Next Steps
- VII. Adjournment

**DRAFT MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, December 16, 2011
10:00 AM**

1. Call to Order

Mark Franz called the meeting to order at 10:06 a.m.

2. Roll Call of JRB Members

The following members were in attendance (see also attached sign in sheet)

| <u>Member</u> | <u>Representative</u> |
|---|-----------------------|
| DuPage County | Paul Luaracella |
| Village of Glen Ellyn | Mark Franz |
| Glen Ellyn Elementary School District #41 | Bob Ciserella |
| Glen Ellyn High School District #87 | Chris McClain |
| Glen Ellyn Park District | Dave Harris |
| Public Member | Jane Zaccaria |

The following organizations did not have a representative present:

Milton Township
College of DuPage

Others present included: Paul Keller, Ancel-Glink; Maureen Barry, Ehlers and Associates, Inc.; Nancy Hill, Ehlers and Associates, Inc.

3. Questions/Comments

Mr. Franz noted that the Village had provided each of the members with an FAQ and an update to the presentation from the last meeting. On Monday, December 12 a decision was made that the Village need not be present at either of the school district's meetings to answer any questions or address any concerns.

Mr. Franz discussed the reasons why the Village is proposing the use of tax increment financing. He stated that it is the best tool available to municipalities to reinvest in their community. A TIF district would not create any new taxes and would assist in increasing the equalized assessed value of the properties in the downtown. In addition, it would help fulfill the funding needs laid out in the Downtown Strategic Plan. A TIF district would

help to stimulate growth in the downtown which will also help promote the Village as a good place to live, work and play.

Mr. McClain thanked the group for agreeing to continue the meeting to allow his school board to have more time to discuss the matter.

No questions were asked by any of the members.

4. Consideration of Recommendation to Village Board

Ms. Zaccaria stated that having reviewed the public record, planning documents and proposed ordinances approving the redevelopment plan and project area, and finding that the Area and Plan meet the Plan requirements, the eligibility criteria, and the objectives of the TIF Act, she moved that the Joint Review Board approve and recommend the implementation of the Central Business District Tax Increment Financing District as proposed by the Village of Glen Ellyn. Mr. Harris seconded the motion.

Before making his vote, Mr. Ciserella made the following statement:

“At the direction of the Board of Education, School District 41 will be voting ‘no’ on the motion to recommend approval of the Village of Glen Ellyn’s Central Business District Tax Increment Financing (‘TIF’) Plan. While the School District is going to vote no, the Board of Education strongly supports development of Glen Ellyn’s Central Business District and is not necessarily against the use of TIF to help fund development. The primary reasons for the School District’s vote are:

1. The lack of clear evidence in the TIF study that the downtown area meets the blighted conditions of the TIF law.
2. The lack of any specific development plan to be funded by the proposed \$162,000,000 in TIF expenditures, which amounts to approximately \$6,000 for every resident of the Village.
3. The likely increase in the School District’s tax rates and the shifting of an increased tax burden to residential and commercial properties outside of the TIF.
4. The use of School District tax dollars for public improvements which will not benefit parts of the School District which are outside of the Village of Glen Ellyn.

The School District remains interested in working with the Village of Glen Ellyn to provide for the development of the Central Business District through financing methods like TIF and through intergovernmental agreements which would result in a less significant impact on the School District than the \$160,000,000 plan currently proposed by the Village.”

Mr. McClain echoed many of Mr. Ciserella's comments and stated that School District 87 would have been in support of the TIF Plan had an intergovernmental agreement regarding the share of surplus dollars been put in place.

| <u>Member</u> | <u>Vote</u> |
|---|-------------|
| DuPage County | Yes |
| Village of Glen Ellyn | Yes |
| Glen Ellyn Elementary School District #41 | No |
| Glen Ellyn High School District #87 | No |
| Glen Ellyn Park District | Yes |
| Public Member | Yes |

The MOTION CARRIED 4-2.

After the voting was complete, Mr. Franz stated that Glen Ellyn residents have already been burdened by TIF districts in other municipalities and the proposed TIF district would provide a benefit to the residents living in Glen Ellyn. He also stated that the proposed area makes up about 4% of School District 41's total equalized assessed property value and about .9% of School District 87's total equalized assessed property value. Therefore the impact on the rest of their districts will be very minimal.

Mr. McClain stated that the impact will be minimal, but there will still be an impact.

Ms. Barry noted that a document that serves as the report of the Joint Review Board that will be passed around to the members for their signature. Attorney Keller mentioned that the member's signatures do not mean that they voted "yes," but that the report is accurate. All of the members signed the report.

5. Review of Timetable and Next Steps

Ms. Barry discussed the next steps in the process. She said that the report and draft minutes will be provided to the Village Board for their review. A public hearing will be held before the Village Board on January 9, 2012 at 7 p.m. The Village Board can take action on the Ordinances previously discussed 14-90 days after the completion of the public hearing.

Ms. Barry also stated that if the Village Board approves the ordinances, there will be an annual Joint Review Board meeting to discuss the progress of the district.

Mr. Franz thanked everyone for their time.

6. Adjournment

A motion was made by Mr. McClain to adjourn the meeting. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Andrew Letson, Village of Glen Ellyn, Administrative Intern

Joint Review Board Meeting

**Village of Glen Ellyn
Proposed Central Business District Redevelopment Project Area (TIF)**

December 16, 2011 – 10:00 A.M.

*Continuation of Meeting Convened on November 17, 2011
And Continued to December 8, 2011*

Meeting Agenda

- I. Call to Order
- II. Roll Call of Joint Review Board Members

Member

Representative

DuPage County

Paul Lauricella

Milton Township

Mark Tracy

Village of Glen Ellyn

College of DuPage

Glen Ellyn Elementary School District #41

Rob Russell
Chris McClain

Glen Ellyn High School District #87

Glen Ellyn Park District

D. H. H.

Public Member

Jane Zaccaria

- III. Questions/Comments
- IV. Consideration of Recommendations to Village Board
- V. Review of Timetable and Next Steps
- VI. Adjournment

VI. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2011 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village intends to be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein, does not commit the Village to finance all these costs with TIF funds.

(See notes below budget for additional information regarding Redevelopment Project Costs.)

- | | |
|---|--------------|
| (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services. | \$2,000,000 |
| (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors. | \$1,000,000 |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. | \$30,000,000 |

- | | | |
|------|--|--------------|
| (4) | Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification. | \$20,000,000 |
| (5) | Costs of the construction of public works or improvements. | \$50,000,000 |
| (6) | Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area. | \$500,000 |
| (7) | Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. | \$7,500,000 |
| (8) | To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds). | \$5,000,000 |
| (9) | Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act. | \$3,000,000 |
| (10) | Payment in lieu of taxes. | \$3,000,000 |
| (11) | Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, | \$500,000 |

advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

| | | |
|------|---|-------------|
| (12) | Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. | \$3,000,000 |
| (13) | Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects. | \$4,000,000 |
| (14) | Construction Costs for Affordable Housing. | \$2,500,000 |
| (15) | Contributions to Contiguous TIF's. | \$5,000,000 |

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2011 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Glen Ellyn reserves the right to collect reimbursement for funds extended in accordance with the Act.
- 7) Inflationary costs may be realized according to the Act.

VILLAGE OF GLEN ELLYN, ILLINOIS

**RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD
CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")**

To: President and Board of Trustees
Village of Glen Ellyn
535 Duane St
Glen Ellyn, Illinois 60137

WHEREAS, the Joint Review Board convened pursuant to notice as provided in the Act on November 17 and December ^{and 16} 8, 2011, at the Village Hall, 535 Duane St., Glen Ellyn, Illinois, and was attended by and composed of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Glen Ellyn and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinances designating the Downtown Tax Increment Redevelopment Project Area, Redevelopment Plan and Redevelopment Project, and adopting Tax Increment Financing to be adopted by the Village; the Downtown Redevelopment Plan and Project, Village of Glen Ellyn, Illinois, including the Eligibility Study for the aforementioned Redevelopment Project and Plan, prepared by Ehlers and Associates, Inc., and after considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Downtown Redevelopment Plan and Project, Village of Glen Ellyn, Illinois be

approved and that the Downtown Tax Increment Redevelopment Project Area satisfies the eligibility criteria defined in the Act and the Downtown Tax Increment Redevelopment Project Area qualifies as a "blighted area" area as defined in the Act. Further, the Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the President and Board of Trustees of the Village of Glen Ellyn, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Glen Ellyn, Illinois that the proposed Downtown TIF Redevelopment Plan and Redevelopment Project be approved and that the Downtown Tax Increment Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act.

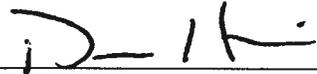
DATED this ___ day of _____, 2011



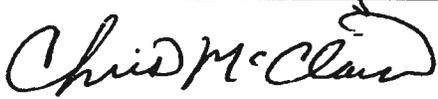
Representative of Village of Glen Ellyn



Representative of DuPage County



Representative of Glen Ellyn Park District



Representative of Glenbard HS District 87

Rafael

Representative of Greenwich School District 41

Jane Zucconi

Representative of Public Member

Representative of _____

FIRST ORDINANCE

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees (the "Corporate Authorities") called for a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for January 9, 2012; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on October 25, 2011, by publication on December 22, 2011, and December 29, 2011, to residential addresses

within 750' outside the Area on October 25, 2011, and to taxpayers within the Area on December 13, 2011; and

WHEREAS, the Village, has convened a meeting of the Joint Review Board as required by and in all respects in compliance with the provisions of the Act and on December 16, 2011, the Joint Review Board voted to approve the Redevelopment Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "blighted area" as defined in the Act, or a Conservation Area as defined in the Act; and

On October 11, 2011, pursuant to the Section 11-74.4-6(e) of Act, the Village held a public meeting regarding displacement of residents from the redevelopment project area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Plan and Project conform to the existing comprehensive planning process of the Village.

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

Section 1. Findings. That the Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) or as a Conservation Area as defined in Section 11-74.4-3(b) of the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on January 9, 2012, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED this _____ day of _____, 2012.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2ND ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE

NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1 AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT

2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7, AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTER LINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE

EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019
05-10-410-035
05-10-410-032
05-10-410-033
05-10-410-029
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05-11-310-035
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05-11-310-037
05-11-310-038
05-11-310-055
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05-11-310-079

05-11-329-010
05-11-329-008
05-11-329-007

05-11-310-044
05-11-310-021
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05-11-310-061
05-11-310-049
05-11-310-050
05-11-310-051
05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
05-11-310-031
05-11-310-032

05-11-338-001 THRU 032

05-11-311-006
05-11-311-005
05-11-311-011
05-11-311-012
05-11-311-013
05-11-311-016

05-11-334-001 THRU 108

05-11-312-011
05-11-312-012
05-11-312-013

05-11-318-004
05-11-318-005
05-11-318-003
05-11-318-011
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05-11-318-001
05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

05-11-317-025
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05-11-317-029
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05-11-321-001
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05-11-328-001
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05-11-329-029
05-11-329-003
05-11-329-004
05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
05-11-322-002
05-11-322-003
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05-11-322-014
05-11-322-015
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05-11-315-015

05-11-323-006
05-11-323-001
05-11-323-002
05-11-323-003

05-11-319-004
05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

EXHIBIT B

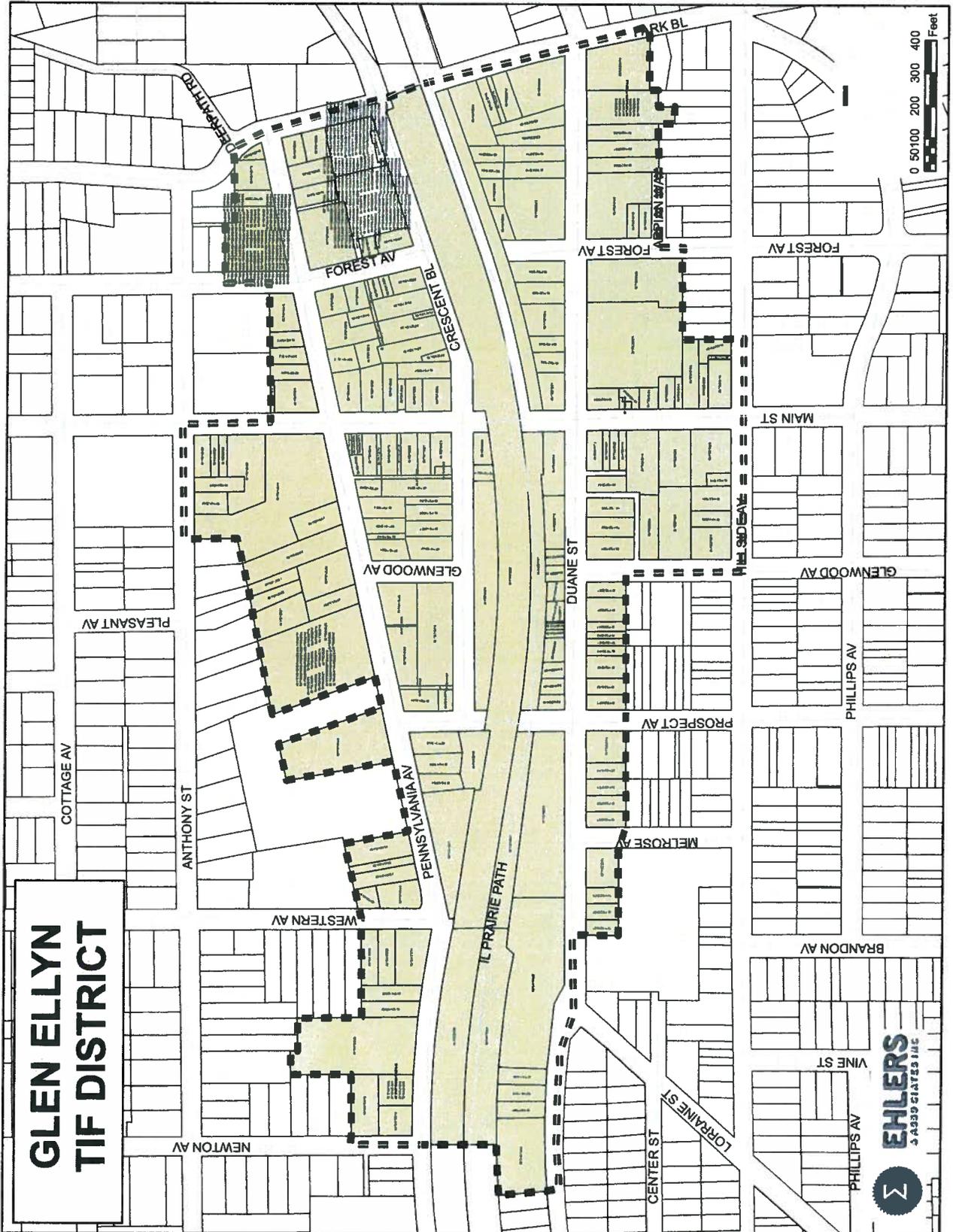
GENERAL STREET LOCATION

EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



**GLEN ELLYN
TIF DISTRICT**



EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustee voted NAY: _____

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village President and Village Board of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2010, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Business District Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2012.

Village Clerk

(SEAL)

SECOND ORDINANCE

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY,
ILLINOIS, DESIGNATING THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, of the Illinois Municipal Code, as amended 65 ILCS 5/11-74.4-1 et seq. (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on January 9, 2012, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

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

Section 1. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.6 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set

out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

- EXHIBIT A – Legal Description
- EXHIBIT B – General Street Location
- EXHIBIT C – Map of Redevelopment Project Area

PASSED this _____ day of _____, 2012.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2ND ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID

NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1 AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7,

AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTER LINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF

RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019
05-10-410-035
05-10-410-032
05-10-410-033
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05-11-310-035
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05-11-329-010
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05-11-310-021
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05-11-310-061
05-11-310-049
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05-11-310-051
05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
05-11-310-031
05-11-310-032

05-11-338-001 THRU 032

05-11-311-006
05-11-311-005
05-11-311-011
05-11-311-012
05-11-311-013
05-11-311-016

05-11-334-001 THRU 108

05-11-312-011
05-11-312-012
05-11-312-013

05-11-318-004
05-11-318-005
05-11-318-003
05-11-318-011
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05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

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05-11-317-017
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05-11-317-005
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05-11-328-001
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05-11-329-029
05-11-329-003
05-11-329-004
05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
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05-11-322-003
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05-11-322-014
05-11-322-015
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05-11-323-006
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05-11-323-003

05-11-319-004
05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

EXHIBIT B

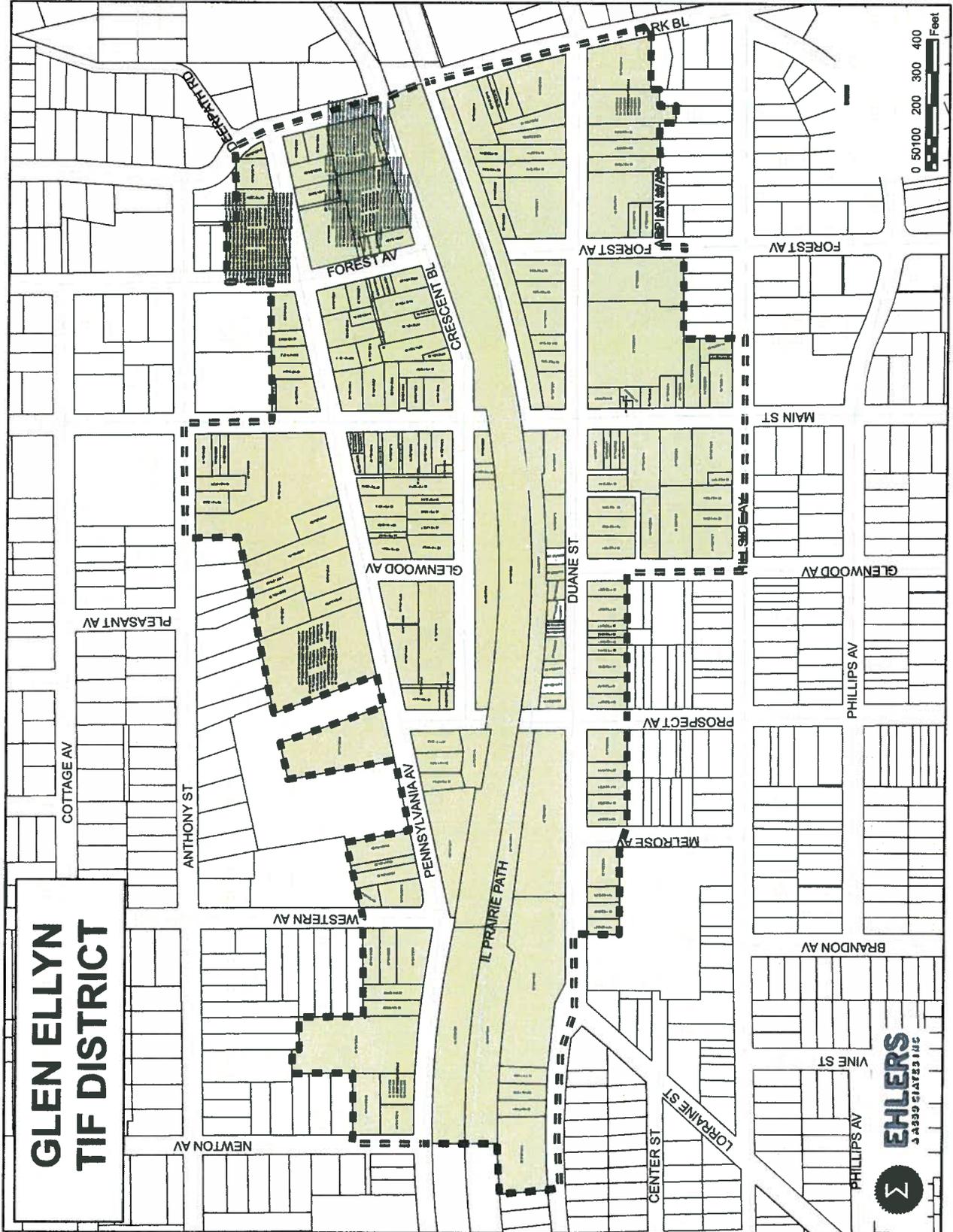
GENERAL STREET LOCATION

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

GLEN ELLYN TIF DISTRICT



EHLERS
34000 STATES IUC



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same and directed the Village Clerk to record the same in full in the records of the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2012, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois Designating the Central Business District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2012.

Village Clerk

(Seal)

THIRD ORDINANCE

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN,
DUPAGE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this

reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Central Business District Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

c. Tax Increment Allocation Financing shall continue for the period authorized by the Act, unless earlier terminated by the Corporate Authorities.

Section 3. Invalidation of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

- EXHIBIT A – Legal Description
- EXHIBIT B – General Street Location
- EXHIBIT C – Map of Redevelopment Project Area

PASSED this _____ day of _____, 2012.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2ND ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE

NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1 AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT

2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7, AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTERLINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE

EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019
05-10-410-035
05-10-410-032
05-10-410-033
05-10-410-029
05-10-410-030
05-10-410-034

05-11-310-035
05-11-310-078
05-11-310-037
05-11-310-038
05-11-310-055
05-11-310-059
05-11-310-079

05-11-329-010
05-11-329-008
05-11-329-007

05-11-310-044
05-11-310-021
05-11-310-022
05-11-310-061
05-11-310-049
05-11-310-050
05-11-310-051
05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
05-11-310-031
05-11-310-032

05-11-338-001 THRU 032

05-11-311-006
05-11-311-005
05-11-311-011
05-11-311-012
05-11-311-013
05-11-311-016

05-11-334-001 THRU 108

05-11-312-011
05-11-312-012
05-11-312-013

05-11-318-004
05-11-318-005
05-11-318-003
05-11-318-011
05-11-318-012
05-11-318-001
05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

05-11-317-025
05-11-317-024
05-11-317-023
05-11-317-022
05-11-317-021
05-11-317-020
05-11-317-018
05-11-317-017

05-11-317-001
05-11-317-002
05-11-317-026
05-11-317-003
05-11-317-028
05-11-317-005
05-11-317-006
05-11-317-007
05-11-317-008
05-11-317-027
05-11-317-010
05-11-317-011
05-11-317-029
05-11-317-015
05-11-317-016
05-11-317-019

05-11-321-001
05-11-321-002
05-11-321-008
05-11-321-004
05-11-321-005
05-11-321-006

05-11-328-001
05-11-328-002
05-11-328-003
05-11-328-004
05-11-328-005
05-11-328-006
05-11-328-008
05-11-328-009
05-11-328-010
05-11-328-017
05-11-328-018
05-11-328-024
05-11-328-025

05-11-329-029
05-11-329-003
05-11-329-004
05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
05-11-322-002
05-11-322-003
05-11-322-004
05-11-322-014
05-11-322-015
05-11-322-016
05-11-322-017
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05-11-322-024
05-11-322-025

05-11-327-001
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05-11-327-008
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05-11-313-011
05-11-313-004
05-11-313-005
05-11-313-006

05-11-313-010

05-11-316-008

05-11-316-007

05-11-316-005

05-11-314-001

05-11-314-006

05-11-314-002

05-11-314-007

05-11-314-003

05-11-314-008

05-11-314-004

05-11-314-005

05-11-315-001

05-11-315-006

05-11-315-007

05-11-315-008

05-11-315-009

05-11-315-010

05-11-315-002

05-11-315-003

05-11-315-004

05-11-315-005

05-11-315-022

05-11-315-023

05-11-315-021

05-11-315-020

05-11-315-019

05-11-315-018

05-11-315-017

05-11-315-016

05-11-315-011

05-11-315-012

05-11-315-013

05-11-315-014

05-11-315-015

05-11-323-006

05-11-323-001

05-11-323-002

05-11-323-003

05-11-319-004

05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

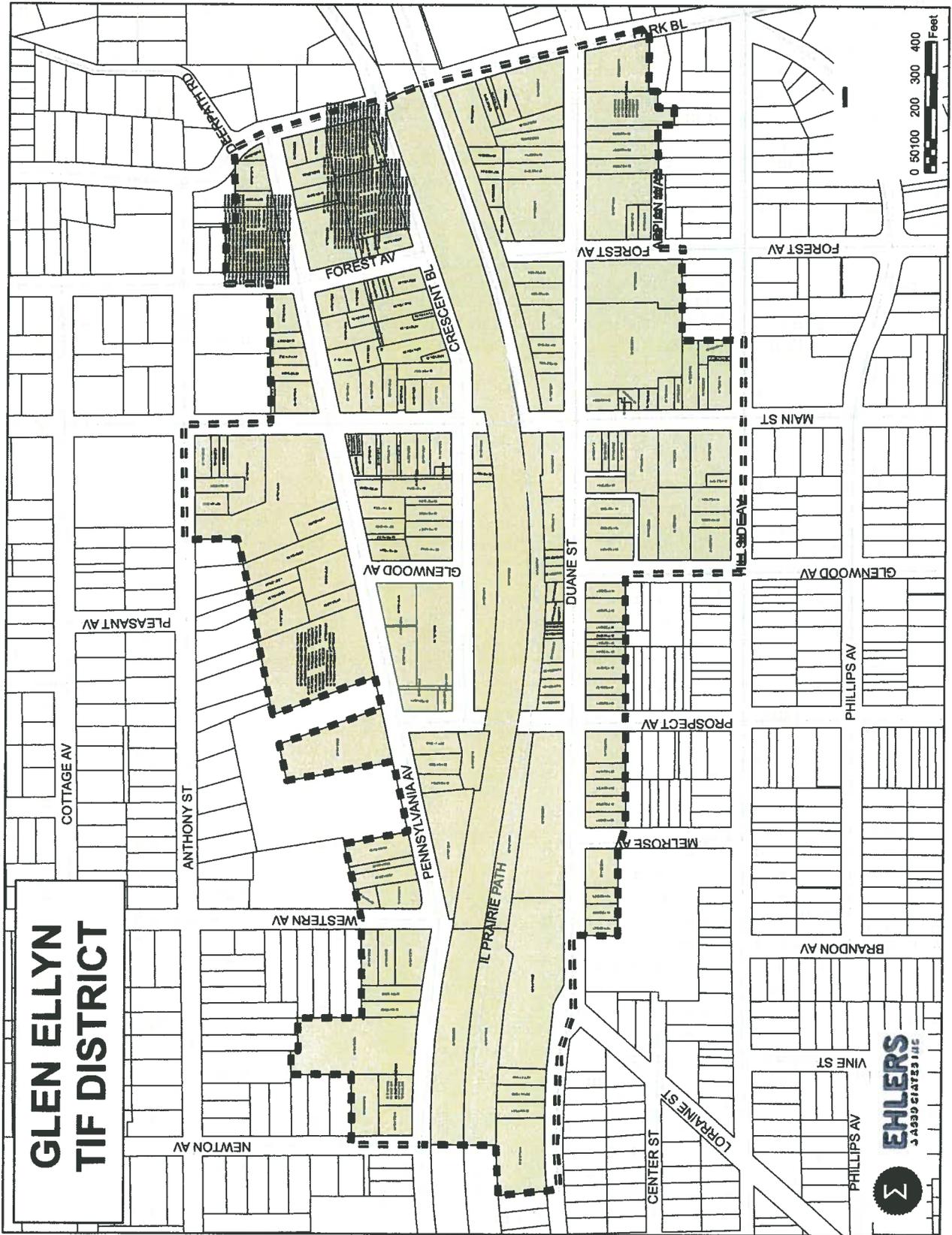
EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



**GLEN ELLYN
TIF DISTRICT**



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village President and Village Board of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2012, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the Central Business District Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2012.

Village Clerk

(SEAL)