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

Agenda
Village of Glen Ellyn
Village Board Meeting
Monday, April 9, 2012
8:00 p.m. – Galligan Board Room

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Village Recognition:

   A. Police Officer Joseph Nemchock received a letter from School District 89 complimenting him for participating in the "Shop with a Cop" program and making a difference in the life of a 4th grade student.

   B. A Jewel food store patron wrote a letter to the Glen Ellyn Volunteer Fire Company thanking them for coming to her aid recently when she suffered a health emergency while shopping.

5. Audience Participation

   A. Proclamation in recognition of the accomplishments of the Glenbard West and Glenbard South co-op Swim Team.

   B. Proclamation to be presented to McChesney & Miller in recognition of their 150th anniversary observance.

   C. 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 McGinley)*

   A. Village Board Meeting Minutes:

      1. March 19, 2012 Special Workshop
      2. March 26, 2012 Regular Workshop
      3. March 26, 2012 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - $1,343,365.66.

The vouchers have been reviewed by Trustee McGinley and by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

C. Motion to approve the recommendation of Village President Pfefferman that William Housey be reappointed to the Police Pension Board for a term ending April, 2014.

D. Motion to waive Section 4-5-9 (Special Event Signs), Section 8-1-11 (Street Obstructions) and Section 8-1-12 (Merchandise on Street) of the Village Code for the 2012 Recycling Extravaganza event, sponsored by the Glen Ellyn Environmental Commission, scheduled from 8 a.m. to 12 p.m. on Saturday, April 28, 2012. *(Assistant to the Village Manager Schrader)*

E. Motion to waive Section 3-23 (Peddlers), Section 8-1-11 (Street Obstructions), and Section 8-1-12 (Merchandise on Street) of the Village Code to allow the Glen Ellyn Jaycees to set up and operate their annual Village Fair from Wednesday, May 16, 2012 through Sunday, May 20, 2012 in concert with the Taste of Glen Ellyn event. *(Assistant to the Village Manager Schrader)*

F. An Ordinance and Agreements with Shell Oil Products US regarding the environmental conditions at 631 Roosevelt Road: *(Assistant to the Village Manager Schrader)*

1. Ordinance No. 6017, An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by Any Other Method at or Within the Area Designated on Exhibit "A" Attached Hereto and Made a Part Hereof;

2. A motion to authorize the execution of a Highway Authority Agreement with Shell Oil Products US regarding the environmental conditions at 631 Roosevelt Road relating to Park Boulevard and Exmoor Avenue; and

3. A motion to authorize the execution of a Limited Environmental Indemnity Agreement with Shell Oil Products US regarding the environmental conditions at 631 Roosevelt Road relating to Park Boulevard and Exmoor Avenue.

G. Motion to approve award of a contract to Schroeder Asphalt Services for large-area asphalt patches associated with the 2012 Skip Paving Program, in the amount of $80,000, to be expensed to the FY 11/12 Capital Projects Fund. *(Public Works Director Hansen)*

H. Motion to approve award of a contract to Insituform Technologies USA, Inc. for sanitary sewer lining associated with the 2012 Sanitary Sewer Lining Program, in the amount of $300,000 (including a 9-percent contingency), to be expensed to the FY 11/12 Sanitary Sewer Fund. *(Public Works Director Hansen)*

I. Motion to waive competitive bidding and approve award of a three-year contract to Acres Group for Landscape Maintenance Services in the annual amount of $44,411, to be expensed to the General Fund. *(Public Works Director Hansen)*

J. Motion to approve award of a three-year contract to Trees-R-Us for the brush removal program to be expensed to the Residential Solid Waste Fund. *(Public Works Director Hansen)*

K. Motion to approve a proposal from Metropolitan Pump Company for the moving and replacing of the electrical control panel for the South Park Lift Station in the not-to-exceed amount of $43,260.00, to be expensed to the FY 11/12 Sanitary Sewer Fund. *(Public Works Director Hansen)*

L. Ordinance No. 6018-VC, an Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 11 Class B-5 Public Sidewalk Liquor License and Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code of Glen Ellyn, Illinois, Increase the Number of Permitted Class B-5 Public Sidewalk Liquor Licenses. *(Administrative Services Coordinator Underhill)*

M. Ordinance No. 6019, an Ordinance Approving Annexation Agreements for six properties southeast of the current Village limits located at 21W534 Bemis Road, 21W644 Bemis Road, 21W654 Bemis Road, 1S551 Route 53, 1S563 Route 53 and 1S531 Sunnybrook Road. *(Planning and Development Director Hulseberg)*

7. Ordinance No. 6020, an Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to allow the Construction of a Two-Story Addition and Attached Garage for the Property at 603 Midway Park. *(Trustee Cooper)*

   Planning and Development Director Hulseberg will present information on a request by Rich and Laura McEnroe for a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)2, to allow the construction of a two-story addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet.

8. Ordinance No. 6021, an Ordinance granting a Variation from the Side Yard Setback Requirements of the Zoning Code to allow the Construction of an Attached Two-Car Garage Addition for the Property at 444 Arlington Avenue. *(Trustee Cooper)*

   Planning and Development Director Hulseberg will present information on a request by Tom and Carrie Russell for a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)3, to allow the construction of a two-car attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet.

9. Ordinance No. 6022, an Ordinance Approving of a Preliminary and Final Plat of Subdivision and Subdivision Variations for the Prairie Green Subdivision to be Located at 2S674 Route 53. *(Trustee Friedberg)*

   Planning and Development Director Hulseberg will present information on a request by DuPage Habitat for Humanity, contract purchaser of property located at 2S674 Route 53, for approval of a Major Subdivision and Subdivision Variations to accommodate the construction of a 12-unit affordable housing townhome development on 1.76 acres.

10. Ordinance No. 6023, an Ordinance Granting Approval of an Impervious Surface Setback Variation for Hadley Junior High School located at 240 Hawthorne Boulevard. *(Trustee Friedberg)*

    Planning and Development Director Hulseberg will present information on a request by School District 41 for approval of a variation to allow an impervious surface setback of as little as 3.1 feet in lieu of the 34.2 feet required to accommodate the proposed expansion of the Hadley Junior High School parking lot.

11. Reminders:

    - The next Regular Village Board Workshop is scheduled for Monday, April 16, 2012 at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

    - The next Regular Village Board Meeting is scheduled for Monday, April 23, 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.

12. Other Business?

13. Adjournment

14. Press Conference

A-5A

VILLAGE OF GLEN ELLYN

Proclamation

WHEREAS, the Village of Glen Ellyn takes great pride in the efforts and achievements of its young people; and

WHEREAS, the Glenbard South and Glenbard West High Schools co-op Girls Swim Team, under the direction of Head Coach Chris Flamion, has proudly completed a successful year of competition; and

WHEREAS, the team has excelled, with team member Connie Hsu finishing second place in the 100 yard butterfly event at the state tournament. In addition, Connie received All Conference, All State and All American honors for swimming and is an Academic All American;

NOW, THEREFORE, I, MARK PFEFFERMAN, President of the Village of Glen Ellyn, Illinois, do hereby convey the sincere congratulations of the Village Board and the residents of Glen Ellyn for the outstanding achievements of the Glenbard South and Glenbard West High Schools Girls Swim Team, and wish them continued success in years to come.

_____

Village President

attest:

_____

Village Clerk

_____

Date

A-5B

VILLAGE OF GLEN ELLYN

Proclamation

WHEREAS, McChesney & Miller a family owned grocery store, has served the Glen Ellyn community and other west suburban families for 150 years; and

WHEREAS, McChesney & Miller is the oldest retail store in DuPage County, established in 1862; and in 1984 was honored by the Illinois State Historical Society with a plaque to commemorate this date and can be found hanging near 475 N. Main Street; and

WHEREAS, the fourth generation joined the business in 2002, and now manage daily operations of the store; and

WHEREAS, McChesney & Miller now resides at 460 Crescent Boulevard, their third location in downtown Glen Ellyn, continuing its legacy by providing personalized customer service;

NOW, THEREFORE, I, Mark Pfefferman, President of the Village of Glen Ellyn, Illinois, do hereby congratulate McChesney & Miller in its 150th anniversary observance and proclaim a celebration of this successful business, which has demonstrated its ability to remain a vital and important part of our community.

_____

Village President

attest:

_____

Village Clerk

_____

Date

A-6A.

Minutes
Special Village Board Workshop
Glen Ellyn Village Board of Trustees
FY 12/13 Budget Workshop
March 19, 2012

Time of Meeting: 6:03 P.M.

Present: President Pfefferman; Trustees Hartweg, McGinley, Ladesic, Henninger and Friedberg; Trustee Cooper was excused; Village Clerk Connors. Staff present: Village Manager Franz, Wachtel, Hansen, Norton, Coyle, Chief Campbell until 7:30p.m., Barbeau until 8:25p.m., Greenberg until 9:20p.m.

1. **Roll Call**

President Pfefferman called the Special Board Workshop to order at 6:03 P.M. with a roll call. President Pfefferman, Trustees Hartweg, Ladesic, McGinley, Friedberg, and Henninger responded "Present." Trustee Cooper was excused.

2. **Budget Overview**

Village President Mark Pfefferman began by announcing that the draft budget was available on-line. Questions regarding the budget should be directed to Finance Director Wachtel.

Village Manager Mark Franz mentioned that the Water and Sewer Fund, Trust Funds and the Capital Projects Fund would be discussed at this meeting. The meeting of March 26 can provide the Village Board time to discuss any open items left from tonight. An in-depth review of the Village's paramedic service and PSSI will be presented by Fire Chief Pete Campbell. The review of expenses and revenue will be presented by Finance Director Kevin Wachtel.

3. **General Fund Update-Paramedic and Billing Services Analysis**

Fire Chief Pete Campbell spoke about PSSI's performance. PSSI provides paramedic staffing of two ambulances 24 hours per day and have done so since mid-2009. They provide good personnel who are legal and have proper certification. The paramedics meet with him on an as needed basis; they provide CPR and AED training when asked; he makes the final decision whether the paramedics meet the qualifications to be assigned to the GEVFC. There are four paramedics who are members of the Volunteer Fire Company. Chief Campbell is pleased with the individuals PSSI has provided to Glen Ellyn.

Finance Director Kevin Wachtel discussed Paramedic Billings Service (PBS). He explained the way costs are calculated. He primarily concentrated on the first two years. Director Wachtel presented a comparison of PBS billing between 2010 and 2011 and some overall costs for the past six years. He explained the use of the accrual method of accounting when calculating the comparisons.

Manager Franz gave some background and reasons for the Village now having its own ambulances. PSSIs costs and revenue appear to be in line with what Glen Ellyn expects, but a review will be undertaken in approximately six months based on the Village Board questions this evening.

4. Other Funds Discussion

Finance Director Kevin Wachtel began by explaining various charts used to illustrate where the money comes from (revenue) and where it goes (expense). The Debt Service Fund includes GO Bonds with the exception of the Recreation Department.

The Police Pension Fund pay out is mandated by State Statue. Whether the coming year's amount will be more or less than previous years is unknown at this time.

The Insurance Fund is in good shape; some premiums will be less than anticipated. The Solid Waste Fund indicates anticipated changes since a new contract will be bid in 2012.

Facilities Maintenance Reserve Fund is primary for building improvements which could include a space analysis for the Civic Center.

Public Works Director Julius Hansen acknowledged the staff for their assistance in helping put the budget together.

The Equipment Services Fund is budgeting about $4 per gallon for gas. Each penny per gallon in cost will add about $1,000 per month.

The Parking Fund is self-suffient and is an enterprise fund.

The Water and Sewer Fund will be used to improve hydrants and water housing. Program Coordinator Bob Greenberg explained some planned water system replacement-ments, water tower maintenance, and water quality testing. The Sewer Fund portion includes the outfitting a Police Department van to allow televising the sewer system in-house.

It is anticipated that the income from the Motor Fuel Tax Fund could be used to build a salt bay. The exact location has not been decided. Another consideration is the purchase of LED lights for replacement street lights.

Following Manager Franz's overview of plans beyond what the Public Works Department is considering. Professional Engineer Bob Minix outlined major Public Works projects which will be funded from the Capital Projects Fund. The largest project is the Hawthorne Boulevard Project which extends from the Wheaton City limits to Glenbard West High School. In addition, he mentioned the Duane/Lorraine lot and place-holder projects that may be able to be included if funding is available later in the year. He looked ahead to 2014 – 2016 and beyond using a paving rating system. He explained how the system is used.

Discussion ensued concerning ways to reduce costs in the budget overall and possible share-the-cost items in response to resident requests.

Manager Franz reviewed the schedule for the next few weeks for Village Board meetings until the anticipated FY2012/13 Village budget adoption on April 23.

Trustee Hartweg reminded everyone to vote tomorrow, Tuesday, March 20.

5. Adjournment

At 10:10 p.m., Trustee Hartweg moved, seconded by Trustee McGinley to adjourn the meeting. All present voted "aye." Meeting adjourned.

Respectfully submitted,

Suzanne R. Connors
Village Clerk

Minutes
Regular Village Board Workshop
Glen Ellyn Village Board of Trustees
March 26, 2012

A-6A2

Time of Meeting: 7:05 p.m.

Present: President Pfefferman; Trustees Hartweg, Cooper, and Henninger; Village Clerk Connors. Village Attorney Diamond. Staff present: Village Manager Franz, Assistant to the Village Manager Schrader, Public Works Director Hansen, Police Chief Norton, Village Planner Stegall, Finance Director Wachtel, Professional Engineer Minix at 7:15 p.m., and Assistant Finance Director Coyle.

1. **Call to Order**

President Pfefferman called the Board Workshop to order at 7:05 p.m. with a roll call. Trustees Hartweg, Cooper, and Henninger responded "Present." Trustees Ladesic, Friedberg and McGinley were excused.

President Pfefferman announced that the first official Public Hearing for FY12/13 Village budget will be held at the first Village Board meeting in April. If anyone has any budget questions, please contact any Village Board member or the Finance Department. He expressed the Village Board's sincere gratitude for the work that staff has done on the budget.

2. **Final Budget Review**

Finance Director Kevin Wachtel began by providing an update that incorporated changes using the comments and feedback recently received. This has resulted in a surplus in parts of the budget mostly in an adjustment in expenses. Updates in insurance and other operating funds also helped. The General Fund has a surplus for the time being. The Capital Improvements Fund has the largest deficit due to the Hawthorne Boulevard project. The Parking Fund also shows a deficit because of the planned parking lot projects. Director Wachtel briefly mentioned other funds and reported on open items. He fielded specific questions from the Village Board concerning adjustments, policies and open items. There was a general discussion regarding the use of the Home Rule Sale Tax for general expenses.

President Pfefferman asked about combining activities among Village departments and with other governmental units. Village Manager Franz mentioned a few possible ways this could be done such as in the area of landscaping to reduce costs. He asked for other suggestions.

Discussion ensued concerning Police Pension, open items, and keeping the budget balanced. Director Wachtel explained the accounting procedure involved for Keep Pace coupons at the Village Links. Since everyone is comfortable with the amount of the General Fund surplus, the question arose as to what should be done with it. All agreed to leave it as it was. It was explained that the budget can be amended as the year progresses and some items are not completed.

3. Other Items?

There will be a Public Hearing at the April 9, 2012 Village Board meeting and the FY12/13 budget will be adopted at the Regular Village Board meeting on April 23, 2012.

4. Adjournment

At 7:55p.m., Trustee Henninger moved and Trustee Cooper seconded a motion to adjourn the meeting. All voted "Aye." Meeting adjourned.

Respectfully Submitted,

Suzanne R. Connors,
Village Clerk

A-6A3

Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
Monday, March 26, 2012

Call to Order

Village President Pfefferman called the meeting to order at 8:00 p.m.

Roll Call

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

Pledge of Allegiance

Pledge of Allegiance was led by President Pfefferman.

Village Recognition:

A. An email was received from a resident complimenting Civil Engineer Jeff Perrigo and the Public Works staff for a much improved directional sign at Main Street and Roosevelt Road.

B. Police Officer Carrie Nemchock received a note of thanks from Boy Scout Troop 46 for conducting a tour of the Police Department.

C. Police Officer Joseph Flores received a letter of thanks from the Federal Bureau of Investigation commending him for his assistance.

D. Police Chief Norton received a letter from a resident complimenting the Police Department for an informative session of "Coffee with the Cops."

E. Police Officer Stephen Miko received a letter from a resident thanking him for the understanding and compassion shown to his family when his father passed away.

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

Michael Morange	Planning and Development	35 years

Audience Participation

A. The Village Board wished Happy Birthday to Trustee Cooper and acknowledged former Glenbard West student John Shurna's recognition as an All American basketball player from Northwestern University.

B. A Proclamation was presented to the Union Pacific Railroad by President Pfefferman. Wesley Lujan, Union Pacific's Director of Public Affairs, accepted the proclamation.

C. Mr. Wesley Lujan from Union Pacific Railroad presented the Village with a resolution from the Union Pacific Railroad naming the Village as Train Town USA in celebration of the railroad's 150 year anniversary. In addition to the resolution, Mr. Lujan also bestowed a sign and two commemorative coins. One coin was for the Village Board and one for Village staff members: Planning and Development Director Staci Hulseberg, Police Chief Phil Norton, and Assistant Public Works Director Dave Buckley.

Consent Agenda

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

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

A. Village Board **Meeting Minutes**:

1. February 13, 2012 Regular Workshop
2. February 27, 2012 Regular Workshop
3. February 27, 2012 Regular Meeting
4. March 5, 2012 Special Budget Workshop
5. March 12, 2012 Regular Workshop
6. March 12, 2012 Regular Meeting

Trustee Henninger noted that there were duplicates of page #3 for the February 27, 2012 Regular Meeting minutes. Those minutes will be amended to eliminate one of the pages and approved as amended as part of this consent agenda.

B. Total **Expenditures** (Payroll and Vouchers) - $859,799.16.

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

C. Designate Trustee Ladesic as **Village President Pro Tem** for the four-month period from May through August, 2012.

D. Approve a **Local Agency Agreement** for Federal Participation with the Illinois Department of Transportation for the Lambert Road Right-Turn Lane at Roosevelt Road project.

E. Waive Section 10-5-5(B)4-35 (Tents) of the Zoning Code to allow the **Glen Ellyn Bible Church** to periodically erect a temporary tent structure between the months of May and September, 2012.

F. Waive Section 10-5-14 (Indoor Live Entertainment) of the Zoning Code to allow the **Alliance of Downtown Glen Ellyn** to hold their **Couples Night Out** (Shops and Hops) event on April 27, 2012.

G. Waive Sections 8-1-11 (Street Obstructions) and 8-1-12 (Merchandise on the Streets) of the Village Code and Sections 10-4-17.1(B)32 and 10-4-17.2(B)25 (Outdoor Merchandise, Storage, Promotional Activities or Tents) of the Zoning Code to allow the **Alliance of Downtown Glen Ellyn** to hold their **Wedding Walk** event on April 15, 2012. *(Assistant to the Village Manager Schrader)*

H. Waive Sections 10-4-14(B)17 and Section 10-5-5(B)4-35 (Special Use for Outdoor Sales, Storage, Tents, Promotional Activities and Events), Section 10-5-13-N (All Business, Merchandise and Display to be Conducted Entirely Within an Enclosed Building) of the Zoning Code and Section 4-5-7 (Prohibiting Attention-Getting Devices) of the Village Code in order to permit the **Glen Ellyn Historical Society** to host the **Antiques on the Green** event on May 26, 2012.

I. **Ordinance No. 6012**, an Ordinance Granting Exterior Appearance Approval for **Career Vision** to be Located at **526 N. Main Street**. Village Planner Michelle Stegall presented information on this Ball Foundation property. The Architectural Review Commission met and has recommended approval with conditions 5-0.

J. **Ordinance No. 6013**, an Ordinance Amending Ordinance 5664 and Granting Revised Exterior Appearance Approval for an Addition to the **Grace Lutheran Church Located at 493 Forest Avenue**. Village Planner Michelle Stegall explained that the church is located on the SEC of Pennsylvania and Forest. The plans for this exterior were not available when the original work was done. The Architectural Review Commission voted 5-0 to recommend approval.

K. **Ordinance No. 6014**, an Ordinance Granting Exterior Appearance and Sign Variation Approvals for the Building in the **Pickwick Place Shopping Center** known as **650 Roosevelt Road**. Village Planner Michelle Stegall presented information regarding the request for exterior appearance and sign variations for that portion of Pickwick Place located at 650 Roosevelt Road. The variations relate to the renovation of the "L" shaped building and various signs near Roosevelt Road. The Architectural Review Commission voted 6-0 to recommend approval.

L. Approve a first amendment to the **communications site lease agreement** between the Village of Glen Ellyn and **Nextel West Corporation** to maintain cellular transmission equipment at the Glen Ellyn Civic Center for an annual rent continuing at $34,218.27 and increasing 3% each year thereafter.

M. **Ordinance No. 6015**, an Ordinance Approving **Text Amendments to the Glen Ellyn Zoning Code.**

N. **Resolution No. 12-04**, a Resolution Authorizing Adoption of the **2012 Official Zoning District Map** for the Village of Glen Ellyn, DuPage County, Illinois.

O. Approve three license agreements to allow tables and chairs in the public right-of-way for **Einstein Bros. Bagels at 443 N. Main Street, Vitorio's Ristorante at 504 Crescent Boulevard,** and to allow a **hot dog cart for Heaven-Lee Hot Dogs at 461 N. Main Street**.

P. **Ordinance No. 6016-VC**, an Ordinance to Amend Section 9-2-12 (Municipal Permit Only Parking Lots) of the Village Code of the Village of Glen Ellyn, Illinois regarding **Parking in the Duane and Lorraine Parking Lot**.

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

Public Hearing – for 21W534 Bemis Road, 21W644 Bemis Road, 21W654 Bemis Road, 1S551 Route 53, 1S563 Route 53 and 1S531 Sunnybrook Road – Annexation Agreement

Trustee Henninger moved and Trustee Cooper seconded the motion that a public hearing to receive comments regarding proposed annexation agreements for six properties southeast of the current Village limits located at 21W534 Bemis Road, 21W644 Bemis Road, 21W654 Bemis Road, 1S551 Route 53, 1S563 Route 53 and 1S531 Sunnybrook Road be opened. All present voted "Aye." Motion carried.

Village Planner Michele Stegall presented information regarding proposed annexation agreements for six properties in southeast unincorporated Glen Ellyn, located at 21W534 Bemis Road, 21W644 Bemis Road, 21W654 Bemis Road, 1S551 Route 53, 1S563 Route 53 and 1S531 Sunnybrook Road. She explained that over the years the Village has been annexing property that have agreements that allow the property to receive Village water and sewer until they become contiguous. The original agreements are for a 20 year period.

Mike Cronin, 21W534 Bemis asked why he was being forced to annex. He was told the assets of being in the Village.

Debbie Gregorch, 1S560 Cotuit Court asked how she could become annexed and get water and sewer. She was told to contact the Planning and Development Department.

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

Ordinance No. 6017 - 21W534 Bemis Road, 21W644 Bemis Road, 21W654 Bemis Road, 1S551 Route 53, 1S563 Route 53 and 1S531 Sunnybrook Road – Annexation Agreement

Attorney Diamond explained that in order to annex property, five members of the Village Board must be present and agree to the annexation. Only four Village Board members are necessary to hold the Public Hearing or to table the annexation ordinance.

Trustee Henninger moved and Trustee Cooper seconded the motion to table Ordinance No. 6017 to the next meeting. All present voted "Aye." Motion carried.

A-6D

Contact: Andrew Letson, Administrative Intern
Phone: 630-469-5000

FOR IMMEDIATE RELEASE
April 3, 2012

2012 Glen Ellyn Earth Day Events

Glen Ellyn, IL – Do something good for the environment and join in on Glen Ellyn's Earth Day events: Recycling Extravaganza and Prairie Path and Great Western Trail Clean-ups. The events will be held on Saturday, April 28, 2012.

Recycling Extravaganza
Bring a wide variety of recyclable items to the Recycling Extravaganza, organized by the Glen Ellyn Environmental Commission. The event will be held at the Village Commuter Parking Lot at Duane and Lorraine Streets (1 block west of the public library) from 8:00 a.m. to 12:00 p.m. on Saturday, April 28, 2012. The event will also include electronics recycling. Please visit the Village website at www.glenellyn.org for a complete list of all items accepted at the event. There will be no household hazardous waste collection at the 2012 Recycling Extravaganza.

Prairie Path and Great Western Trail Clean-ups
Join your friends and neighbors on Saturday, April 28, 2012 from 9:00 a.m. to 12:00 p.m. for the annual Prairie Path and Great Western Trail Clean-ups. Volunteers will meet at the Prairie Path near the Gazebo across the tracks from the Glen Ellyn Train Station for the Prairie Path Clean-up. To help with the Great Western Trail Clean-up, please e-mail FrndsGrtWstnTrl@aol.com.

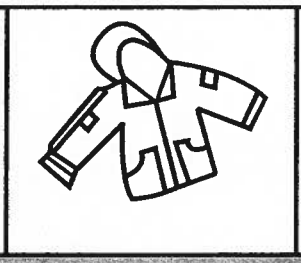
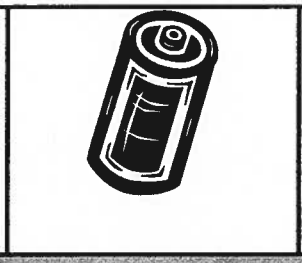
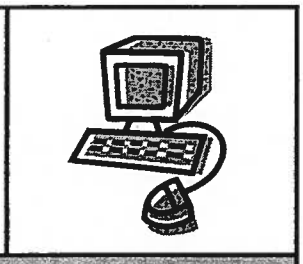
Additional information on each of these events can be found on the Village website www.glenellyn.org and in the 2012 *Special Environmental Newsletter,* out in mailboxes later this week. For further information on any of the 2012 Glen Ellyn Earth Day events, please contact Andrew Letson, Administrative Intern with the Village of Glen Ellyn at 630-469-5000.

# # #

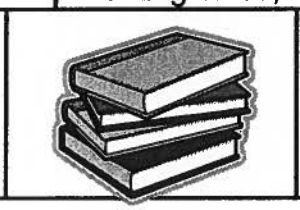
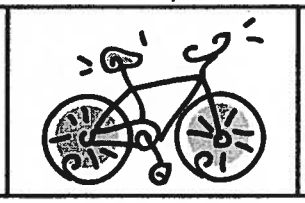
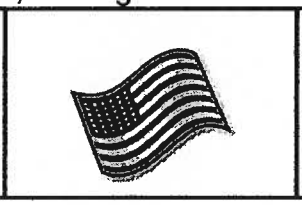
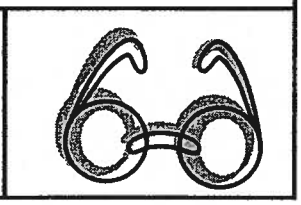
Glen Ellyn RECYCLING EXTRAVAGANZA

The event where nearly everything
EXCEPT the kitchen sink is recyclable!

Saturday, April 28, 2012; 8 a.m. – Noon
Village Commuter Parking Lot
Duane & Lorraine Streets; (lot west of the Library)
Enter from west-bound Duane ONLY

COMPANY	ACCEPTED ITEMS
Creative Recycling	Electronics: computers, televisions, keyboards, printers, cables, monitors & stereo equipment (complete list at www.glenellyn.org)
ACME	Scrap metal
Amerigas	Propane and oxygen tanks
Boy Scout Troop 303	American flags
Cintas	Fire extinguishers
Env. Recycling	Book exchange, magazines, cardboard
Habitat for Humanity	Tools, hardware
Interstate Battery	Car, truck, motorcycle, computer back up, sump pump and boat batteries
It's Our Earth	Record LPs, floppy discs, manual typewriters, purses, trinkets
Lion's Club	Hearing aids, eye glasses, keys
Salvation Army	New & gently used small household items, children's items, shoes, clothing
SCARCE	Keys, ink jet cartridges, cell phones
Working Bikes	Working bikes, wheelchairs, crutches, sewing machines

Items NOT Accepted: prescription drugs, hazardous waste, household batteries (i.e. AA, AAA, etc.),stereo speakers in wooden cabinets, paint, fluorescent light bulbs, mercury thermometers, hangers, plastic

THIS EVENT IS SPONSORED BY THE VILLAGE OF GLEN ELLYN AND THE GLEN ELLYN ENVIRONMENTAL COMMISSION

For more information and a complete list of accepted items, please visit www.glenellyn.org

Draft

April 10, 2012

A-6E

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000
Fax 630-469-8849

Finance
630-547-5235
Fax 630-469-1757

Planning and Development
630-547-5250
Fax 630-547-5370

Police
630-469-1187
Fax 630-469-1861

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756
Fax 630-469-3128

The Village Links and Recreation
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180
Fax 630-469-8580

www.glenellyn.org
www.villagelinksgolf.com

Mark Tobias
Glen Ellyn Village Fair Committee
3S306 Shagbark Lane
Glen Ellyn, IL 60137

Alex Demos
Glen Ellyn Village Fair Committee
1N282 Park Boulevard
Glen Ellyn, IL 60137

RE: 2012 Village Fair

Dear Mark and Alex:

This letter is to confirm action taken at the Village Board Meeting on Monday, April 9, 2012, regarding the 2012 Glen Ellyn Village Fair based on requests outlined in your letter of March 21, 2012. The Village Board grants its approval for use of the Crescent Boulevard parking lot and portions of Crescent Boulevard west of Main Street for the purposes of the Glen Ellyn Village Fair from Wednesday, May 16, through Sunday, May 20, 2012.

Permission is granted with a number of conditions as listed below:

1. Fair hours will be:

Wednesday, May 16	-	5:00 P.M. to 10:00 P.M.
Thursday, May 17	-	5:00 P.M. to 10:00 P.M.
Friday, May 18	-	5:00 P.M. to 10:00 P.M.
Saturday, May 19	-	Noon to 10:00 P.M.
Sunday, May 20	-	Noon to 8:00 P.M.

Please note that approval for the closing time on Sunday, May 22 is for 8:00 P.M., not 9:00 P.M. as requested in your letter. Any decisions regarding a change in closing time will be left up to the police officers on site.

2. All equipment related to the fair will be placed in conformance of approval by the Police Department designee. Additionally, the Committee will submit a map detailing the fair layout for Police Department review and approval by Friday, May 4, 2012, including the placement of portable toilets and bike racks.

3. Approval of the use of the Crescent Boulevard parking lot beginning on Sunday, May 13, 2012 at 12:00 a.m. and ending on Monday, May 21, 2012 at 5:00 a.m. Dismantling and removal of all Fair equipment must be completed by 5:00 a.m., Monday, May 21, 2012, such that the lot is open for use at that time. Additionally, please work with the Police Department regarding your request of the use of 15-18 parking spaces during the length of the event.

4. Chapter 3-23, Section 8-1-11 and Section 8-1-12 of the Village Code concerning peddlers, the obstruction of public ways, and the display and sale of merchandise on public ways, respectively, have been waived for the five days of the event.

5. The Committee shall be responsible for coordinating the installation of snow fencing or other barrier acceptable to the Village's Police Department adjacent to the railroad right-of-way and along the street side (north side) of any rides or equipment placed on Crescent Boulevard. Additionally, the Committee shall coordinate the installation of snow fencing or other protective barrier acceptable to the Public Works Department around the planting areas on the north and west sides of the parking lot.

6. It is the responsibility of the Committee to arrange for the relocation of the regular users of the Crescent Boulevard parking lot. These arrangements must be communicated to Police Chief Norton or his designee by Wednesday, May 2, 2012 so that these users can be notified through the distribution of handouts.

7. If food or drinks will be sold in conjunction with the event, the Committee must receive approval from the DuPage County Health Department.

8. If the use of freestanding tents or canopies is planned for the event, the following conditions must be met: they are a minimum of 10 feet from any building, have no cooking equipment within them and comply with all applicable building regulations. Tents, canopies or any other item that requires the use of stakes, nails or the like will not be permitted. Please submit a plan for review to the Planning and Development Department if tents are to be used, or contact the Department at 630-547-5250 to arrange for an inspection prior to the event. The cost for the Department's review is $50.00.

9. No holes or placement of stakes will be allowed in the Crescent Boulevard parking lot. Any damage to the parking lot surface will be repaired by the Committee, as necessary, in a manner that is acceptable to the Public Works Department. If the Committee fails to repair any damage, the Public Works Department will bill the Committee for any necessary repairs.

10. All vehicles and equipment not directly related to the ongoing function of the Fair must be relocated off site to a location approved by the Police Department representative.

11. No persons associated with the Fair will be allowed to maintain trailers or other vehicles that serve as their living quarters in the Central Business District, with the exception of a security person.

12. Once all equipment has been dropped off at the Fair location, all persons associated with the fair will vacate the area until active preparations for the Fair begin on Tuesday morning, May 15, 2012.

13. The Committee must work with the Glen Ellyn Police Department for assistance in crowd and traffic control, as well as parking.

14. Debris and litter must be controlled so as not to create problems for the surrounding areas. Trash/recycling receptacles will be placed around the parking lot by the Public Works Department for use during the Fair. The Committee has full responsibility for lot cleanup and solid waste/recycling collection and removal during the full event and immediately after departure of the carnival, including the planting and grassy areas on the north, west, and south sides of the parking lot. All trash/recycling receptacles provided by the Village must be turned upside down once the event has ended so that the containers are not used prior to pickup by the Public Works Department.

15. Evidence of insurance in the amount of $2 million listing the Village as additionally insured must be presented to Assistant to the Village Manager - HR Danamarie Izzo no later than Friday, May 4, 2012.

16. In your letter, you state you will continue to use the services of a licensed electrician to inspect the electrical wiring of all Fantasy Amusements' equipment. A written certificate of inspection must be provided to the Planning and Development Department by the licensed electrician prior to the event. It is also our understanding that the State of Illinois will be inspecting the passenger rides on a regular basis and applying dated safety stickers to that equipment. You have assured us that every ride will have a valid safety sticker or it will not be operated. We believe this is the appropriate way to approach the concern over safe amusement rides, and we will inform our police officers to look for these safety inspection stickers to determine that they are valid and up-to-date.

17. The Committee will be required to notify the Glen Ellyn Volunteer Fire Company (630-469-5265) prior to the start of the event so that the Company can complete a walk through to ensure no potential fire or safety hazards exist, and to ensure that they can access all areas.

18. If the Committee will need access to a water supply (fire hydrant) during the event, a meter will need to be obtained and approval from the Public Works Department will be required.

19. Inspections of the rides and the site must also be conducted by the Police Department and Planning and Development Department prior to the Village Fair opening to the public. Please coordinate these inspections through the Police Department at 630-469-1187.

20. Representatives of the Committee must meet with appropriate Police and Public Works Department staff prior to the event to finalize and coordinate all details.

Copies of your letter together with this reply are being furnished to the appropriate Village staff members so that necessary arrangements can be made for the Fair. If you have any questions, please contact the appropriate staff member directly.

Sincerely,

Mark Franz
Village Manager

cc: Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Julius Hansen, Public Works Director
Pete Campbell, Fire Chief, Volunteer Fire Company
Dave Buckley, Assistant Public Works Director
Bill Holmer, Deputy Police Chief
Danamarie Izzo, Assistant to the Village Manager – HR
Joe Kvapil, Building and Zoning Official
Patti Underhill, Administrative Services Coordinator
Jennifer Brown, Crew Leader
Mike Formento, Executive Director, Chamber of Commerce
Georgia Koch, Executive Director, Chamber of Commerce
Bill Johnston, Fantasy Amusements

Glen Ellyn Village Fair Committee

P.O. Box 703, Glen Ellyn IL 60138 ▪ Email: glenellynvillagefaircommittee@gmail.com

March 21, 2012

Mr. Mark Franz
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Mr. Burkhart,

This letter is the Glen Ellyn Village Fair Committee's annual request for permits required to host the Village Fair, Wednesday May 16 to Sunday May 20, 2012 in the Crescent Boulevard Parking Lot.

This event is both a fundraising opportunity as well as a fun way for families in the Village to kick off the coming summer season.

We plan the Fair to operate during the following times:

Wednesday, May 16	5:00 PM to 10:00 PM
Thursday, May 17	5:00 PM to 10:00 PM
Friday, May 18	5:00 PM to 10:00 PM
Saturday, May 19	Noon to 10:00 PM
Sunday, May 20	Noon to 9:00 PM

We would like to advertise a 10:00 P.M closing, but allow up to a 10:30 P.M closing if crowds warrant. This would be at the sole discretion of the Glen Ellyn Police personnel on site.

DETAILS

I. Crescent Boulevard Parking Lot and Adjacent Parking Spaces
II. Coordination
III. Parking
IV. Set-up Arrangements
V. Risk Management – Insurance & Safety
VI. Fairness
VII. Traffic Control & Security of Customer Lots
VIII. Clean-up

I. Crescent Boulevard Parking Lot and Adjacent Parking Spaces

We request the use of the Crescent Boulevard commuter lot west of Main Street, beginning Sunday, May 13th (midnight) for set-up of rides and safety inspections. In addition to the lot, the Committee also request use of 15-18 parking spaces on the south side of the street adjacent to the lot during the course of the Fair (Wednesday through Sunday only). We will have all equipment removed and the lot usable for commuter parking by Monday, May 21st, at 5:00 AM.

We would greatly appreciate assistance from the Village Police Department in notifying those commuters who regularly park in the lot of its weeklong unavailability.

No holes will be made in the surface of the parking lot; however, if after the event, the Public Works Department deems repairs to be necessary as a result of any damage caused by the Fair, the Committee will be responsible for this work.

On Saturday, May 12th, we will install snow fencing or some other barrier acceptable to the Village Police Department to separate the event from the railroad right-of-way to the south. For additional safety, we will establish a barrier between the event and Crescent Boulevard, and install a protective barrier in front of the gardens on the north and west sides of the lot. We will arrange for bicycle racks to be placed at either end of the carnival midway.

II. Coordination

The committee will meet with the Village Police Department to coordinate other aspects of this event, especially to address any concerns which they may have in the areas of crowd control, parking, security, ride safety and the fairness of games.

III. Parking

The 15-18 requested parking spaces adjacent to the Crescent Boulevard Parking lot are to accommodate Fantasy Amusement's general office trailer, a Committee volunteer trailer, a truck to contain prizes on-site, and various generators to run the rides. (The number of requested spaces is the same as in the past seven years.)

Of the 15-18 spaces, we would like to designate one of these approved spaces for the personal vehicle of a single committee volunteer, someone who would be assigned to come and go from the carnival site. It would make many of our on-site logistics a lot easier to coordinate of we could be assured of one parking spot in close proximity to the Fair for errands to the bank, to retrieve meals for volunteers, etc.

The committee will locate temporary, off-site storage for 6 to 8 trucks and trailers used to transport Fantasy Amusement's equipment to Glen Ellyn. All carnival workers will be housed off-site.

IV. Set-Up Arrangements

Fantasy Amusements will begin dropping off equipment in Glen Ellyn at 2:00 AM Monday morning, May 14th and will continue throughout the day. Actual set-up will begin at 8:00 AM Tuesday morning, May 15th and will continue on Wednesday, May 16th prior to safety/fairness inspections.

During set-up, Fantasy Amusement will need access to the entire Crescent Boulevard parking lot as well as some street parking adjacent to it, specifically the 27 spaces to the west of the entrance and the 4 spaces just to the east of the entrance. Fantasy Amusement does not feel street closure is necessary; however, traffic may be momentarily blocked whenever a large truck drives in or out of the parking lot (during set-up hours on Tuesday only).

V. Risk Management – Insurance & Safety

We will send a Certificate of Insurance ($2 million) naming the Village as an Additional Insured, to the Management Services Director by Wednesday, April 18, 2012.

The Committee will hire a licensed experienced electrician to inspect the electrical wiring of all Fantasy Amusement equipment prior to the Fair's opening. Rides are also inspected by State of Illinois safety inspectors—if, for any reason, a ride is found to be unfit, the safety sticker is pulled. We feel confident in the abilities of Fantasy Amusement to provide us the safest Fair possible.

VI. Fairness

We will ask the Glen Ellyn Police Department to inspect each game prior to the opening of the Fair. The Committee understands that each game must be winnable, and we recognize that the Police have full authority to ask that a game be changed or removed if they feel there is a problem.

VII. Traffic Control & Security of Customer Lots

We will request the services of the Glen Ellyn Police, as available, for assistance with crowd and traffic control. The Committee will arrange to provide security for McChesney's parking lot, protecting it for the use of their customers during the hours they are open.

We recognize the importance of customer accessibility to all the merchants along Crescent Boulevard, and understand the need to work together to address any issues in advance of the event. We hope to work together in a spirit of cooperation.

VIII. Clean-Up

The Committee will be responsible to maintain a clean area using trash receptacles provided by the Public Works Department. We will also reserve a dumpster from an outside vendor. Clean-up area will include the Crescent Boulevard parking lot and the parkways adjacent to it. We will rent five portable toilets—two of which will be handicap accessible—for the carnival midway. These will receive special cleaning and restocking each day of the Fair, Wednesday through Sunday.

We look forward to cooperating in every way with the Village and the Chamber of Commerce to make the planning process as seamless as possible, and the implementation of our concurrent activities a great success for all.

Proceeds from this Carnival will support the following organizations or events:

Glen Ellyn Jaycee Scholarship Foundation

Fourth of July Committee

Festival of the Arts – Start up funding to Glen Ellyn Lion's Clubs

Development of the Glen Ellyn Jaycees and Glen Ellyn Jay-teen Organizations

Glen Ellyn Chamber of Commerce

Community Awards Breakfast

Pep Foundation

Thank you for your consideration of these requests.

Sincerely,

Mark Tobias, Alex Demos,

Glen Ellyn Village Fair 2012 Committee Members

cc: Police Chief Norton, Glen Ellyn Police Department

Mr. Bill Johnston, Fantasy Amusement Company

Mike Formento, Executive Director, Glen Ellyn Chamber of Commerce

Julius Hansen, Public Works Director - Glen Ellyn Public Works

Mark Tobias - Office: (630) 469-8055

Mobile: (630) 878-3006

Alex Demos- Office: (630) 469-8055

Mobile: (630) 417-8767

Additional address for correspondence: 1N282 Park Blvd. Glen Ellyn, Il 60137

Fantasy Amusement Company, Inc.

629 NORTH FORREST AVENUE
ARLINGTON HTS., IL 60004
USA

Phone 847/259-9090
Fax 847/392-1589
Www.fantasyamusements.com

Press Release:

27th Annual Glen Ellyn Village Fair - Wednesday, May 16th - Sunday, May 20th

Hours and Specials listed below weather permitting:

Date	Hours	Special Promotion Pricing
Wednesday, May 16	5:00 PM to 10:00 PM	All Night one price wristband special $18 - $2.00 coupons available.
Thursday, May 17	5:00 PM to 10:00 PM	All Night one price wristband special $18 - $2.00 coupons available.
Friday, May 18	5:00 PM to 10:00 PM	No wristband available
Saturday, May 19	Noon to 10:00 PM	Noon - 4PM -One price wristband special $18 - No coupons available.
Sunday, May 20	Noon to 8:00 PM	Noon - 4PM -One price wristband special $18 - No coupons available.
		Last Blast - 5:30 to Close -One price wristband special only $14
		No coupons available for Last Blast.

Sponsored by Glen Ellyn Village Fair Committee - email glenellynvillagefaircommittee@gmail.com

A-6F

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: April 3, 2012

RE: Highway Authority Agreement and Limited Environmental Indemnity Agreement – 631 Roosevelt Road

---

Background

Shell Oil Products US has worked to remediate a site located at 631 Roosevelt Road. During the remediation process, there was a concern that some of the soil located under the Park Boulevard and Exmoor Avenue right-of-ways had become contaminated.

Issues

Shell Oil Products is requesting that the Village enter into a Highway Authority Agreement (HAA) for remediation work at the gas station site located at 631 Roosevelt Road. In response, the Village has requested that the parties enter into a Limited Environmental Indemnity Agreement (LEIA). The LEIA broadly protects the Village against legal action due to pollutants associated with the 631 Roosevelt Road property.

The HAA states two obligations for the Village. The first obligation is that the Village shall approve an ordinance to not allow a potable well to be dug at the site. This is not a major issue since the Village receives its water from the DuPage Water Commission. In addition, this site is not an ideal location for a potable well. The second portion of the agreement states that the Village would agree to initially waive the obligation of the land owner to remove petroleum wastes which have left the property itself and moved into the portions of Park Boulevard and Exmoor Avenue next to the remediation site. Shell Oil Products US agrees that in the event there is a future need to dig up a portion of Park Boulevard and/or Exmoor Avenue for any improvement or other work done by the Village, Shell Oil Products US will return to the site and remove any polluted soil. If the company refuses to remove the polluted soil, the agreement provides the Village with the option to remove the soil and recover funds from the company. The Public Works Department has confirmed that there are no immediate plans to dig up this portion of Park Boulevard. The HAA will be submitted to the Illinois Environmental Protection Agency in connection with the corrective action being performed by Shell Oil Products US at the site allowing the company to receive a "No Further Remediation" certification for the property.

Action Requested

It is requested that the Village Board consider an ordinance restricting the digging of a potable well located at 631 Roosevelt Road. In addition, it is requested that the Village Board consider a motion authorizing the execution of a Highway Authority Agreement and a Limited Environmental

Indemnity Agreement with Shell Oil Products US regarding the environmental conditions at 631 Roosevelt Road relating to Park Boulevard and Exmoor Avenue.

Recommendation

It is recommended that the Village Board approve an ordinance restricting the digging of a potable well located at 631 Roosevelt Road. In addition, it is recommended that the Village Board approve a motion authorizing the execution of a Highway Authority Agreement and a Limited Environmental Indemnity Agreement with Shell Oil Products US regarding the environmental conditions at 631 Roosevelt Road relating to Park Boulevard and Exmoor Avenue.

Attachments

- Ordinance
- Proposed Highway Authority Agreement
- Proposed Limited Environmental Indemnity Agreement
- Letter from Village Attorney Diamond dated March 1, 2012

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Prohibiting the Use of Groundwater as A Potable Water Supply by the Installation or use of Potable Water Supply Wells or By Any Other Method At or Within the Area Designated On Exhibit "A" Attached Hereto and Made a Part Hereof

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

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

ORDINANCE NO. _____

AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD AT OR WITHIN THE AREA DESIGNATED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WHEREAS, certain properties in the Village of Glen Ellyn, Illinois, have been used over a period of time for commercial or industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village of Glen Ellyn may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the Village of Glen Ellyn desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

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

SECTION 1: Use of Groundwater as Potable Water Supply Prohibited.

Except for such uses or methods in existence before the effective date of this ordinance, the use of, or attempted use of, groundwater from within the corporate limits of the Village of Glen Ellyn, in that area of the Village of Glen Ellyn, as depicted as Exhibit "A," attached hereto and made a part hereof adjacent to the southeast corner of Roosevelt Road and Park Avenue., as a potable water supply by the installation or drilling of wells or by any other method, is hereby prohibited. This prohibition expressly includes the Village of Glen Ellyn.

SECTION 2: Penalties.

Any person violating the provisions of this Ordinance shall be subject to affine of up to $750.00 a day for each violation.

SECTION 3: Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes or preparing foods.

SECTION 4: Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

SECTION 5: Severability.

If any provision of this Ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

SECTION 6: Effective date.

This Ordinance shall be in full force and effect from and after itsssage, approval and publication in pamphlet form, as provided by law.

ADOPTED this _____ day of _____, 2012, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this ____ day of _____. 2012.

_____
Village President

ATTEST:

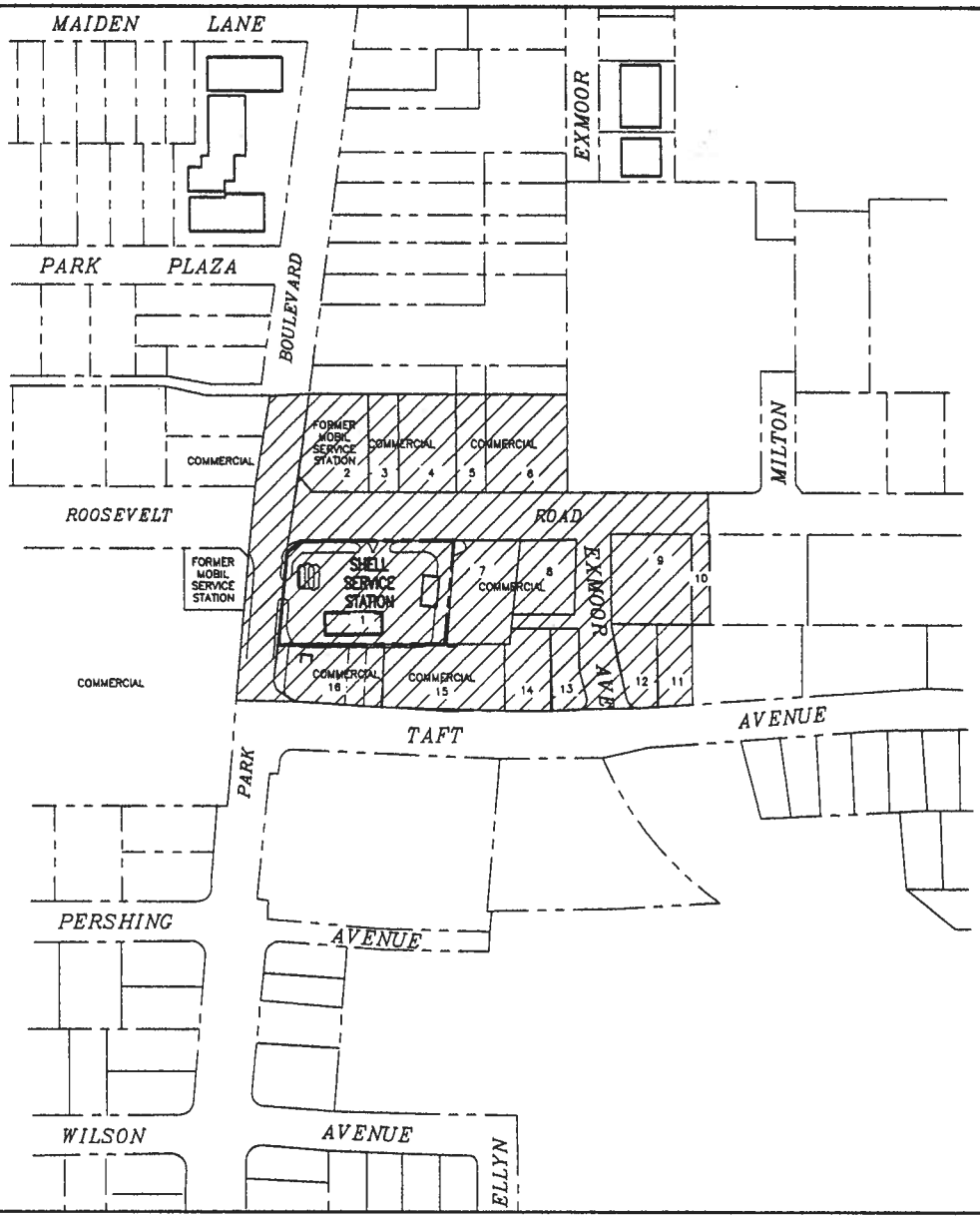
_____
Clerk

Officially published this _____ day of _____, 2012.

_____
Clerk

\DRollins\My Documents\Glenelly\Ground Water -- Ord.3-1-12.doc 3146324.0000

A



GES

LEGEND

#	PARCEL IDENTIFICATION NUMBER
1	05-23-200-020
	05-23-200-018
	05-23-200-002
2	05-14-419-048
3	05-14-419-046
4	05-14-419-049
5	05-14-419-047
6	05-14-419-050
7	05-23-200-019
8	05-23-200-005
9	05-23-201-026
10	05-23-201-027
11	05-23-201-008
12	05-23-201-007
13	05-23-200-021
14	05-23-200-016
15	05-23-200-012
16	05-23-200-022

AREA SUBJECT TO GROUNDWATER USE RESTRICTION UNDER VILLAGE OF GLEN ELLYN LIMITED GROUNDWATER ORDINANCE

DRAFTED BY: E.M.E. (N.J.)	PROPOSED LIMITED GROUNDWATER ORDINANCE MAP
CHECKED BY:	SHELL OIL PRODUCTS US SHELL SERVICE STATION SAP# 137043 631 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS
REVIEWED BY:	
NORTH	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505
	SCALE IN FEET: 0 – 200 / DATE: 7-7-11 / FIGURE:

M:\Graphics\1400-Chicago\Shell\137043 Glen Ellyn\137043 glen ellyn LAM.dwg, 7/7/2011 3:26:44 PM, E.Edwards

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this___day of_____, 2011 pursuant to 35 Ill. Adm. Code 742.1020 by and between Equilon Enterprises LLC d/b/a Shell Oil Products US ("**Owner/Operator**") and (2) Village of Glen Ellyn, Illinois ("**Highway Authority**"), collectively known as the "**Parties**."

WHEREAS, Equilon Enterprises LLC d/b/a Shell Oil Products US is or was the Property Owner or Owner/Operator of one or more leaking underground storage tanks presently or formerly located at 631 Roosevelt Road, Glen Ellyn, IL (the "Site"); and

WHEREAS, as a result of one or more releases of contaminants at the above referenced Site "(the "**Release**"), soil and/or groundwater contamination at the Site exceeds the Tier I residential remediation objectives of 35 Ill. Adm. Code 742; and

WHEREAS, the soil and/or groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Highway Authority's right-of-way; and

WHEREAS, the Owner/Operator or Property Owner is conducting corrective action in response to the Release; and

WHEREAS, the Owner Operator has requested the Highway Authority to adopt a Limited Area Groundwater Use Control Ordinance ("**LGWO**") which would prevent the use of groundwater for potable purposes; and

WHEREAS, the LGWO area includes portions of two roadways which are subject to the control and jurisdiction of the Highway Authority; and

WHEREAS, the Parties desire to prevent groundwater beneath the Highway Authority's right-of-way that exceeds Tier I remediation objectives from use as a supply of potable or domestic water and to limit access to soil within the right-of-way that exceeds Tier I residential remediation objectives so that human health and the environment are protected during and after any access; and

WHEREAS, as a condition to enacting the LGWO, the Highway Authority as requested Owner/Operator to enter into this Highway Authority Agreement ("**HAA**") to outline the respective rights and responsibilities of the parties hereto; and

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein

2. The Illinois Emergency Management Agency has assigned incident number 20001614M to the Releases.

3. Attached as Exhibit A is a scaled map(s) prepared by the Owner/Operator that shows the Site and surrounding area and delineates the current and estimated future extent of groundwater contamination above the applicable Tier I residential remediation objectives as a result of the Release.

4. Attached as Exhibit B is a table(s) prepared by the Owner/Operator that lists each contaminant of concern that exceeds its Tier I residential remediation objective, its Tier I residential remediation objective and its concentrations within the zone where Tier I residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map(s) in Exhibit A.

5. Attached as Exhibit C is a scaled man prepared by the Owner/Operator which is encompassed by the LGWO. Within that LGWO area, those portions of Park and Exmoor which are subject to the LGWO restrictions are identified herein as the area of the Highway Authority's right-of-way that is governed by this agreement ("**Right-of-Way**"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines. Because the collection of samples within the Right-of-Way is not practical, the Parties stipulate that, based on modeling, soil and groundwater contamination exceeding Tier I residential remediation objectives does not and will not extend beyond the boundaries of the Right-of-Way.

6. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.

7. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier I residential remediation objectives.

8. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of Way exceeding Tier I residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit. In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and make all existing permits for

work in the Right-of-Way, subject to the following or a substantially similar condition: As a condition of this permit the permittee shall request the office issuing this permit to identify sites in the Right-of-Way where a Highway Authority Agreement governs access to soil that exceeds the Tier I residential remediation objectives of 35 Ill. Adm. Code 742. The permittee shall take all measures necessary to protect human health (including worker safety) and the environment during and after any access to such soil.

9. This agreement may be referenced in the Illinois Environmental Protection Agency's (the "Agency") no further remediation determination ("**NFR**") issued for the Release if the Agency determines it is required to issue a NFR.

10. If the Agency determines that this HAA is required for the issuance of its NFR, the Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this HAA and is signed by the Highway Authority, or subsequent transferor, and the transferee.

11. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Release. It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use. If the Agency required this HAA in order to issue its NFR, this agreement shall also remain effective until the Agency issues a new NFR to reflect there is no longer need for this agreement, or until the agreement is otherwise terminated or voided.

12. In addition to any other remedies that may be available, if this HAA was required for the issuance of the NFR, the Agency my bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any term of this agreement. The Parties or transferee shall be notified in writing of any such declaration.

13. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.

14. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.

15. Any notices or other correspondence regarding this agreement shall be sent to

the Parties at following addresses:

If required to be sent to the Illinois Environmental Protection Agency, then to:

Manager,
Division of Remediation Management
Bureau of Land
Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, IL 62974-9276

Property Owner or Owner/ Operator:

John Robbins
Environmental Program Manager
Shell Oil Products US
20945 S. Wilmington Avenue
Carson CA 90810
Phone: 815-468-8824
Fax: 713-423-0544

If to the Highway Authority:

Village Hall

ATTN:

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

VILLAGE OF GLEN ELLYN

Date: _____, 2011

_____
By:
Its:

Owner/Operator

Date: 1-30, ~~2011~~ 2012

By: W.E. PLATT III
Title: Claims Manager

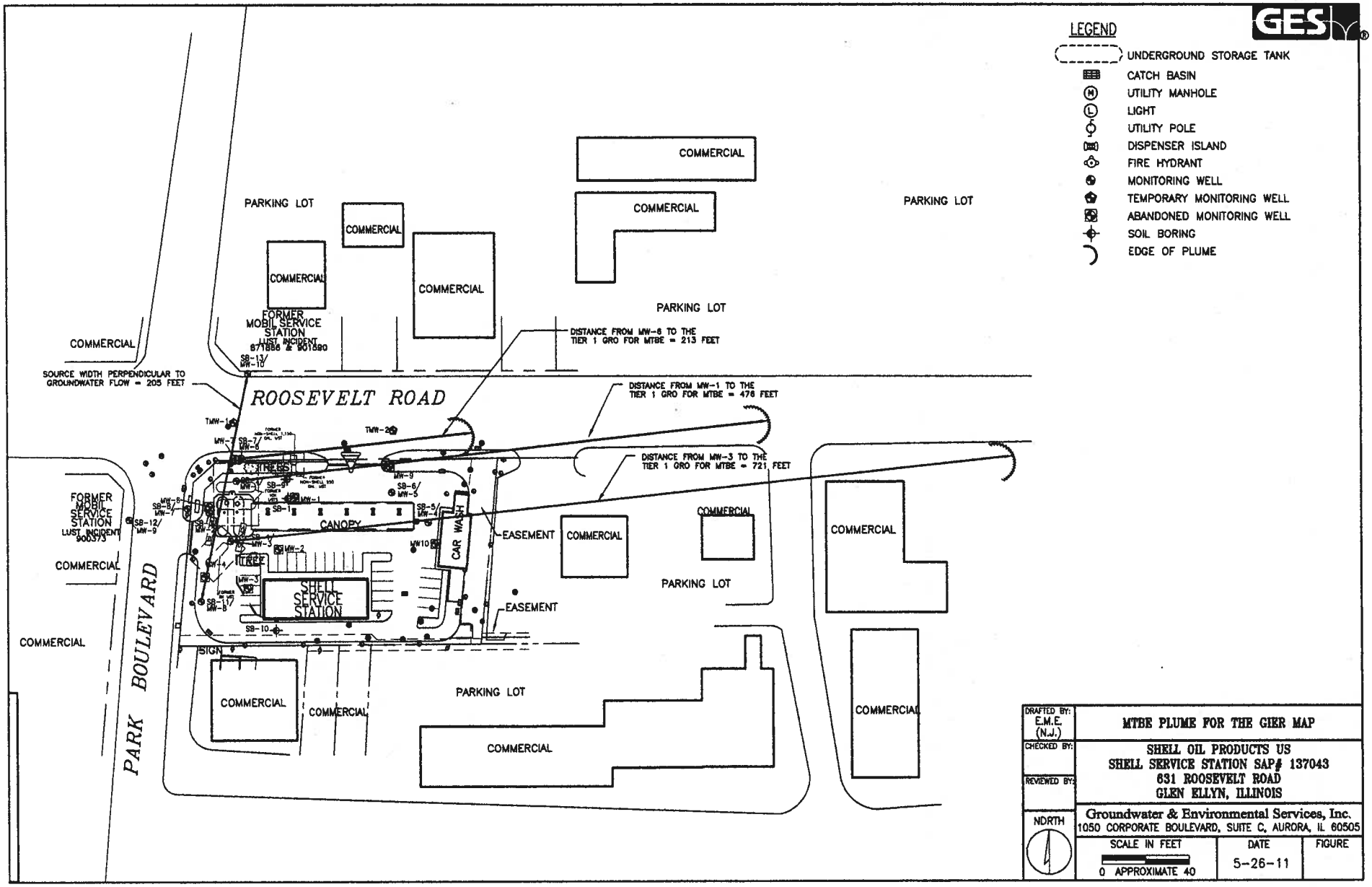


Exhibit A

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Table 2

GROUNDWATER ANALYTICAL DATA - MTBE

Shell #137043
631 Roosevelt Road
Glen Ellyn, Illinois

Tier 1 Groundwater Remediation Objectives for the Groundwater Ingestion Exposure Route					MTBE (ug/L)
Class II Groundwater Remediation Objective					70
Sample Location	**Sample Date**	**Referenced Elevation**	**Depth to Groundwater**	**Groundwater Elevation**	
MW-1	07/14/2008	99.42	11.26	88.16	**229**
	10/30/2008	99.42	8.22	91.20	**955.8**
	07/30/2009	99.42	8.11	91.31	**1,374**
	10/20/2009	99.42	8.42	91.00	**2,248**
	01/18/2011	99.42	9.71	89.71	**1,070**
MW-2	07/14/2008	98.67	4.48	94.19	30
	10/30/2008	98.67	4.11	94.56	43.45
	07/30/2009	98.67	4.11	94.56	29.14
	10/20/2009	98.67	9.54	89.13	NS
	01/18/2011	98.67	NG	NG	Unable to Locate
MW-3	07/14/2008	98.84	4.03	94.81	**2,470**
	10/30/2008	98.84	4.04	94.80	**2,843**
	07/30/2009	98.84	4.01	94.83	**1,470**
	10/20/2009	98.84	3.92	94.92	**1,656**
	01/18/2011	98.84	4.11	94.73	**2,310**
MW-4	07/14/2008	98.36	13.05	85.31	<2
	10/30/2008	98.36	12.17	86.19	<5
	07/30/2009	98.36	12.12	86.24	<5
	10/20/2009	98.36	11.66	86.70	NS
	01/18/2011	98.36	10.33	88.03	NS
MW-5	07/14/2008	98.80	11.34	87.46	<2
	10/30/2008	98.80	10.79	88.01	7.433
	07/30/2009	98.80	10.55	88.25	<5
	10/20/2009	98.80	10.43	88.37	NS
	01/18/2011	98.80	11.96	86.84	NS
MW-6	07/30/2009	98.23	Dry	Dry	NS
	10/20/2009	98.23	6.52	91.71	**77.9**
	01/18/2011	98.23	4.97	93.26	**307**
MW-7	07/30/2009	98.71	3.05	95.66	6.19
	10/20/2009	98.71	2.79	95.92	**164.1**
	01/18/2011	98.71	3.87	94.84	49
MW-8	01/18/2011	98.55	3.53	95.02	17
MW-9	01/18/2011	97.31	4.23	93.08	<2
MW-10	01/18/2011	98.05	3.78	94.27	5.7

NOTES:

1. ug/L = micrograms per liter
2. <# = Not detected above the method detection limit (MDL) indicated
3. **Bold** values indicate concentrations above Title 35 IAC Part 742 Tier 1 Groundwater Remediation Objectives for Class II groundwater
4. NS = Not Sampled
5. NG = Not Gauged

Exhibit B

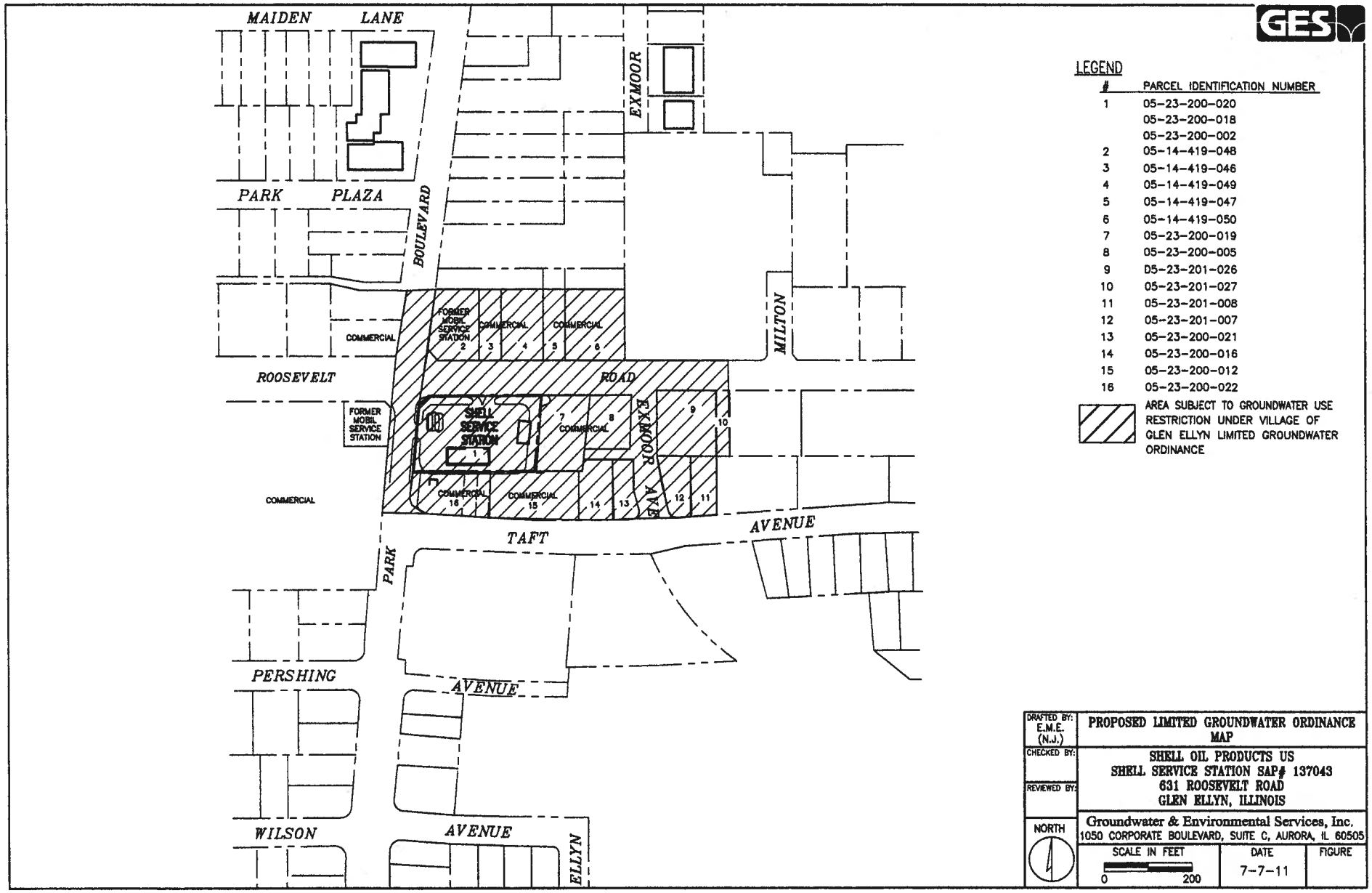

Exhibit C

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LIMITED ENVIRONMENTAL INDEMNITY AGREEMENT

This LIMITED ENVIRONMENTAL INDEMNITY AGREEMENT is entered into as of the _____ day of January, 2012, by Equilon Enterprises LLC d/b/a Shell Oil Products US ("Indemnitor") and the Village of Glen Ellyn, Illinois (the "Village").

RECITALS

A. **WHEREAS**, Indemnitor is the owner of certain real property located at 631 Roosevelt Road, Glen Ellyn, Illinois ("Indemnitor's Property") and legally described in Exhibit A; and

B. **WHEREAS**, an underground storage tank system, as defined in 40 CFR Part 280 or supplanting federal regulations, owned by Indemnitor or its predecessor in interest ("UST System"), was present on Indemnitor's Property; and

C. **WHEREAS**, a release to the environment of petroleum hydrocarbons, including gasoline and gasoline additives, has occurred in the past at the Indemnitor's Property. (All of the previously mentioned compounds and those identified in TACO/RBCA modeling calculations for the soil and groundwater contamination identified at Indemnitor's Property are hereby collectively referred to as "Compounds of Concern") As a result of said release, the groundwater at the Indemnitor's Property contains detectable concentrations of Compounds of Concern. The soil and groundwater impacted by Compounds of Concern extends or may extend beyond the Indemnitor's Property. The Illinois Emergency Management Agency ("IEMA") has assigned Incident Number 20001614M to the release at the Indemnitor's Property (the "Release"); and

D. **WHEREAS**, Indemnitor desires to limit any potential threat to human health from groundwater impacted with the Compounds of Concern and has requested that the Village enact a Limited Area Groundwater Ordinance ("LGWO") which would prevent the use of water wells as a potable water supply in an area adjacent to and including the Indemnitor's Property. Indemnitor would then use the LGWO as an institutional control for the purpose of assisting Indemnitor in seeking a no further remediation ("NFR") determination from the Illinois Environmental Protection Agency ("IEPA") for the Release. The proposed LGWO is attached hereto as Exhibit B. The area subject to this Agreement shall be the area in, under and adjacent to Indemnitor's Property which is within the jurisdication of the Village as described and set forth in the LGWO ("LGWO Area"); and,

E. **WHEREAS**, Indemnitor has further requested Village to enter into a Highway Authority Agreement ("HAA") for portions of Park and Exmoor Avenues adjacent to Indemnitor's Property which would allow Compounds of Concern to remain under the roadway subject to the provisions of this Indemnity Agreement and the HAA; and

F. **WHEREAS**, Village has requested Indemnitor to enter into this Limited Environmental IndemnityAgreement to induce Village to enter into a HAA:

NOW, THEREFORE, in consideration of the terms and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. This Limited Environmental Indemnity Agreement ("Agreement") is not binding upon the Village until it is executed by the undersigned representative of the Village and, prior to execution, this Agreement constitutes an offer by Indemnitor. The duly authorized representative of Indemnitor has signed this Agreement, and this Agreement is binding upon Indemnitor, its successors and assigns.

2. The Village agrees that it will adopt the LGWO and enter into the HAA provided, however, that if the Village does not adopt the LGWO or rescinds the LGWO or does not enter into the HAA or rescinds the HAA, this Agreement shall be deemed null and void, and Indemnitor shall have no other obligation pursuant to this Agreement to or remedy against the Village. Nothing contained in this Agreement shall be construed as an admission of liability by Indemnitor for any environmental condition at or adjacent to Indemnitor's Property but, if approved by the Village, Indemnitor will undertake the activities set forth herein irrespective of this non admission. No breach by the Village, its agents, trustees, employees and its successors in interest of a provision of this Agreement is actionable in law or equity by Indemnitor against the Village, and Indemnitor hereby releases the Village and Village Affiliates (as defined below) from any cause of action it may have against them arising under this Agreement or Environmental Laws (as defined below), regulations or common law.

3. Indemnitor on behalf of itself, its successors and assigns shall covenant and agree, at its sole cost and expense, to indemnify, defend and hold the Village and the Village's former, current and future officials, trustees, officers, servants, employees, agents, successors and assigns (collectively "Village Affiliates"), both in their capacities as Village representatives and as individuals, harmless from and against any loss, actions, responsibilities, obligations, liability, damage , expenses, claims (whether direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future), penalties, fines, injunctions, suits (including but not limited to suits alleging or related to personal injury and/or death), proceedings, disbursements or expenses (including, attorneys' and experts' fees and disbursements and court costs) (collectively, the "Liabilities"), arising under or relating to any Environmental Laws (as defined below), or any other Liabilities which may be incurred by or asserted against any of the Village Affiliates resulting or arising from, alleged to arise from, or caused by, in whole or in part, from the presence of Hazardous Material (as defined below) on, in or from the Indemnitor's Property (including the groundwater thereunder) and/or any condition of any property (including groundwater) or surface water alleged to have been caused by the migration, transportation, release or threatened release of Hazardous Materials resulting from the Release identified on or from the Indemnitor's Property.

Indemnitor shall assume the defense of all suits, administrative proceedings and disputes of any description with all persons, entities, political subdivisions or government agencies arising out of the matters to be indemnified under this Agreement. Indemnitor shall pay, promptly upon entry, any nonappealable order, judgment or other final resolution of any claim or dispute arising out of the matters to be indemnified under this Agreement and shall pay promptly when due any fines, penalties or agreed settlements arising out of the matters to be indemnified under this Agreement.

In the event that such payment is not made, the Village or any Village Affiliate, at their sole discretion, may proceed to file suit against the Indemnitor to compel such payment. Indemnitor also agrees that it will not settle or compromise any action, suit or proceeding without the Village's prior written consent, which consent shall not be unreasonably withheld.

For purposes of this Agreement, "Hazardous Materials" means and includes Compounds of Concern or those chemicals or substances which are or were commonly used in the operation of the underground storage tank system at Indemnitor's Property which are defined as hazardous, special or toxic materials, substances or waste under any Environmental Law. "Environmental Laws" collectively means and includes any present and future local, state, federal or international law, statute, ordinance, order, decree, rule, regulation or treaty relating to public health, safety or the environment (including those laws relating to releases, discharges, emissions or disposals to air, water, land or groundwater, to the withdrawal or use of groundwater, to the use, handling, storage, disposal, treatment, transportation or management of Hazardous Materials) including, without limitation, the Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et seq., the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. §9601, et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. §1801, et seq., the Clean Water Act, 33 U.S.C. §1251, et seq., the Clean Air Act, as amended, 42 U.S.C. §7401, et seq., the Toxic Substances Control Act, 15 U.S.C. §2601, et seq., the Safe Drinking Water Act, 42 U.S.C. §300f, et seq., the Occupational Safety and Health Act, 29 U.S.C. §655, et seq., the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. §136, et seq., the National Environmental Policy Act, 42 U.S.C. §4321, et seq., the Emergency Planning and Community Right-to-Know Act, 42 U.S.C. §11001, et seq., and the Illinois Environmental Protection Act and the amendments, regulations, orders, decrees, permits, licenses or deed restrictions now or hereafter promulgated thereunder.

In addition to the indemnity provided above, if the Village or Village Affiliates encounter Hazardous Materials present as a result of the Release while working in, on or under the LGWO Area and/or the area subject to the HAA or encounter Hazardous Materials migrating from Indemnitor's Property due to work being performed by the Village on an emergency basis, the Village has the right to remove contaminated soil or groundwater above Tier 1 residential remediation objectives (as set forth in the Risk Based Corrective Action provisions of the state of Illinois from the area it is working and intends to do work and to dispose of them as it deems appropriate not inconsistent with applicable Environmental Laws so as to avoid causing a further release of the Hazardous Materials and to protect human health and the environment. If Hazardous Materials are found anywhere within the boundaries of the proposed LGWO, there is a rebuttable presumption that the Hazardous Materials migrated from and are attributable to the Release identified with operations at Indemnitor's Property.

Prior to taking any action noted above, the Village will first give Indemnitor not less than sixty (60) days prior written notice, unless there is an emergency or an immediate threat to the health or safety to any individual or to the public, that it intends to perform a site investigation and remove or dispose of contaminated soil or groundwater to the extent necessary for its work. Failure to give notice does not void all future obligations of the parties, however, such failure to give notice may be offered as an offset against unreasonable cost under this Agreement. The removal or

disposal shall be based upon the site investigation (which may be modified by field conditions during excavation), which Indemnitor may review or may perform, if requested to do so by the Village or if Indemnitor requests to be able to perform. If practicable, Indemnitor shall be allowed to remove and dispose of the contaminated soil and/or groundwater necessary for the Village's work in advance of that work. In any event, Indemnitor shall reimburse the incremental increase in cost incurred by the Village to perform the site investigation and to dispose of any contaminated soil or groundwater. The parties understand and agree that the Village's soil and groundwater removal will be in conjunction and/or associated with other work being done by the Village in, on, under or near the Indemnitor's Property, and part of the purpose of this paragraph is that if the Village encounters contaminated soil and/or groundwater while working on its utilities, or on a municipal project or otherwise, it will not be responsible in any way for the cost associated with encountering, removing and/or disposing of the contaminated soil and/or groundwater. In addition, it is specifically understood and agreed between the parties that the Village will not be identified at any time, in any place, document or manifest as the owner, generator or transporter of contaminated soil or groundwater taken from Indemnitor's Property. If asked, Indemnitor will cooperate with the Village in the removal and disposal of such soil and groundwater and will sign all necessary documents and manifests for the proper transportation and disposal of the soil and/or groundwater.

4. This Agreement is intended by the parties hereto to be limited to claims, costs, expenses, causes of action, penalties, Liabilities, losses and damages actually sustained and incurred by the Village Affiliates or for which the Village Affiliates are found to be legally liable that arise as a consequence of Hazardous Materials that were released into the environment as a result of the Release at Indemnitor's Property within the LGWO Area and the area subject to the HAA.

5. Any notice required or permitted to be given to either party shall be deemed to be received by such party (i) three (3) days after deposit in the United States Registered or Certified Mail, Return Receipt Requested, or (ii) one (1) business day after deposit with a nationally recognized overnight delivery service guaranteeing next business day delivery, or (iii) upon personal delivery to the party to whom addressed provided that a receipt of such delivery is obtained, or (iv) on the same business day as transmitted and confirmed by telecopy provided that a confirmation copy is concurrently deposited in United States Certified or Registered Mail, Return Receipt Requested. Such notices shall be addressed to the parties at the following addresses:

<u>If to Indemnitor</u>:

John Robbins
Environmental Program Manager
Shell Oil Products US
20945 S. Wilmington Avenue
Carson CA 90810
Phone: 815-468-8824
Fax: 713-423-0544

<u>If to the Village</u>:

Village Hall

ATTN:

or to the parties at such other addresses or telecopy numbers as they may designate by notice to the other party as herein provided.

6. This Agreement has been made and delivered in the state of Illinois and shall be construed according to and governed by the internal laws of the state of Illinois without regard to its conflict of law rules. If any provision hereof shall be held invalid, prohibited or unenforceable under any applicable laws of any applicable jurisdiction, such invalidity, prohibition or unenforceability shall be limited to such provision and shall not affect or invalidate the other provisions hereof or affect the validity or enforceability of such provision in any other jurisdiction, and to that extent, the provisions hereof are severable. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law.

7. Failure of the Village to require performance of any provision of this Agreement shall not affect the Village's right to require full performance thereof at any time thereafter, and the waiver by the Village of a breach of any provision of this Agreement shall not constitute or be deemed a waiver of a similar breach in the future, or any other breach, or nullify the effectiveness of such provisions of this Agreement. The rights and remedies of the Village of this Agreement are cumulative. The exercise or use of any one or more thereof shall not bar the Village from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise or use of any right or remedy by the Village waive any other right or remedy.

8. This Agreement shall be binding upon the Indemnitor and the successors and assigns for so long as the LGWO and HAA awre required by Indemnitor as an Institutional Control as defined by the Environmental Laws. Provided, however, Indemnitor's duty to indemnify Village shall survive if the Liabilities are incurred during the effective period of the LGWO and HAA. No transfer of Indemnitor's rights or obligations hereunder shall be made without the prior written approval of the Village, which approval shall be with their reasonable discretion.

9. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof. This Agreement may not be amended, modified, revised, supplemented or restated except by a writing signed by each of the parties hereto.

10. If a determination is made that Indemnitor failed or refused to honor any requirement of this Agreement, Indemnitor will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by the Village in enforcing the covenants and agreements of this Agreement.

11. The executing representatives of the parties to this Agreement represent and certify that they are fully authorized to enter into the terms and conditions of this Agreement and to execute and legally bind that party to it.

IN WITNESS WHEREOF, the parties have executed this Limited Environmental Indemnity Agreement as of the day, month and year first above written.

((SIGNATURE PAGES FOLLOW))

VILLAGE OF GLEN ELLYN

_____

By:
Title:

EQUILON ENTERPRISES LLC d/b/a
SHELL OIL PRODUCTS US

By: _____
Name: **W.E.Platt III**
Title:
Claims Manager

EXHIBIT A

PARCEL LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHWEST 114 OF THE NORTHEAST 114 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1(4; THENCE RUNNING EAST ON THE SECTION LINE TO THE INTERSECTION OF THE CENTER LINE OF JOLIET ROAD (PARK BOULEVARD) WITH SAID SECTION LINE FORA POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID NORTHWEST 114, 121.16 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES WEST PARALLEL TO THE CENTER OF SAID JOLIET ROAD, 158.16 FEET'; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4,121.16 FEET TO THE CENTER OF JOLIET ROAD; THENCE NORTH 06 DEGREES 42 MINUTES EAST ALONG THE CENTER OF SAID JOLIET ROAD, 158.18 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 114 OF SECTION 23 AND THE EXISTING CENTER LINE OF JOLIET ROAD (PARK BOULEVARD); THENCE ON AN ASSUMED BEARING OF SOUTH 04 DEGREES 57 MINUTES 17 SECONDS WEST 160A9 FEET (RECORDED AS 158.16 FEET) ALONG SAID EXISTING CENTER LINE OF JOLIET ROAD; THENCE NORTH 89 DEGREES 18 MINUTES 36 SECONDS EAST 33.32 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF JOLIET ROAD; THENCE NORTH 04 DEGREES 57 MINUTES 17 SECONDS EAST 99.91 FEET ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF JOLIET ROAD TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 47 DEGREES 05 MINUTES 50 SECONDS EAST 29.62 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 89 DEGREES 14 MINUTES 23 SECONDS EAST 67.96 FEET, 'THENCE NORTH 04 DEGREES 57 MINUTES IT SECONDS EAST 40.40 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHWEST 114 OF THE NORTHEAST 114 OF SECTION 23; THENCE SOUTH 89 DEGREES 21 MINUTES 31 SECONDS WEST 121.24 FEET (RECORDED AS 121.1 FEET) ALONG SAID NORTH LINE OF THE NORTHWEST 114 OF THE NORTHEAST 114 OF SECTION 23 TO THE POINT OF BEGINNING) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2;

THAT PART OF THE NORTHWEST 114 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 114 AND RUNNING THENCE EAST ON SECTION LINE TO THE INTERSECTION OF THE CENTER LINE OF JOLIET ROAD (PARK BOULEVARD) WITH SAID SECTION LINE; THENCE EAST ON SECTION LINE, 121.16 FEET; THENCE SOUTH 5 DEGREES 42 MINUTES WEST PARALLEL WITH THE CENTER OF SAID JOLIET ROAD, 158.16 FEET FORA PLACE OF BEGINNING; THENCE CONTINUING SOUTH 6 DEGREES 42 MINUTES WEST PARALLEL WITH THE CENTER OF SAID JOLIET ROAD, 51.09 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4121,16 FEET TO THE CENTERLINE OF SAID JOLIET ROAD; THENCE NORTH 5 DEGREES 42 MINUTES EAST ON SAID CENTER LINE, 51.09 FEET TO A POINT THAT IS 158.18 FEET SOUTH S DEGREES 42 MINUTES WEST FROM SAID INTERSECTION OF THE CENTER LINE OF SAID JOLIET ROAD

WITH THE NORTH NE OF SAID NORTHEAST 114; THENCE EAST PARALLEL WITH SAID NORTH LINE, 121.16 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 AND RUNNING THENCE EAST ON SECTION LINE TO THE INTERSECTION OF TIE CENTER LINE OF JOLIET ROAD (PARK BOULEVARD) WITH SAID SECTION LINE; THENCE EAST ON SECTION LINE, 121.16 FEET, FOR A POINT OF BEGINNING; THENCE EAST ON SECTION LINE 118.09 FEET; THENCE SOUTH 5 DEGREES 42 MINUTES WEST PARALLEL TO JOLIET ROAD, 30.25 FEET; THENCE WEST PARALLEL TO NORTH LINE OF SAID NORTHEAST 114, 1913.09 FEET; THENCE NORTH 5 DEGREES 42 MINUTES EAST,09.25 FEET, TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF LAND TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, PER CASE 88ED-118) IN DUPAGE COUNTY, ILLINOIS.

Tax Parcel ID No(s). 0543-200-002; 05-23-200-010; and 05-23-200420

Common Address: 631 Roosevelt Rd., Glen Ellyn, IL 80137.5813

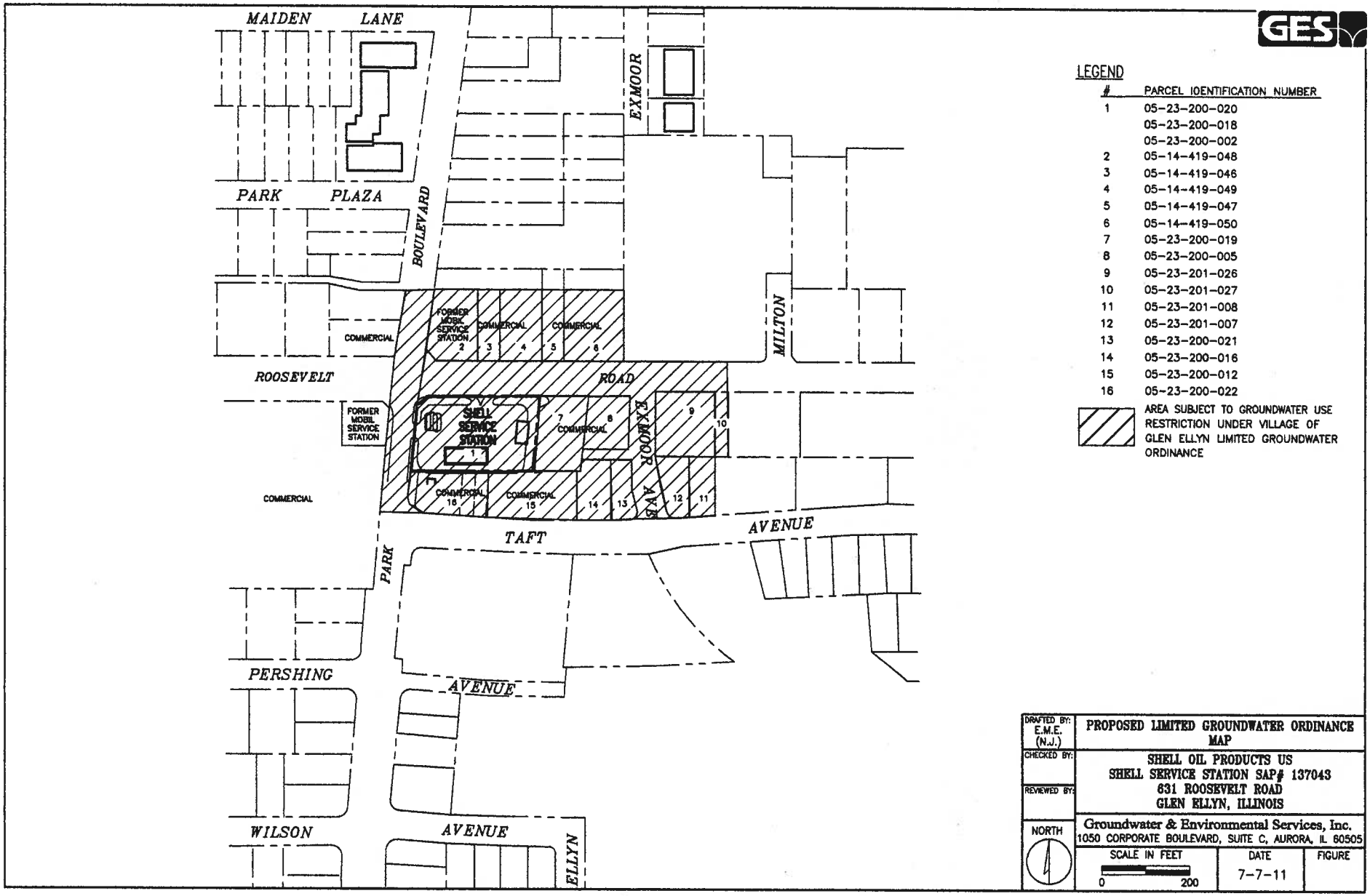

Exhibit B

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Ancel Glink
DIAMOND BUSH DICIANNI & KRAFTHEFER

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Stewart H. Diamond
sdiamond@ancelglink.com
(P) 312.604.9109
(F) 312.782.0943

March 1, 2012

RECEIVED
MAR 5 2012
Village of Glen Ellyn
Administration

Mr. Mark Franz
Village Administrator
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Limited Area Ground Water Agreements

Dear Mark:

Over the past few years, the Village of Glen Ellyn has on several occasions entered into agreements with companies that have sold gasoline within the Village where pollution has extended into the public roads principally after gas stations closed. The State and Federal EPA will give the oil company an exemption from being required to tear up the public road if a municipality will agree not to allow any wells for potable water to be constructed in the area. Since the Village receives its water from Lake Michigan through pipes, there is really no problem with making this promise. The oil company agrees that if it is ever necessary to dig up the portion of the roadway which may be polluted, it will pay for any extra costs associated with the disposal of the polluted soil. It also agrees to broadly indemnify the municipality. The municipality gains in that it does not have a disruption in digging up public roads, and it can save these companies money from doing unnecessary environmental remediation. Saving that money may make it easier for the companies to remediate problems on private property so that they can be re-used.

For some months, we have been discussing these matters with an attorney representing Shell with regards to small portions of Park and Exmoor Avenue. This issue in these documents has been reviewed by Bob Minix. We are now ready to move forward. I am sending to you two Highway Authority Agreements and two Limited Environmental Indemnity Agreements. The agreements have been signed by the appropriate representative of Equillon Enterprises, LLC, which does business as Shell Oil Products USA. The authorization for the Village to execute these two agreements needs to be added as a motion on a future Village Board agenda. Once the execution of the agreements are authorized, they should be dated and signed, and one copy of each should be returned to Attorney Frank M. Grenard, Johnson & Bell, Ltd., 33 West Monroe Street, Suite 2700, Chicago, Illinois 60603-5404.

One of the promises that the Village makes in these agreements is to prevent the drilling of a well in the right-of-way. For that reason, I am also sending to you an

ordinance, which should come before the Village Board with, a drawing, Exhibit "A" attached to the ordinance. These three matters can probably appear as a single item on the Consent Agenda.

Yours sincerely,

Stewart H. Diamond

SHD:dar
Enclosure
cc Mr. Frank Grenard
Mr. Bob Minix
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A-6G

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Jeffrey D. Perrigo, Civil Engineer
Bob Minix, Professional Engineer
Julius Hansen, Director of Public Works

DATE: March 27, 2012

RE: 2012 Skip Paving Program - Bid

2012 Skip Paving Program

Annually, the Village endeavors to make substantial improvements to roadways that are otherwise not on the Standalone Street Resurfacing and Reconstruction Program (20-year Reconstruction Program). Typically, the streets that are targeted for this program are 3 to 5 years away from being resurfaced or reconstructed under the 20-year Reconstruction Program. Under the Skip Paving Program, Public Works identifies streets or street segments that could benefit from large scale patching (milling and overlaying to a typical depth of 1½-inch to 2-inch; surface patch areas too large for Public Works to effectively perform). Considerations for determining appropriate candidates include the roadway's relative condition, age, and its place in the 20-year Reconstruction Program.

This year's budgeted amount of skip paving is **$80,000** which includes the construction and construction management for the program. Seven locations have been identified as needing to be paved within the scope of the program. By skip paving these areas, we hope to reduce the number and severity of potholes developing during the year as well as the amount of time and expense of manually pothole patching.

Bid Results

Six competent asphalt paving contractors provided bids for the Skip Paving Program. Bids were received on March 27th and the results are summarized in the table below:

2012 SKIP PAVING PROGRAM

BIDDER	SKIP PAVING TOTAL
Schroeder Asphalt Services	**$79,750**
Johnson Paving	$83,575
Orange Crush, LLC	$84,890
Chicagoland Paving	$89,875
Accu-Paving	$104,248
Geneva Construction	$114,575
Engineer's Estimate	**$87,500**

Schroeder Asphalt Services is the low bidder for the program. Their bid of $79,750 is 10% less than the in-house, engineer's estimate of $87,500, and approximately 5% less than the second place bid. The Village has not contracted with Schroeder Asphalt Services in the past. However, prior to working for the Village, I worked for a consulting engineering firm that provided construction oversight for a project that Schroeder was the contractor and their performance was exceptional. Reference checks were also performed and Schroeder was identified as being extremely reliable and capable of performing the work involved with this project.

The bid prices from Schroeder Asphalt Services are slightly less than those of the low-bid contractor from 2009 on a comparable project for the Village. In an effort to increase efficiencies and reduce costs, staff may recommend Schroeder for additional work, aligning with the skip paving amounts budgeted for FY 2012/2013, in lieu of bidding a similar program in the spring/summer months. The awarding of any additional work will be based on their performance of the original contract.

Action Requested

At this time, a construction contract award to Schroeder Asphalt Services with project funding in the amount of **$80,000** is recommended. The 2012 Skip Paving Budget amount is $80,000 and the work will be monitored to fit the prescribed budget. Please note the following:

2012 Skip Paving Program **Recommended Funding for Construction** Schroeder Asphalt Services			
Project Item	Funding Source (FY 11-12)	Account No.	Amount
2012 Skip Paving Program	Capital Projects Fund	40000-580160	**$80,000**

Weather permitting, project activities will be getting underway in late April or May. Once work commences, the project will only take a few days to complete.

Attachments

Excerpt of the FY 2011/2012 Budget:

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

cc: Kristen Schrader, Assistant to the Village Manager – Administration

A-6H

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Jeffrey D. Perrigo, Civil Engineer
Bob Minix, Professional Engineer
Julius Hansen, Director of Public Works

DATE: March 21, 2012

RE: 2012 Sanitary Sewer Lining Program - Bid

Background

The purpose of this memorandum is to recommend the **construction contract award** for the **2012 Sanitary Sewer Lining Program.**

The work included in this year's program consists of twenty-nine segments of sanitary sewer lines located on the east side of the Village where lining of the sanitary sewers will show significant benefits. Lining of the sanitary sewers are an important part of our program as it reduces the amount of Inflow/Infiltration (I/I) into the Glenbard Wastewater Authority treatment plant. Subsequently, the removal of clear water will increase the efficiency of our system and reduce costs at the treatment plant.

Recommendation

Bids were received on March 21, 2012 for the project. Four contractors submitted bids with **Insituform Technologies USA, Inc. of Lemont, IL**, submitting the low bid of **$275,425**. The Insituform bid was 2.7 percent less than the second low bid, and in-line with our staff estimate (only $425 above), as noted in the summary table below:

Contractor	Total Bid
Insituform Technologies USA	**$275,425**
Visu-Sewer of Illinois	$282,800
Hoerr Construction	$288,000
Michels Pipe Services	$290,900
Engineer's Estimate (Public Works)	**$275,000**

The complete bid tabulation has been prepared by the engineer and is available for examination if desired.

The Village is very familiar with Insituform, as this company has performed numerous lining projects in recent years either as a subcontractor or general contractor. Recent projects include lining of sanitary sewers on the Duane Street, the 2007 Street Improvements Project and the 2007 Sanitary Lining Program.

Insituform is considered the industry leader in the cured-in-place pipelining field. Insituform has performed most of the lining work in the Village since 2003.

The bid prices from Insituform closely mirror those provided by the firm in 2007 on a comparable project for the Village. In an effort to increase efficiencies and reduce costs, staff may recommend Insituform for additional work, aligning with the sewer lining amounts budgeted for FY 2012/2013, in lieu of bidding a similar program in the spring/summer months. Insituform has always performed admirably and we expect the same level of service we come to know.

Action Requested

At this time, a construction contract award to Insituform Technologies USA, Inc., with project funding (including a 9% contingency) in the amount of **$300,000**, is recommended. The 2012 Sanitary Sewer Lining Budget amount is $300,000. Staff is requesting the full amount of the budgeted dollars to perform any additional work that may be identified by the lining operations or to cover unanticipated expenses. Please note the following:

2012 Sanitary Sewer Lining Program Recommended Funding for Construction (includes 9% Contingency) Insituform Technologies USA, Inc.			
Project Item	Funding Source (FY 11-12)	Account No.	Amount
2012 Sanitary Sewer Lining Program	Sanitary Sewer Fund	50200-580100	**$300,000**

Weather permitting, project activities will be getting underway in April with a scheduled completion of the work by the end of June. The project will be administered in-house.

Attachments

Excerpt of the FY 2011/2012 Budget:

13. **Capital Projects:** **(FY11/12 Budget - $1,280,000)** This line item lists projects continuing or expected to start in FY11/12 along with the corresponding estimated costs.

Project Description	Estimated Cost
a. **Sunset / Turner Improvements (#00902)** – Associated with significant roadway upgrades, sanitary sewer main replacement will be performed on Sunset between Fairview and Turner. In other project corridors, sanitary sewer service line replacements will be performed in the street and parkway. Costs shown include construction and field engineering.	**$600,000**
b. **Essex Court / Grand / Lake Improvements (#00702)** – Construction and field engineering expenses for sanitary sewer system upgrades in the project area.	**$305,000**
c. **Sewer Lining / SSES Follow-up** – Provides funding to begin the long-term process to implement the recommendations of the Sanitary Sewer System Evaluation report completed early in calendar year 2011. Work will focus on making improvements to reduce the contribution of clear water into the sanitary sewers from the public right-of-way. Lining of sewers and manholes is a primary technique to reduce infiltration and inflow.	**$300,000**

cc: Kristen Schrader, Assistant to the Village Manager – Administration

A-6I

MEMORANDUM

DATE: March 30, 2012

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

SUBJECT: Landscape Maintenance Contract

Background:
The village has numerous landscape areas in various locations that need to be maintained on a regular basis. The best way to maintain these areas in a timely and cost effective manner is to have a contractor perform the majority of the work. This type of work is perfect to delegate to a contractor because it is very easy to monitor and evaluate their performance of the work. This allows public works employees to perform work that is more sensitive or expensive to contract out.

Several organizations were contacted to facilitate a partnership to reduce cost. School District 89 and 87 has their landscape maintenance performed by GCA Services Group, but this company is not suited for municipal landscape maintenance. After being given the specifications for performing the landscape maintenance for the village they were not interested.

School District 41 has a landscape maintenance contract with Olive Grove and this company was given the specifications as well. Olive Grove was highly recommended by District 41 and was interested in performing the work for the village. They responded to an RFP but were over 10 percent higher than the lowest price received.

The Park District was not able to perform the work for the village, since they do not contract out landscape work. They do all their landscape work with their own employees and could not keep up with the additional work load of performing all the village landscape maintenance. They do not have the resources to perform additional work with a limited number of staff. The Recreational Department has agreed to perform landscape maintenance at the Fire Station on Taft in exchange for public works clearing the sidewalk on Taft along Panfish Park. The Fire Station location was removed from the contractor list for a slight savings.

Issues:
In 2011 the village had an extended contract for landscape maintenance with Earth Care, Inc. for $70,000 to perform the same work as proposed for 2012. In a further attempt to reduce landscape maintenance expenditures an additional strategy was utilized. The landscape maintenance work was divided into two separates categories. The first category included all the lawn mowing (titled "basic mowing") locations and contractors were requested to give proposals for that specific category. The second category included all the flower bed maintenance (titled "enhanced no mowing") and contractors were requested to give proposals for that specific category. This was done to facilitate competition and to allow the village to select the lowest proposal from each category to reduce costs. Furthermore, contractors were allowed to give a proposal for performing all the work in both

categories. Those contractors giving a proposal for all the work reduced their proposals in hope of not losing some of the work from another contractor proposing a lower cost in one of the single categories. This strategy worked very effectively as demonstrated by the proposals generated.

Recommendation:
Accept the lowest proposal to complete all the landscape maintenance work to be performed by Acres Group during a three year contract. I checked with the Deerfield Park District who endorsed their performance.

Action Requested:
I motion to approve the award of a three year contract to Acres Group for the landscape maintenance of various locations in the village costing $44,411 each year of the contract.

Attachments:

- Various proposals received.

VILLAGE OF GLEN ELLYN

2012-2014 LANDSCAPE MANAGEMENT BID TAB

COMPANY NAME	2012 BASIC MOWING	2013 BASIC MOWING	2014 BASIC MOWING
W A MANAGEMENT	**$25,990.08**	**$25,990.08**	**$25,990.08**
ACRES GROUP	$28,256.00	$28,256.00	$28,256.00
ALANIZ GROUP	$27,552.00	$27,552.00	$27,552.00
LANDSCAPE CONCEPTS	NO BID	NO BID	NO BID
CLASSIC LANDCAPE	$34,304.00	$34,304.00	$34,304.00
ATRIUM	$46,312.00	$46,312.00	$46,312.00
TWIN OAKS	$38,240.00	$38,240.00	$38,240.00
TRI COUNTY	$66,240.00	$66,240.00	$66,240.00
EARTHCARE	$47,824.00	$47,824.00	$49,600.00
ERIC BONILLA	$55,200.00	$55,200.00	$55,200.00
GREEN GRASS	$34,944.00	$35,643.00	$36,355.00

COMPANY NAME	2012 ENHANCED NO MOWING	2013 ENHANCED NO MOWING	2014 ENHANCED NO MOWING
W A MANAGEMENT	NO BID	NO BID	NO BID
ACRES GROUP	**$19,715.00**	**$19,715.00**	**$19,715.00**
ALANIZ GROUP	$30,409.00	$30,409.00	$30,409.00
LANDSCAPE CONCEPTS	NO BID	NO BID	NO BID
CLASSIC LANDCAPE	$27,775.00	$27,775.00	$27,775.00
ATRIUM	$22,568.00	$22,568.00	$22,568.00
TWIN OAKS	$30,596.00	$30,596.00	$30,596.00
TRI COUNTY	NO BID	NO BID	NO BID
EARTHCARE	$29,859.00	$30,359.00	$33,263.00
ERIC BONILLA	$52,300.00	$52,300.00	$52,300.00
GREEN GRASS	$53,195.00	$59,259.00	$60,344.00

COMPANY NAME	2012 ENHANCED + BASIC MOWING	2013 ENHANCED + BASIC MOWING	2014 ENHANCED + BASIC MOWING
W A MANAGEMENT	NO BID	NO BID	NO BID
ACRES GROUP	**$44,411.00**	**$44,411.00**	**$44,411.00**
ALANIZ GROUP	$51,298.00	$51,298.00	$51,298.00
LANDSCAPE CONCEPTS	$51,745.00	$51,745.00	$51,745.00
CLASSIC LANDCAPE	$56,636.00	$56,636.00	$56,636.00
ATRIUM	$63,114.00	$63,114.00	$63,114.00
TWIN OAKS	$66,612.00	$66,612.00	$66,612.00
TRI COUNTY	NO BID	NO BID	NO BID
EARTHCARE	$70,147.00	$72,657.00	$73,873.00
ERIC BONILLA	$92,866.00	$92,866.00	$92,866.00
GREEN GRASS	$88,139.00	$89,901.00	$91,699.00

MEMORANDUM

A-6J

DATE: April 2, 2012

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

SUBJECT: Resident Curbside Brush Removal Program

Background:

A formal bid opening was conducted on March 29th, 2012 for the residential curbside brush removal program. The bidding was structured for contractors to provide a "per cubic yard cost" and a "fixed annual cost". In addition, contractors submitted costs associated with emergency brush removal and emergency clearing of the right of way to be utilized on as needed basis. Five different companies were interested, but only three companies submitted bids to perform the work. One of the three companies submitted a bid that was far too expensive to be considered.

During this process, the Administration Department conducted a branch and brush collection survey to measure residents' satisfaction with the current program. A total of 188 residents responded to the survey. Of those who responded, 79.3% were either satisfied or very satisfied with the current program. In addition, nearly 60% of respondents stated that they would like to receive pick-up once per month and were willing to pay $2.00 per month for the service. (The current fee is $1.93 per month.) Overall the comments were very positive on our current program.

Issues:

The current brush removal contract has expired and a new contract is needed to provide this service for residential curbside pick-up. The current contractor has submitted a proposal to perform this work that results in an increase for 2012. Kramer Tree Specialists has performed this work exclusively for the past ten years, and has provided a high level of service. A good relationship has developed over the years between the contractor, public works and residents of the village. They have multiple references and perform this same work for other municipalities. They have a proven ability to provide this service, but cost more money (fixed annual rate of $142,800 for 2012).

The contractor that submitted the lowest bid is Trees- R-Us. They have not worked for Glen Ellyn in the past, or performed a monthly brush removal program for another municipality. They are confident they can perform this work and have worked for a few other municipalities performing various forestry tasks. They are less expensive (variable rate per cubic yard equals $110,000 annually based on a ten year average), but have not proven they can perform the work to Glen Ellyn standards. I spoke with John Kemppainen with the Village of Wilmette who said Trees-R-Us performs all of their contract tree removals, and have performed well during the past two years of the contract.

Recommendation:
The difficulty in making a recommendation in this situation is measuring the importance of the quality of service for residents and saving money for residents. Brush removal is a fairly simple task, but it is a highly visible service that impacts residents frequently. Based on the economy, budget constraints, and the goal of holding down costs I recommend using the new contractor Trees-R-Us. I also recommend changing from the past fixed rate annual cost method to the variable rate per cubic yard method based on the ten years of data. This will maximize the amount saved equaling an average of $30,000 annually. In an emergency we can utilize this contractor, public works employees, and other public works departments in the DuPage County network.

Action Requested:
I motion to approve the award of a three year contract to Trees- R-Us for the brush removal program starting May, 2012 based on the cost per cubic yard method as proposed.

Attachments:

- Chart showing actual monthly totals of quantity of brush for 2002 – 2011and the actual cost for Kramer to perform the brush removal program each year.
- Chart showing actual monthly totals of quantity of brush for 2002-2011 with a cost comparison using variable cubic yard price of $38.00 vs. monthly fixed rate of $23,800 as proposed by Kramer Tree Specialists for 2012.
- Chart showing actual monthly totals of quantity of brush for 2002-2011 with a cost comparison using variable cubic yard price of $29.00 vs. monthly fixed rate of $21,522 as proposed by Tree- R- Us for 2012.
- Bid results submitted by Trees–R-Us, Kramer, and B. Haney & Sons.
- Additional letters submitted by Trees-R-Us and Kramer

BRUSH AND BRANCH REMOVAL

2002 - 2011 Actual Cost

MONTH	2002 CU YDS	2002 COST	2003 CU YD	2003 COST	2004 CU YD	2004 COST	2005 CU YD!	2005 COST	2006 CU YD!	2006 COST	2007 CU YD!	2007 COST	2008 CU YD!	2008 COST	2009 CU YD!	2009 COST	2010 CU YD!	2010 COST	2011 CU YD!	2011 COST	AVERAGE CU YDS	AVERAGE COST
May	610	$20,636	720	$24,821	690	$24,074	630	$21,981	655	$22,853	736	$25,679	638	$21,400	665	$22,000	824	$22,000	670	$22,500	684	$22,794
June	1,160	$39,243	620	$21,632	715	$24,846	640	$22,330	710	$24,772	680	$23,725	1005	$21,400	570	$22,000	917	$22,000	685	$22,500	770	$24,445
July	670	$22,666	655	$22,853	625	$21,806	490	$17,096	600	$20,924	560	$19,538	574	$21,400	660	$22,000	555	$22,000	1430	$22,500	682	$21,278
August	590	$19,960	585	$20,411	600	$20,934	520	$18,143	570	$19,887	480	$16,747	862	$21,400	496	$22,000	552	$22,000	608	$22,500	586	$20,398
Sept	600	$20,298	555	$19,364	590	$20,585	535	$18,666	510	$17,794	440	$15,352	410	$21,400	455	$22,000	703	$22,000	590	$22,500	539	$19,996
October	645	$21,820	605	$21,109	560	$19,538	515	$17,968	620	$21,632	460	$16,050	495	$21,400	480	$22,000	563	$22,000	470	$22,500	541	$20,602
Total	4275	$144,623	3740	$130,190	3780	$131,783	3330	$116,184	3665	$127,862	3356	$117,091	3984	$128,400	3326	$132,000	4114	$132,000	4453	$135,000	3802	$129,513
	Variable Rate $33.83 per cu.yd. Kramer Tree Service		Variable Rate $34.89 per cu.yd. Kramer Tree Service		Variable Rate $34.89 per cu.yd. Kramer Tree Service		Variable Rate $34.89 per cu.yd. Kramer Tree Service		Variable Rate $34.89 per cu.yd. Kramer Tree Service		Variable Rate $34.89 per cu.yd. Kramer Tree Service		Fixed Rate $21,400 per month Kramer Tree Service		Fixed Rate $22,000 per month Kramer Tree Service		Fixed Rate $22,000 per month Kramer Tree Service		Fixed Rate $22,500 per month Kramer Tree Service			

BRUSH AND BRANCH REMOVAL

2002 - 2011 Cost Comparison Using Variable Cubic Yard Price of $38.00 vs. $23,800 Monthly Fixed Rate Proposed by Kramer Tree Specialists for 2012

	2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		AVERAGE	
MONTH	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST
May	610	$23,180	720	$27,360	690	$26,220	630	$23,940	655	$24,890	736	$27,968	638	$24,244	665	$25,270	824	$31,312	670	$25,460	684	$25,984
June	1,160	$44,080	620	$23,560	715	$27,170	640	$24,320	710	$26,980	680	$25,840	1005	$38,190	570	$21,660	917	$34,846	685	$26,030	770	$29,268
July	670	$25,460	655	$24,890	625	$23,750	490	$18,620	600	$22,800	560	$21,280	574	$21,812	660	$25,080	555	$21,090	1430	$54,340	682	$25,912
August	590	$22,420	585	$22,230	600	$22,800	520	$19,760	570	$21,660	480	$18,240	862	$32,756	496	$18,848	552	$20,976	608	$23,104	586	$22,279
Sept	600	$22,800	555	$21,090	590	$22,420	535	$20,330	510	$19,380	440	$16,720	410	$15,580	455	$17,290	703	$26,714	590	$22,420	539	$20,474
October	645	$24,510	605	$22,990	560	$21,280	515	$19,570	620	$23,560	460	$17,480	495	$18,810	480	$18,240	563	$21,394	470	$17,860	541	$20,569
Total	4275	$162,450	3740	$142,120	3780	$143,640	3330	$126,540	3665	$139,270	3356	$127,528	3984	$151,392	3326	$126,388	4114	$156,332	4453	$169,214	3802	$144,487
	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800	Fixed	$142,800
	Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd. Kramer Tree Service		Variable Rate $38.00 per cu.yd Kramer Tree Service		Variable Rate $38.00 per cu.yd Kramer Tree Service		Variable Rate $38.00 per cu.yd Kramer Tree Service		Variable Rate $38.00 per cu.yd Kramer Tree Service			

BRUSH AND BRANCH REMOVAL

2002 - 2011 Cost Comparison Using Variable Cubic Yard Price of $29.00 vs. $21,522 Monthly Fixed Rate Proposed by Trees -R- US for 2012

	2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		AVERAGE	
MONTH	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST	CU YDS	COST
May	610	$17,690	720	$20,880	690	$20,010	630	$18,270	655	$18,995	736	$21,344	638	$18,502	665	$19,285	824	$23,896	670	$19,430	684	$19,830
June	1,160	$33,640	620	$17,980	715	$20,735	640	$18,560	710	$20,590	680	$19,720	1005	$29,145	570	$16,530	917	$26,593	685	$19,865	770	$22,336
July	670	$19,430	655	$18,995	625	$18,125	490	$14,210	600	$17,400	560	$16,240	574	$16,646	660	$19,140	555	$16,095	1430	$41,470	682	$19,775
August	590	$17,110	585	$16,965	600	$17,400	520	$15,080	570	$16,530	480	$13,920	862	$24,998	496	$14,384	552	$16,008	608	$17,632	586	$17,003
Septembe	600	$17,400	555	$16,095	590	$17,110	535	$15,515	510	$14,790	440	$12,760	410	$11,890	455	$13,195	703	$20,387	590	$17,110	539	$15,625
October	645	$18,705	605	$17,545	560	$16,240	515	$14,935	620	$17,980	460	$13,340	495	$14,355	480	$13,920	563	$16,327	470	$13,630	541	$15,698
Total																						
Varible	4275	$123,975	3740	$108,460	3780	$109,620	3330	$96,570	3665	$106,285	3356	$97,324	3984	$115,536	3326	$96,454	4114	$119,306	4453	$129,137	3802	$110,267
Fixed	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132	Fixed	$129,132
	Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US		Variable Rate $29.00 per cu.yd. Trees- R-US			

Contractor TREES "R" US, INC, will complete the work for the following prices from May 1, 2012 through April 31, 2015 (2014 PRICE TO REMAIN UNTIL 4/31/2015).

We propose to execute this Brush Pickup Proposal, subject to the terms and conditions set forth in the proposal documents attached hereto and made a part hereof. Also, by submitting this proposal, we agree that we are aware of and in compliance with Public Act 85-1295 of the criminal code which became effective January 1, 1989, related to bid-rigging, awarding, and changing contracts.

ALTERNATE 1

Lump Sum Price Per Month, disposed at Contractor's site.

	Monthly Cost		Annual Total
2012	$ 21,522.-	Per Month x 6 Months =	$ 129,132.-
2013	$ 22,265.-	Per Month x 6 Months =	$ 133,590.-
2014	$ 22,750.-	Per Month x 6 Months =	$ 136,500.-

ALTERNATE 2

Pricing per cubic yard, disposed at Contractor's site/per cubic yard (based on 3,700 Cu/Yd annually):

2012 $ 29.- Per Cubic Yard X Number of Yards (52 YARDS) on Truck = $ 1,508.- per truck
2013 $ 29.- Per Cubic Yard X Number of Yards on Truck = $ 1,508.- per truck
2014 $ 30.- Per Cubic Yard X Number of Yards on Truck = $ 1,560.- per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment.

EMERGENCY WORK – 2 PERSON CREW FOR BRUSH REMOVAL (STORM CLEAN-UP) (ABLE TO PROVIDE 2 CREWS)

2012 $ 38.- Per Cubic Yard X Number of Yards (52 YARDS) on Truck = $ 1,976.- per truck
2013 $ 39.- Per Cubic Yard X Number of Yards on Truck = $ 2,028.- per truck
2014 $ 40.- Per Cubic Yard X Number of Yards on Truck = $ 2,080.- per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment. (2014 PRICE TO REMAIN UNTIL 4/31/2015).

EMERGENCY WORK – 2 PERSON CREW & BUCKET TRUCK FOR STORM DAMAGE (ABLE TO PROVIDE 2 CREWS) FOR CLEARING STREETS, SIDEWALKS, DRIVEWAYS

2012 $ 195.- PER HOUR 2 PERSON CREW & BUCKET TRUCK
2013 $ 195.- PER HOUR 2 PERSON CREW & BUCKET TRUCK
2014 $ 195.- PER HOUR 2 PERSON CREW & BUCKET TRUCK
(2014 PRICE TO REMAIN UNTIL 4/31/2015).

SUBMITTED BY:

COMPANY TREES "R" US, INC.

VILLAGE CLERK
MAR 29 2012
VILLAGE OF GLEN ELLYN

Contractor Kramer Tree Specialists, Inc., will complete the work for the following prices from May 1, 2012 through April 31, 2015 (2014 PRICE TO REMAIN UNTIL 4/31/2015).

We propose to execute this Brush Pickup Proposal, subject to the terms and conditions set forth in the proposal documents attached hereto and made a part hereof. Also, by submitting this proposal, we agree that we are aware of and in compliance with Public Act 85-1295 of the criminal code which became effective January 1, 1989, related to bid-rigging, awarding, and changing contracts.

ALTERNATE 1

Lump Sum Price Per Month, disposed at Contractor's site.

	Monthly Cost		Annual Total
2012	$ 23,800.-	Per Month x 6 Months =	$ 142,800.-
2013	$ 24,250.-	Per Month x 6 Months =	$ 145,500.-
2014	$ 24,750.-	Per Month x 6 Months =	$ 148,500.-

ALTERNATE 2

Pricing per cubic yard, disposed at Contractor's site/per cubic yard (based on 3,700 Cu/Yd annually):

2012	$ 38.-	Per Cubic Yard X Number of Yards on Truck = (44 yds.)	$ 1,672.-	per truck
2013	$ 39.-	Per Cubic Yard X Number of Yards on Truck =	$ 1,716.-	per truck
2014	$ 40.-	Per Cubic Yard X Number of Yards on Truck =	$ 1,760.-	per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment.

EMERGENCY WORK – 2 PERSON CREW FOR BRUSH REMOVAL (STORM CLEAN-UP) (ABLE TO PROVIDE 2 CREWS)

2012	$ 47.50	Per Cubic Yard X Number of Yards on Truck = (44 yds.)	$ 2,090.-	per truck
2013	$ 48.75	Per Cubic Yard X Number of Yards on Truck =	$ 2,145.-	per truck
2014	$ 50.-	Per Cubic Yard X Number of Yards on Truck =	$ 2,200.-	per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment. (2014 PRICE TO REMAIN UNTIL 4/31/2015).

EMERGENCY WORK – 2 PERSON CREW & BUCKET TRUCK FOR STORM DAMAGE (ABLE TO PROVIDE 2 CREWS) FOR CLEARING STREETS, SIDEWALKS, DRIVEWAYS

2012	$ 240.-	PER HOUR 2 PERSON CREW & BUCKET TRUCK
2013	$ 244.-	PER HOUR 2 PERSON CREW & BUCKET TRUCK
2014	$ 248.-	PER HOUR 2 PERSON CREW & BUCKET TRUCK

(2014 PRICE TO REMAIN UNTIL 4/31/2015).

SUBMITTED BY: Joseph Kramer, President

COMPANY Kramer Tree Specialists, Inc.

VILLAGE CLERK
MAR 29 2012
VILLAGE OF GLEN ELLYN

Contractor B. Haney & Sons, Inc, will complete the work for the following prices from May 1, 2012 through April 31, 2015 (2014 PRICE TO REMAIN UNTIL 4/31/2015).

We propose to execute this Brush Pickup Proposal, subject to the terms and conditions set forth in the proposal documents attached hereto and made a part hereof. Also, by submitting this proposal, we agree that we are aware of and in compliance with Public Act 85-1295 of the criminal code which became effective January 1, 1989, related to bid-rigging, awarding, and changing contracts.

ALTERNATE 1

Lump Sum Price Per Month, disposed at Contractor's site.

	Monthly Cost		Annual Total
2012	$ 43536 -	Per Month x 6 Months =	$ 261,216 -
2013	$ 45277 -	Per Month x 6 Months =	$ 271,662 -
2014	$ 47088 -	Per Month x 6 Months =	$ 282,528 -

ALTERNATE 2

Pricing per cubic yard, disposed at Contractor's site/per cubic yard (based on 3,700 Cu/Yd annually):

2012	$ 48 -	Per Cubic Yard X Number of Yards on Truck =	$ 2640 - per truck
2013	$ 50 -	Per Cubic Yard X Number of Yards on Truck =	$ 2750 - per truck
2014	$ 52 -	Per Cubic Yard X Number of Yards on Truck =	$ 2860 - per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment.

EMERGENCY WORK – 2 PERSON CREW FOR BRUSH REMOVAL (STORM CLEAN-UP) (ABLE TO PROVIDE 2 CREWS)

2012	$ 70 -	Per Cubic Yard X Number of Yards on Truck =	$ 3850 - per truck
2013	$ 73 -	Per Cubic Yard X Number of Yards on Truck =	$ 4015 - per truck
2014	$ 76 -	Per Cubic Yard X Number of Yards on Truck =	$ 4,180 - per truck

The amount paid will be based on a full truck load equaling the number of cubic yards per truck. The number of truck loads will be counted & signed for by public works to determine payment. (2014 PRICE TO REMAIN UNTIL 4/31/2015).

EMERGENCY WORK – 2 PERSON CREW & BUCKET TRUCK FOR STORM DAMAGE (ABLE TO PROVIDE 2 CREWS) FOR CLEARING STREETS, SIDEWALKS, DRIVEWAYS

2012	$ 265 -	PER HOUR 2 PERSON CREW & BUCKET TRUCK
2013	$ 275 -	PER HOUR 2 PERSON CREW & BUCKET TRUCK
2014	$ 286 -	PER HOUR 2 PERSON CREW & BUCKET TRUCK

(2014 PRICE TO REMAIN UNTIL 4/31/2015).

SUBMITTED BY:

COMPANY B. Haney & Sons Inc.

VILLAGE CLERK
MAR 29 2012
VILLAGE OF GLEN ELLYN

Trees "R" Us Inc.

COMPLETE TREE SERVICE

RESIDENTIAL & COMMERCIAL

PO BOX 6014
Wauconda, IL 60084

847-913-9069
847-506-0272
Fax: 847-487-3753

April 2, 2012

Village of Glen Ellyn
Attn: Mr. Julius Hansen, Director of Public Works
30 S. Lambert Road
Glen Ellyn, Illinois 60137

RE: 2012-2015 Brush/Branch Pick-up Program

Dear Mr. Hansen,

We are happy to hear that Trees "R" Us, Inc. was the low bidder for the above contract. I understand you need some additional information about our company to make your final recommendation.

Trees "R" Us, Inc. is a family owned and operated business. We have been providing quality tree services to the Chicagoland area since 1999. In addition to residential and municipal tree service contracts, Trees "R" Us, Inc. removes brush, chips and logs for several golf courses and landscape yards. We then re-grind the material for our mulch division, Organic Solutions, Inc. Please take a look at our website www.treesrusinc.com for an overview of our company and pictures of some of our equipment.

We have 5 certified arborists on staff and 20 employees. Tress "R" Us, Inc. has the equipment and the experienced staff to handle this business. Attached to this letter is a list of all the equipment owned by Trees "R" Us, Inc. And in addition to the references listed on our bid proposal, I also refer you to the following municipalities as references:

City of Highland Park
1150 Half Day Rd
Highland Park, IL 60035
(847)926-1149
Joe O'Neill – Forester

Village of Wilmette
1200 Wilmette Ave
Wilmette, IL 60091
(847)853-7619
John Kemppainen – Forester

Elk Grove Park District
499 Biesterfield Rd
Elk Grove, IL 60007
(847)437-9494
John Howell

Sincerely,
Nick Willis
Trees "R" Us, Inc.

Trees "R" Us Inc.

COMPLETE TREE SERVICE

RESIDENTIAL & COMMERCIAL

PO BOX 6014
Wauconda, IL 60084

847-913-9069
847-506-0272
Fax: 847-487-3753

March 1, 2012

Statement of Competency
Equipment List
All Equipment Owned by Company

- 1995 Ford L8000 30yd chip truck
- 1992 International 20yd chip truck
- 1988 Ford F700 20yd chip truck
- 2001 International 20 yard chip truck
- 1998 International Forestry chip truck with 55' bucket
- 1992 International 60' bucket truck
- 1989 GMC 7000 65' bucket truck
- 1995 Ford F350 dump truck
- 1995 Ford F350 pickup
- 2006 Rayco RG Super50 stump grinder
- 2005 Vermeer Tow-behind Stumper
- 2004 Brush Bandit 15" drum chipper
- 1999 Brush Bandit 18" drum chipper
- 1992 Brush Bandit 15" disc chipper
- 1999 Brush Bandit 15" disc chipper
- 1999 Mack Log Truck
- 1995 Freightliner Log Truck
- 2004 Caterpillar 252B skid steer (2)
- CAT IT-28-B Wheel Loader
- 2000 Brush Bandit Beast #3680 – whole tree grinder/recycler

Trees "R" Us Inc.

COMPLETE TREE SERVICE

RESIDENTIAL & COMMERCIAL

PO BOX 6014
Wauconda, IL 60084

847-913-9069
847-506-0272
Fax: 847-487-3753

April 2, 2012

Village of Glen Ellyn
Attn: Mr. Julius Hansen, Director of Public Works
30 S. Lambert Road
Glen Ellyn, Illinois 60137

RE: 2012-2015 Brush/Branch Pick-up Program

Dear Mr. Hansen,

As a follow-up to our discussion regarding the Illinois Prevailing Wage Act as it applies to the above referenced program, we spoke with IDOL. We received their verbal determination that brush pick-up does not constitute a prevailing wage job. This work is determined to be maintenance and does not fall under any municipal public works construction or improvement category.

IDOL will be sending us paperwork stating this determination in a few days. As soon as we receive their document, we will forward a copy to you.

Sincerely,

Nick Willis
Trees "R" Us, Inc.

Kramer Tree Specialists, Inc.
300 Charles Court
West Chicago, Illinois 60185

March 30, 2012

Village of Glen Ellyn
Attn: Village Board Members
525 Duane Street
Glen Ellyn, IL. 60137

Dear Board Members,

I am writing this letter to provide you with the history Kramer Tree Specialists, Inc. and the Village of Glen Ellyn have benefited from since 2001, regarding your Residential Brush Collection/Disposal program.

Our goal has always been to provide municipalities with a higher level of service than they anticipate. As a company, we have always understood the value of providing the same crew foreman for the term of a contract. Amador Pintor, for the last 11 years, (a history of 66 collection cycles) has been the foreman for your Brush Pick-Up contract and we consistently receive positive comments from not only the residents, but from your office staff as well. Amador knows the Village. He understands the workings and the rhythms of the neighborhoods. You won't find him working Park Blvd. or Hill Ave. before 8:30 a.m. or after 4:00 p.m. Amador takes the initiative to know which streets the schools are on and not schedule those streets at inappropriate times of the day.

You may recall in 2010 we honored the plea the Village sent to vendors to please "hold costs". Despite our contract calling for an increase from 2009, we waived the increase and provided service for the program at the 2009 rate. Furthermore, in 2011, Kramer Tree Specialists accepted an increase, but only to the 2010 contract rate, not the 2011 contract rate. Now with the rising cost of our health insurance and the unprecedented fuel prices, we are forced to raise our offer to the cost we quoted in the Request for Proposal you are now considering.

Our office hours are 7:00 a.m. to 5:00 p.m. and our phones are always answered. Fran Tracy is your contact in our office and responds immediately to any questions or concerns your staff or residents may have.

We are fully aware of the level of service the Village of Glen Ellyn and its residents expect and deserve. We hope you agree that we have always met or exceeded those expectations.

Sincerely,

Joe Kramer

Kramer Tree Specialists, Inc.
Joe Kramer
President

Phone (630) 293-5444 Fax (630) 293-7667 www.kramertree.com

Kramer Tree Specialists, Inc.
300 Charles Court
West Chicago, Illinois 60185

March 29, 2012

Village of Glen Ellyn
Public Works Department
Attn: Julius Hansen, Director
525 Duane Ave.
Glen Ellyn, IL 60137

Dear Julius,

Kramer Tree Specialists, Inc. has more than a decade of history with municipal brush collection and currently provides Residential brush/branch collection and disposal service to ten communities.

In our considerable experience, the collection and disposal of the brush generated by homeowner activity and placed on the municipal parkways for collection is not considered to be a "construction of public works project" and therefore, not subject to prevailing wage considerations or to certified payroll requirements.

Sincerely,

Joseph Kramer

Joseph Kramer
President
Kramer Tree Specialists, Inc.

Phone (630) 293-5444 Fax (630) 293-7667 www.kramertree.com

A-6K

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

DATE: April 3, 2012

SUBJECT: South Park Lift Station Electrical Panel Repair

Background:

South Park Lift Station is designed to collect the sanitary sewage on the south Park Boulevard corridor from Glen Park Road to Butterfield Road. The largest single contributor to this collection basin is Glenbard South High School. In the course of forty years, Public Works has rebuilt pumps and motors and changed out minor electrical components within the control panel at the Lift Station. Currently the control panel has been failing on a regular basis requiring immediate attention.

Senior Plant Operator Gary Bach, with the input of our electrical consultant Bob Wohlfarth, developed a Request for Proposal outlining our specs to rehab the control panel. The project basically entails replacing and moving the control panel out of the canister to an above ground control box similar in design and construction to that of a typical 36"x 20"x 56" utility control panel mounted on a concrete pedestal six feet away from the Smith and Loveless canister.

On Thursday March 8, 2012 Request for Proposal packets were faxed to six vendors. The vendors were as follows: Pumping Services Inc., Metropolitan Pump Company, Iowa Pump Company, Illinois Pump Company, HR Green, and Flow-Techniques Inc. The Request for Proposals was due back to Public Works on Wednesday March 21, 2012.

Issues:

Currently the control panel has been failing on a regular basis requiring immediate attention. The electrical panel is located 15 feet below grade, at the bottom of a 4 foot diameter Smith and Loveless metal canister within inches of the pumps and motors of the sewage piping gallery. Servicing this panel has become increasingly more difficult and dangerous to perform.

Recommendation:

The only proposal received was that of Metropolitan Pump Company in the lump sum amount of $43,260.00. Metropolitan Pump Company located in Romeoville, Illinois is a premier manufacturer, installer and maintenance provider that services a large portion of the market in the Chicago area.

Action Requested:

I Motion to approve a contract with Metropolitan Pump Company of Romeoville, Illinois in the amount of $43,260.00 to repair the South Park Lift Station electrical control panel. The funding for this contract is budgeted in the FY 2011/12 Sewer Division Equipment line item # 50200-580110.

Attachments:

- Bob Greenberg's memo

MEMORANDUM

TO: Julius Hansen, Director of Public Works

FROM: Bob Greenberg, Project Coordinator

DATE: April 3, 2012

SUBJECT: South Park Lift Station Electrical Panel Repair

Background:

South Park Lift Station built in 1972, is designed to collect the sanitary sewage on the south Park Boulevard corridor from Glen Park Road to Butterfield Road. The collection system flows from south to north via a 10 inch gravity sewer main terminating at the lift station. The lift station then pumps the sewage 600 feet north along Park Boulevard through a six inch pressurized force main to a manhole on Park Boulevard just north of Glen Valley Road. From this point, the sewage continues through a series of sewer mains to the Glenbard Wastewater Authority treatment facility on Bemis Road. The largest single contributor to this collection basin is Glenbard South High School.

Issues:

By and large, there has not been any major rehab work done to this station since going on line in 1972. In the course of forty years, Public Works has rebuilt pumps and motors and changed out minor electrical components within the control panel.

Currently the control panel has been failing on a regular basis requiring immediate attention. The electrical panel is located 15 feet below grade, at the bottom of a 4 foot diameter Smith and Loveless metal canister within inches of the pumps and motors of the sewage piping gallery. Servicing this panel has become increasingly more difficult and dangerous to perform.

Recommendation:

Senior Plant Operator Gary Bach with the input of our electrical consultant Bob Wohlfarth developed a Request for Proposal outlining our specs to rehab the control panel. The project basically entails replacing and moving the control panel out of the canister to an above ground control box similar in design and construction to that of a typical 36"x 20"x 56" utility control panel mounted on a concrete pedestal six feet away from the Smith and Loveless canister.

On Thursday March 8, 2012 Request for Proposal packets were faxed to six vendors. The vendors

were as follows: Pumping Services Inc., Metropolitan Pump Company, Iowa Pump Company, Illinois Pump Company, HR Green, and Flow-Techniques Inc. The Request for Proposals was due back to Public Works on Wednesday March 21, 2012. The only proposal received was that of Metropolitan Pump Company in the lump sum amount of $43,260.00. The five vendor's not responding to the RFP were asked why they did not respond and various answers were received such as the project being too small to bid on, and out of their area of expertise.

Metropolitan Pump Company located in Romeoville, Illinois is a premier manufacturer, installer and maintenance provider that services a large portion of the market in the Chicago area. They have on numerous occasions responded to emergency service requests providing expert technical assistance during critical events. They were instrumental in providing us the budget numbers that were approved in the FY 2011/12 Sewer Division budget and will be needed to fund this project. This company has a long standing history of good service to the Village of Glen Ellyn and their reputation as a quality manufacturer and installer of lift station equipment.

Action Requested:

I Motion to approve a contract with Metropolitan Pump Company of Romeoville, Illinois in the amount of $43,260.00 to repair the South Park Lift Station electrical control panel. The funding for this contract is budgeted in the FY 2011/12 Sewer Division Equipment line item # 50200-580110.

Attachments:

- Request for Proposal
- Metropolitan Pump Company Quotation

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager, Administration
Bob Minix, Professional Engineer
Gary Bach, Senior Plant Operator

Village of Glen Ellyn

Request for Proposal

FOR

South Park Lift Station

Panel Relocation

Submittal Deadline:

MARCH 21, 2012, AT 3:30 PM

PLACE:

Village of Glen Ellyn Public Works Department

Office of the Director of Public Works

30 S. Lambert Road

Glen Ellyn, IL 60137

For information contact:

Gary Bach

Senior Plant Operator

Office: (630) 469-6756 or Cell: (630) 742-3274 e-mail: garyb@glenellyn.org

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1. Duplex Control Panel

2. Freestanding Traffic Enclosure

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U. Availability

To: Interested Wastewater Contractors

Date: March 6, 2012

Re: Request for Proposal - South Park Lift Station Panel Relocation

REQUEST FOR PROPOSAL

The Village of Glen Ellyn Public Works Department is seeking proposals from qualified professionals to perform all work required to install an above-ground lift station control panel to replace an outdated and failing control panel in an existing 1972 circa Smith & Loveless duplex lift station.

The lift station, located at 590 S. Park Boulevard, collects raw wastewater from the residences and buildings on South Park Boulevard south of the station to Butterfield Road, including some homes on Ahlstrand Avenue and the Glenbard South High School.

The stations underground control panel has been experiencing acute electrical problems as of late, due to it's advanced age and lengthy service life. Confined-Space OSHA standards instituted after 1972 made even routine daily checks to the station virtually impossible.

By utilizing the lift stations two existing 10HP motors and pumps, we will be able to extend the lifespan of the station and to give operations personnel better control of the station by being able to monitor individual amperage readings and elapsed time meters on each pump, giving us advanced warning of a possible problem situations.

Contractors will be responsible to comply with all OSHA standards for confined space entry, and comply with the National Electrical Code. This work qualifies as a Public Works Maintenance Project. To the extent of the Prevailing Wage Act, the contractor shall be responsible to follow the Wage and Labor Requirements defined later in this document.

The contractor is encouraged to visit the site prior to submittal of their proposal. Contact Gary Bach at (630) 469-6756 to schedule a site meeting. Site inspections will be limited to the days of March 12th through March 16th, 2012. The contactor will be responsible for supplying their own confined space entry equipment.

The Public Works Department will accept proposals until 3:30 pm (CST) on March 21, 2012. All proposals shall be submitted in a clearly labeled envelope to identify the contractor and project (South Park Panel Relocation)

If you have any questions regarding this Request for Proposal (RFP), please contact the Senior Plant Operator Gary Bach at the number listed above.

The contractor shall supply all materials and services needed to complete this turn-key project without interruption sanitary sewer service of service to the area. This includes a Duplex Control Panel, a weather protected pad mounted traffic enclosure, conduits, wire, and fittings.

The Duplex Control Panel is required to include the following;

1 - Control Panel Enclosure Nema 1

1 - Control Panel Disconnect, 100 amp max.

1 - Main Circuit Breaker

2 - Motor Circuit Breakers

2 - Motor Starter FVNR 10HP max at 230 VAC, 3 phase, IEC type

1 - Distribution block or distribution lugs

1 - Circuit breaker for transformer primary

1 - Control transformer 24 VAC

1 - Alarm Dialer

2 - Elapsed Time Meters

1 - Pump Alternator (24 VAC control power)

1 - Phase Failure and monitor with automatic reset to prevent motor damage

1 - Condensate heater and thermostat

1/L - Circuit breakers for branch loads

1/L - Relays for control and isolated alarm contacts

1/L - Operator controls, 22.5 mm devices

Freestanding Traffic Enclosure

Weather Protected Nema 3

Pad Mounted

Caged alarm light

Sized in relation to the control panel

Installation

In as much as the new pad will not extend beyond the traffic panel, care must be taken to ensure that the necessary new conduits are terminated on the interior base of the panel, thereby eliminating any possible damage that could be caused by C.O.D. landscapers during the course of performing their duties.

The contractor is responsible for ensuring that the station is operational throughout the entire process.

In addition, the contractor is responsible for the following;

1. Providing new underground conduit, fittings, and wire from the existing service switch to the new control panel. (2")
2. Provide new underground conduit from the control panel to the dry well tube and continuing into the old panel. (3")
3. Provide new underground conduit from the new control panel to the wet well to facilitate a four-float system. (1 ½" conduit, four new floats)
4. Provide route for existing dry-well float to new autodailer
5. Convert existing control panel into a junction box by providing necessary terminal strips and closure plates.
6. Provide phone line connection for the new autodailer.
7. Remove old/unused equipment and wires from old control panel.

Pad Details

Eight (8) inch thick concrete slab that rises Six (6) inches above ground level. The slab will be equal in size to the traffic enclosure.

Six (6) inches of CA6 grade gravel as a base.

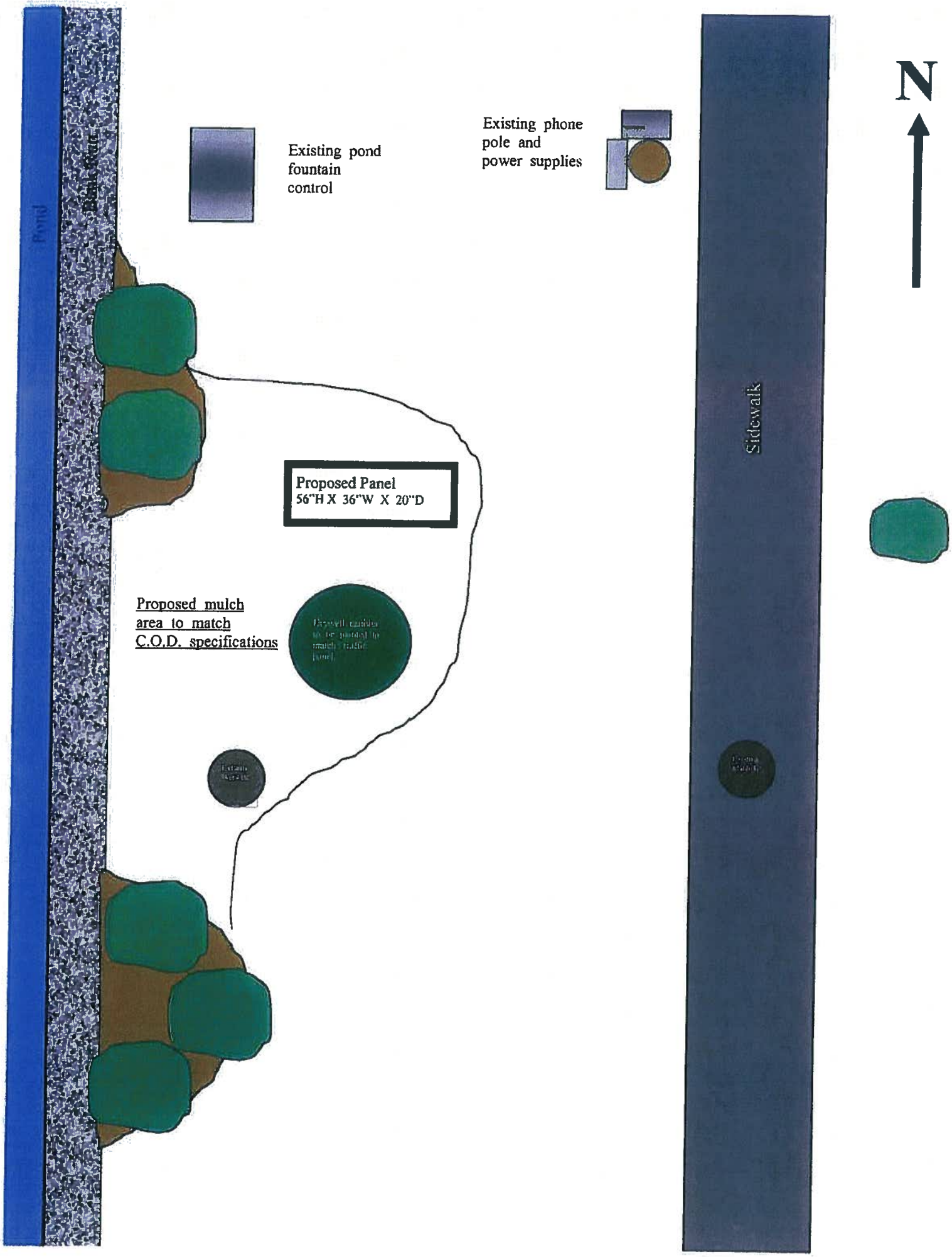
6 ½ bag concrete mix.

Traffic enclosure orientation - opening facing North with a six (6) feet space from the rear of the panel to the lift station entry tube.

All exposed conduits must be rigid steel. All conduits shall be sealed.

PROPOSED CONTROL PANEL INSTALLATION
South Park Lift Station

Location of Lift Station and Proposed Modifications


Pond
Existing pond fountain control
Existing phone pole and power supplies
Sidewalk
N
Proposed Panel
56"H X 36"W X 20"D
Proposed mulch area to match C.O.D. specifications

METROPOLITAN
PUMP COMPANY
A Division of METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. • ROMEOVILLE, IL 60446-1343
(815) 886-9200 • FAX (815) 886-4573
www.metropolitanind.com

QUOTATION

TO: Village of Glen Ellyn Public Works Department
Office of the Director of Public Works
30 S. Lambert Road
Glen Ellyn, Il 60137

PROJECT: South Park Blvd. LS
Glen Ellyn, Illinois
BIDS DUE: ASAP
ENGINEER: N/A

We are pleased to provide a BUDGET on the following equipment for the subject project.

	Duplex Control Panel Replacement
1	Furinsh Qty (1) UL Control panel consisting of the following:
1	Weather protected pad mounted freestanding traffic enclosure, Nema 3R painted mild steel
1	Caged alarm light
1	Control transformer
1	Pump control panel including the following
1	Control panel enclosure Nema 1
1	Control panel disconnect, 100 amp max.
1	Distribution block or distribution lugs
1	Main circuit breaker
2	Motor circuit breakers
2	Motor starter FVNR 10HP max at 230 VAC, 3 phase, IEC type
1	Circuit breaker for transformer primary
1/L	Circuit breakers for branch loads
1	Intelipump controller
2	Seal fail sensor and motor over temperature sensor connection points
2	Elapsed time meters
1	Condensate heater and thermostat
1	Battery and charger
1/L	Relays for control and isolated alarm contacts
1/L	Operator controls, 22.5 mm Devices
1	Alarm dialer, Protalk Plus
	Phase Monitor

SEE PAGE 2 FOR MORE DESCRIPTION

TERMS: Net 30 days from date of invoice. All invoices are payable in full when due, with no retainage allowed.

THIS QUOTATION, SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE HEREOF, MAY BE ACCEPTED ONLY BY SIGNING ONE COPY OF THIS QUOTATION AND RETURNING IT TO METROPOLITAN PUMP CO. NOT LATER THAN THE DATE INDICATED ON THE FACE HEREOF AFTER WHICH THIS QUOTATION IS VOID. THIS QUOTATION AFTER ACCEPTANCE BY BUYER MAY BE CANCELLED BY EITHER PARTY WITH NO PENALTY ONLY IF ENGINEER FAILS TO APPROVE SELLERS APPROVAL BROCHURE.

Accepted:	_____	Quotation No:	312N6649KT
Firm:	_____	Submitted:	3/19/2012
By:	_____	Void after:	30 days
Title:	_____	Prepared By:	Ken Turnquist

METROPOLITAN
PUMP COMPANY
A Division of METROPOLITAN INDUSTRIES, INC.
37 FORESTWOOD DR. • ROMEOVILLE, IL 60446-1343
(815) 886-9200 • FAX (815) 886-4573
www.metropolitanind.com

QUOTATION

PROJECT: South Park Blvd. LS
Glen Ellyn, Illinois

The INSTRUMENTATION SYSTEM will include the following.

Installation of new pump control panel at above location

1. Provide temporary power to keep the station operational.
2. Provide necessary electric demolition.
3. Provide new concrete control panel foundatation
4. Set and terminate control panel.
5. Provide new conduit and wire from the existing service switch to the new control panel.
6. Provide phone connection for the dialer.
7. Provide new underground conduits from the control panel to the dry well.
8. Provide new underground conduits from the new control panel to the wet well.
9. Provide necessary terminal strips and closure plates to turn the existing pump ocntrol panel into a junction box.
10. Provide necessary conduit and wire from the converted control panel to the new control pnael to facilitate installation of the necessary power and control wiring.

Note: Permit fees, performance bond and premium time, utility fees, surface restoration, meter and meter socket and taxes are not included.

This project is figure based on good weather conditions and not figured for frozen ground.

Your Budget Price for the above described equipment and installation is: $43,260.00
Taxes Not Included

TERMS: Net 30 days from date of invoice. All invoices are payable in full when due, with no retainage allowed.

THIS QUOTATION, SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE HEREOF, MAY BE ACCEPTED ONLY BY SIGNING ONE COPY OF THIS QUOTATION AND RETURNING IT TO METROPOLITAN PUMP CO. NOT LATER THAN THE DATE INDICATED ON THE FACE HEREOF AFTER WHICH THIS QUOTATION IS VOID. THIS QUOTATION AFTER ACCEPTANCE BY BUYER MAY BE CANCELLED BY EITHER PARTY WITH NO PENALTY ONLY IF ENGINEER FAILS TO APPROVE SELLERS APPROVAL BROCHURE.

Accepted:	_____	Quotation No:	312N6649KT
Firm:	_____	Submitted:	3/19/2012
By:	_____	Void after:	30 Days
Title:	_____	Prepared By:	Ken Turnquist

A-6L

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Danamarie Izzo – Assistant Village Manager - HR D.I.
Patti Underhill – Administrative Services Coordinator PU

DATE: April 2, 2012

RE: Amending Class B-5 Public Sidewalk Liquor License
Issuing one Class B-5 Public Sidewalk Liquor License

Background

In July 2011, the Village established the Class B-5 Public Sidewalk Liquor License. This license allows the serving of alcohol from May 1 through October 30. As you know, the Class B-5 Public Sidewalk Liquor License is a supplemental license to the Tables and Chairs Agreement issued through Planning & Development. The Tables and Chairs Agreements are effective immediately after receiving Village Board approval, normally around the end of March or the first of April and expiring November 1.

Issues

To avoid confusion and misunderstanding not only by the business owners but also by the Police Department it is recommended the Class B-5 Liquor License and the Tables and Chairs Agreement have the same effective dates. We would like to modify the dates for the Class B-5 liquor license to coincide with the approval of the Tables and Chairs License Agreements to permit the sale of alcoholic liquor after receiving Village Board approval for the Tables and Chairs License Agreement and expiring November 1 of each calendar year.

Vitorio's received approval of their Tables and Chairs Agreement March 26, 2012. Vitorios's has also applied for the Class B-5 Public Sidewalk Liquor License. The application has been processed and appropriate fees have been paid.

Recommendation

Approve the Ordinance and the issuing of one (1) Class B-5 Public Sidewalk Liquor License

Action Requested

Approve the Ordinance and the issuing of one (1) Class B-5 Public Sidewalk Liquor License

Attachments

Ordinance
Vitorio's application for Class B-5 Public Sidewalk Liquor License

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PUBLIC SIDEWALK SUPPLEMENTAL LIQUOR LICENSE CLASS B-5
APPLICATION FORM
Village of Glen Ellyn

(July 2011)

Date Application Received 3/20/12

Name of Business: Vitorios Ristorante Contact Person: Joanne Spata

Address of Business: 504 Crescent Blvd

Telephone No. 630-469-4745 Fax No. 630-469-4756

( ) Property Owner (X) Property Occupant

Required Submittals – please include:

( ) A valid License Agreement for tables and chairs to be placed on the public sidewalk approved by the Village Board.

( ) Dimensioned drawing showing the sidewalk adjacent to the business, any street lights, signs, planters, trees, tree grates, the curb, on street parking or any other public appurtenances, location of tables and chairs, and if applicable, the proposed fencing. The drawing must detail the distance from the proposed table, chairs, and fence to the curb.

( ) Annual Fee - $100. This is plus – what we pay in June? too much!

INDEMNIFICATION STATEMENT

I, Joanne Spata representing Business - Vitorios Ristorante

As its owner agree to hold harmless and indemnify the Village, its directors, officers, employees and agents, from and against any and all liabilities, losses, claims, demands, damages, fines, penalties, costs, and expenses, including, but not limited to, reasonable attorney's fees and costs of litigation, and all causes of action of any kind or character resulting from my use of the public sidewalk as a café.

I certify that I have read and understand Section 3-19-11 of the Glen Ellyn Village Code which sets the requirements for the Class B-5 Public Sidewalk Supplemental Liquor License.

Joanne Spata 3-16-12

Signature Date

PAID MAR 26 2012 7137 $100.00 VILLAGE OF GLEN ELLYN

The above application for a Class B-5 liquor license has been approved by the Local Liquor Control Commissioner acting under the provisions of the Glen Ellyn Liquor Control Code as contained in the Village Code of the Village of Glen Ellyn, Illinois.

03-26-12

Village President/Local Liquor Control Commissioner Date

Planning and Development -

Inspection of public improvements completed - Date _____ By: _____

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Village of Glen

Ordinance No. _____ - VC

An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 11
Class B-5 Public Sidewalk Liquor License
And
Chapter 19 of Title 3, Section 12
(Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,
Increase the Number of Permitted Class B-5 Public Sidewalk Liquor Licenses

---

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

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

Ordinance No. _____ - VC

An Ordinance to Amend the Liquor Control Code
Chapter 19 of Title 3, Section 11
Class B-5 Public Sidewalk Liquor License
And
Chapter 19 of Title 3, Section 12
(Restriction on Number of Licenses)
of the Village Code of Glen Ellyn, Illinois,
Increase the Number of Permitted Class B-5 Public Sidewalk Liquor Licenses

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

Whereas, pursuant to the Illinois Liquor Control Act, 235 ILCS 5/1-1 et seq., the Village of Glen Ellyn has the statutory authority by general ordinance to determine the kinds and classifications of liquor licenses to be issued for the sale of alcoholic liquor at retail in the Village as well as the number of permitted licenses within each classification, as set forth in Chapter 19 of Title 3 (Liquor Control Code) of the Village Code of the Village of Glen Ellyn; and

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

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village to amend the Class B-5 Public Sidewalk Liquor License. A Class B-5 license shall permit the sale of alcoholic liquor immediately following the Village Board approval of the annual Tables and Chairs License Agreement expiring November 1 of each calendar year;

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village amend Chapter 19 of Title 3, Section 12 to increase by one the number of permitted Class B-5 liquor licenses, which shall authorize holder of a Class A-1, A-2 or B-1 license to sell alcoholic liquor on public sidewalks adjacent to the specified premises; so that a license can be issued to Vitorio's located at 504 Crescent Boulevard, Glen Ellyn, Illinois;

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

Section One: The findings of fact and conclusions set forth hereinabove are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Chapter 19 of Title 3, Section 11, Class B-5 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended replacing "The B-5 license shall permit the sale of alcoholic liquor from May 1 of each calendar year to October 30 of each calendar year" as follows:

A B-5 license shall permit the sale of alcoholic liquor after receiving Village Board approval of the annual Tables and Chairs License Agreement expiring November 1 of each calendar year;

Section Three: Chapter 19 of Title 3, Section 12 of the Glen Ellyn Village Code (Liquor Control Code) is hereby amended so that reference to Class B-5 within this Section shall henceforth read as follows:

Class B-5 no more than 1

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

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

Ayes:

Nays:

Absent:

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

_____
Village President of the Village
of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the Village
of Glen Ellyn, Illinois

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

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A-7

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: April 2, 2012

RE: April 9, 2012 Village Board Meeting
Zoning Variation Request – 603 Midway Park

Background

The property owners, Rich and Laura McEnroe, are requesting approval of a variation from Glen Ellyn Zoning Code Section 10-4-8(D)2 to allow a two-story living area/garage addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet. The subject property is an interior lot located on the east side of Midway Park in the R2 Residential District. Notice of the public hearing was published in the Daily Herald on February 10, 2012. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, February 28, 2012. At the meeting, no persons spoke in favor of or in opposition to the variation request.

Issues

The Zoning Board of Appeals was generally in favor of the variation because they felt that there are practical difficulties or particular hardships in the application of the Zoning Code regulations resulting from the home's unusually deep setback from the street, the position of the home on the lot, and the location of the extensive existing driveway and existing one-car attached garage. One ZBA member felt that an addition to this home could be achieved without a variation by using a "tandem" type of two-car garage and building out toward the front of the lot. The petitioner acknowledged that this option is possible but it would not meet their design needs and increases the scope and cost of the work to an extent that makes the project unfeasible.

Recommendation

The Zoning Board of Appeals voted on a motion to recommend approval of the variation request which carried with five (5) "yes" votes and one (1) "no" vote. In accordance with this recommendation staff has prepared an ordinance to **approve** the requested variation.

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.

Attachments

- Minutes of ZBA meeting dated February 28, 2012
- Photo of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application packet

CC: Rich and Laura McEnroe

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DRAFT
ZONING BOARD OF APPEALS
MINUTES
FEBRUARY 28, 2012

The meeting was called to order by Chairman Richard Garrity at 7:35 p.m. Board Members Gregory Constantino, Gary Fasules, Barbara Fried, Edward Kolar and Dale Siligmueller were present. Board Member Piotr Szczesniewski was excused. Also present were Trustee Liaison Peter Cooper, Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Chairman Garrity described the proceedings of the Zoning Board of Appeals.

Two public hearings were on the agenda for properties at 603 Midway Park and 444 Arlington Avenue.

PUBLIC HEARING – 603 MIDWAY PARK
A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-8(D)2, TO ALLOW A TWO-STORY ADDITION WITH A REAR YARD SETBACK OF 24.5 FEET IN LIEU OF THE MINIMUM REQUIRED REAR YARD SETBACK OF 40 FEET.
(Rich and Laura McEnroe, owners)

Staff Report

Building and Zoning Official Joe Kvapil displayed a photograph of the subject property owned by Rich and Laura McEnroe. He stated that Mr. and Mrs. McEnroe are requesting approval of a variation from Section 10-4-8(D)2 of the Glen Ellyn Zoning Code to allow a two-story addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet. Mr. Kvapil stated that the subject property is an interior lot located on the east side of Midway Park. The subject property is in the R2 Residential zoning district as are the surrounding properties. Several permits have been issued for the subject house since its construction in 1952, however, no zoning variations have been granted for this property.

Mr. Kvapil displayed a site plan of the subject property. He indicated that the minimum required setback from the rear property line is 40 feet and the requested setback from the rear property line is 24 feet 11-1/4 inches. Mr. Kvapil added that the existing home is existing nonconforming with a rear yard setback of 25 feet 4-7/8 inches. He stated that the proposed two-story addition is located on the south side of the home and consists of a one-car attached garage on the lower level and a living area/study on the upper level. He added that the proposed lower level attached garage is adjacent to an existing one-car garage and will share a reconfigured driveway. He added that a portion of the proposed addition will replace a raised porch that will be removed. Mr. Kvapil also displayed elevations that highlighted the proposed additions to the existing home and stated that the addition does not exceed the height or width of the existing building.

Mr. Kvapil added that the proposed work disturbs in excess of 300 feet but does not require a stormwater permit, however, a drainage plan and review will be required. He also stated that the subject property is not located in a designated flood area.

Petitioners' Presentation

Laura McEnroe, owner of the property at 603 Midway Park, and Steve Poteracki, Architect, 1105 Burlington Avenue, Western Springs, Illinois were present to speak on behalf of the proposed project. Ms. McEnroe clarified that an existing area of the home that was previously a screened-in porch is now a study. Mr. Poteracki added that that space will be removed and the floor space will be increased to cover the garage being added below. Mr. Poteracki stated that a hardship pertaining to the variation request is the location of the house on the lot as originally platted in relation to the existing setback. He also stated that the requested variation is the minimal size needed for a garage with minimal storage space. Ms. McEnroe stated that the goal of the variation request is to acquire another garage stall.

Responses to Questions from the ZBA

Mr. Kvapil responded to ZBA Member Constantino that the petitioners will be required to submit a tree preservation plan that will indicate trees to be removed. Mr. Poteracki responded to Chairman Garrity that the requested variation will not change the essential character of the neighborhood and that some trees on the lot will be removed to allow space for the second garage bay. Mr. Poteracki responded to ZBA Member Kolar that moving the garage portion and addition forward on the lot was not considered because the design would be awkward and not practical. Ms. McEnroe responded to ZBA Member Fried that they have received positive feedback from neighbors in their immediate surrounding area.

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

Five of the six ZBA Members present were in favor of the variation request. ZBA Member Constantino stated that he was in favor of the request because the subject house was originally built toward the rear of the lot and it would not be practical to move the house forward or construct the garage closer to the front lot line. He added that the proposed construction will expand the nonconformity which is minimal in size to add a second garage with minimal storage space. He also added that the outward appearance of the structure will be maintained, drainage will be reviewed by the Village and the neighbors are supportive of the project. ZBA Members Siligmueller, Fasules and Fried were also supportive of the project and felt that the placement of the house on the lot was a practical difficulty and that the variation was minimal. ZBA Member Kolar was not

supportive of the variation request because the proposed addition would be located in a nonconforming area.

Motion

Board Member Constantino moved, seconded by Board Member Fried, to recommend that the Village Board approve a variation from Section 10-4-8(D)2 of the Glen Ellyn Zoning Code to allow a two-story addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet for 603 Midway Park as requested by owners Rich and Laura McEnroe. The recommendation for approval was based on the hardships regarding the existing location of the home and the impracticality of moving the proposed addition or the house forward and that the expansion is minimal and the neighbors are supportive of the request.

The motion carried with five (5) "yes" votes and one (1) "no" vote as follows: ZBA Members Constantino, Fried, Fasules, Siligmueller and Chairman Garrity voted yes; ZBA Member Kolar voted no.

PUBLIC HEARING – 444 ARLINGTON AVENUE
A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-8(D)3, TO ALLOW AN ATTACHED GARAGE ADDITION WITH A SIDE YARD SETBACK OF 2.0 FEET IN LIEU OF THE MINIMUM REQUIRED SIDE YARD SETBACK OF 6.5 FEET.
(Tom and Carrie Russell, owners)

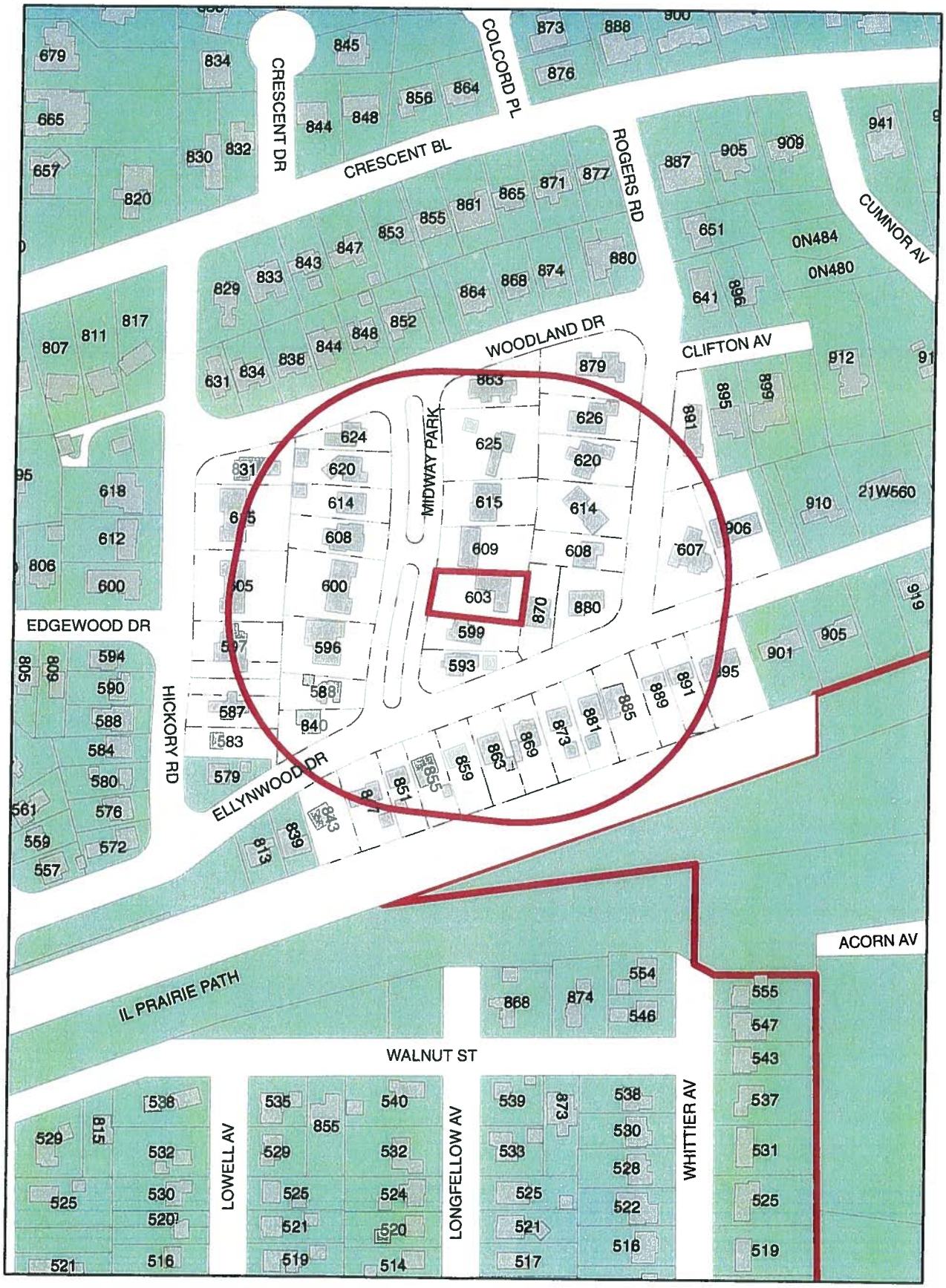
Staff Report

Building and Zoning Official Joe Kvapil stated that Tom and Carrie Russell are the owners of the subject property and Architect Daryl Drake of 422 Phillips Avenue, Glen Ellyn, Illinois is the petitioners' architect. Mr. Kvapil stated that the owners are requesting approval of a variation from Section 10-4-8(D)3 of the Glen Ellyn Zoning Code to allow an attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet. Mr. Kvapil displayed a photograph and a map of the subject property which he stated is on the north side of Arlington Avenue. He also stated that the subject property is in the R2 zoning district and that the zoning and land use surrounding the subject property is single-family residential. Mr. Kvapil also stated that Village records indicate that one building permit and no zoning variations have been issued for this property.

Mr. Kvapil stated that the owners are proposing to remove an existing one-car detached garage on the east side of the home and construct a two-car attached garage in its place. He added that the existing detached garage is 2 feet from the side yard lot line at its closest point. He also stated that the minimum required side yard setback is 6-1/2 feet for a detached garage within 10 feet of the principal structure or for an attached garage on the subject property. He added that the existing garage on the subject property is also an existing nonconforming condition. Mr. Kvapil stated that the subject lot is not in a

603 MIDWAY PARK

603 Midway Park



Prepared By: Planning and Development
Date Prepared: February 13, 2012

0 175 350 700 Feet

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Village of Glen Ellyn

Ordinance No. _____

An Ordinance Approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow the Construction of a Two-story Addition and Attached Garage For Property at 603 Midway Park 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 Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow the Construction of a Two-story Addition and Attached Garage For Property at 603 Midway Park Glen Ellyn, IL 60137

Whereas, Rich and Laura McEnroe, owners of the property at 603 Midway Park, Glen Ellyn, Illinois, which is legally described as follows:

> Lot 47 (except the north 41.7 feet thereof measured perpendicular to the north line of said Lot 47) and all of Lot 46 in Wrightwood, being a subdivision of part of Sections 11 and 12, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 9, 1927, as document 237389, in DuPage County, Illinois.
>
> P.I.N.: 05-12-110-005

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)2, to allow the construction of a two-story addition and attached garage with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet; 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 February 28, 2012, 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 February 28, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion

to approve the Variation, which carried by a vote of five (5) "yes" and one (1) "no," resulting in a recommendation for approval as set forth in its draft Minutes dated February 28, 2012, 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 since the existing nonconforming home is positioned in the extreme rear of the lot and requires a variation for any improvement to the rear of the home;

B. That the variation, if granted, will not alter the essential character of the locality since the addition's appearance, height and configuration is designed to be compatible with the existing home and is typical of the homes in the general neighborhood;

C. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring practical difficulty or particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out since other options within the permitted buildable area would increase the scope and cost of the work to an extent that makes the project unfeasible;

D. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the position of the home, garage, and driveway on the lot is unique;

E. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the owners have indicated no intention to move or sell the property;

F. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since these nonconforming conditions have existed since the home was first constructed on this property;

G. That the 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 tree preservation and storm water reviews and approvals will be required for the building permit and there will be no impact upon adjacent properties;

H. That the variation will not diminish or impair property values within the neighborhood since these improvements will increase the value of the property;

I. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure since any other improvement designed to satisfy the same needs will require greater area and bulk and have a greater impact on the lot than the proposed addition; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the 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 draft Minutes of the February 28, 2012 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 variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)2, to allow the construction of a two-story addition and attached garage with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet at 603 Midway Park, Glen Ellyn, Illinois, which is legally described as follows:

> Lot 47 (except the north 41.7 feet thereof measured perpendicular to the north line of said Lot 47) and all of Lot 46 in Wrightwood, being a subdivision of part of Sections 11 and 12, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 9, 1927, as document 237389, in DuPage County, Illinois.
>
> P.I.N.: 05-12-110-005

Section Three: This grant of variation to construct a two-story addition and attached garage is conditioned upon the construction being completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on February 6, 2012 and the testimony and exhibits provided at the February 18, 2012 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the 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 variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said 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 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 _____, 2012.

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

Rich and Laura McEnroe, owners of the property at 603 Midway Park, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to modify the existing home by constructing a two-story addition that results in a setback from the rear lot line of 24.5 feet. The Zoning Code does not allow any part of a principal structure to be set back from the rear lot line less than 40 feet. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **Tuesday, February 28, 2012** 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 variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)2 to allow a two-story addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet.
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 47 (except the north 41.7 feet thereof measured perpendicular to the north line of said Lot 47) and all of Lot 46 in Wrightwood, being a subdivision of part of Sections 11 and 12, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 9, 1927, as document 237389, in DuPage County, Illinois.

P.I.N.: 05-12-110-005

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 Friday, February 10, 2012)

X:\Plandev\BUILDING\ZBA\PUBLIC NOTICE\MIDWAYPARK603-REAR.doc

CLARK, JOE E & CHERYL L
OR CURRENT OWNER
831 WOODLAND DR
GLEN ELLYN IL 60137

MURRAY, PAT
OR CURRENT OWNER
620 MIDWAY PARK
GLEN ELLYN IL 60137

MEYER, DEBRA K
OR CURRENT OWNER
880 ELLYNWOOD DR
GLEN ELLYN IL 60137

HANDKE, GREGORY & MELINDA
OR CURRENT OWNER
863 WOODLAND DR
GLEN ELLYN IL 60137

VAGNONI, ADRIAN
OR CURRENT OWNER
614 ROGER RD
GLEN ELLYN IL 60137

PALERMO, GEORGE J & KAREN
OR CURRENT OWNER
891 ELLYNWOOD DR
GLEN ELLYN IL 60137

GLEN ELLYN PARK DISTRICT
OR CURRENT OWNER
185 SPRING AVE
GLEN ELLYN IL 60137

SAWYER, MICHAEL W
OR CURRENT OWNER
873 ELLYNWOOD DR
GLEN ELLYN IL 60137

RETELNY, ANDREW G
OR CURRENT OWNER
596 MIDWAY PARK
GLEN ELLYN IL 60137

WOOD, JOHN S & CYNTHIA J
OR CURRENT OWNER
891 CLIFTON AVE
GLEN ELLYN IL 60137

SIMEK 1ST, WM & CHRISTINE
OR CURRENT OWNER
869 ELLYNWOOD DR
GLEN ELLYN IL 60137

SENG, KENNETH J
OR CURRENT OWNER
605 HICKORY RD
GLEN ELLYN IL 60137

OR CURRENT OWNER

DAVIS, BRIAN & GERI
OR CURRENT OWNER
624 MIDWAY PARK DR
GLEN ELLYN IL 60137

ERLENBORN, KATHRYN A
OR CURRENT OWNER
615 MIDWAY PARK
GLEN ELLYN IL 60137

MORINEC, JOHN & DONNA
OR CURRENT OWNER
608 MIDWAY PARK BLVD
GLEN ELLYN IL 60137

HAKEMAN, DENNIS & SHARON
OR CURRENT OWNER
620 ROGER RD
GLEN ELLYN IL 60137

GLEN ELLYN PARK DISTRICT
OR CURRENT OWNER
185 SPRING AVE
GLEN ELLYN IL 60137

BROMANN, CRAIG J
OR CURRENT OWNER
614 MIDWAY PARK
GLEN ELLYN IL 60137

FORMENTO, DAVID & MELINDA
OR CURRENT OWNER
895 ELLYNWOOD DR
GLEN ELLYN IL 60137

SNODELL, WALTER S
OR CURRENT OWNER
615 HICKORY RD
GLEN ELLYN IL 60137

MORSE, MATTHEW J & AMY
OR CURRENT OWNER
608 ROGER RD
GLEN ELLYN IL 60137

STRAIN, SCOTT B
OR CURRENT OWNER
840 ELLYNWOOD DR
GLEN ELLYN IL 60137

MILLETTE, ROBERT P & S M
OR CURRENT OWNER
885 ELLYNWOOD
GLEN ELLYN IL 60137

HEAD, DOUGLAS
OR CURRENT OWNER
420 PENNSYLVANIA AVE
GLEN ELLYN IL 60137

GILKERSON TR, CLYDA C
OR CURRENT OWNER
588 MIDWAY PARK
GLEN ELLYN IL 60137

SIETSEMA, CHRISTOPHER
OR CURRENT OWNER
889 ELLYNWOOD DR
GLEN ELLYN IL 60137

ARNOLD, JAMES F 9383
OR CURRENT OWNER
870 ELLENWOOD DR
GLEN ELLYN IL 60137

SMITH, THOMAS & MARGARET
OR CURRENT OWNER
600 MIDWAY PK
GLEN ELLYN IL 60137

LANNING, ALAN & MARY
OR CURRENT OWNER
625 MIDWAY PARK
GLEN ELLYN IL 60137

O KELLEY, PATRICIA J
OR CURRENT OWNER
843 ELLYNWOOD DR
GLEN ELLYN IL 60137

EATON, STANLEY & MARY JO
OR CURRENT OWNER
6418 N MAGNOLIA AVE
CHICAGO IL 60626

KELADA, NABIH P
OR CURRENT OWNER
609 MIDWAY PARK
GLEN ELLYN IL 60137

SZABO, ROBERT J
OR CURRENT OWNER
879 WOODLAND DR
GLEN ELLYN IL 60137

THOMPSON, BRIAN & CATHRYN
OR CURRENT OWNER
583 HICKORY RD
GLEN ELLYN IL 60137

HUTCHINSON, THOMAS
OR CURRENT OWNER
859 ELLYNWOOD DR
GLEN ELLYN IL 60137

MOHOROVIC, JOSEPH & R
OR CURRENT OWNER
901 MARYKNOLL CIR
GLEN ELLYN IL 60137

KEHOE, JAMES & MARIANNE M
OR CURRENT OWNER
587 HICKORY RD
GLEN ELLYN IL 60137

D ALESSIO, CHARLES T
OR CURRENT OWNER
599 MIDWAY PK
GLEN ELLYN IL 60137

EATON, STANLEY G
OR CURRENT OWNER
6418 N MAGNOLIA AVE
CHICAGO IL 60626

MC ENROE, RICHARD & LAURA
OR CURRENT OWNER
603 MIDWAY PARK
GLEN ELLYN IL 60137

MASCETTI, PERRY & SARA
OR CURRENT OWNER
607 ROGER RD
GLEN ELLYN IL 60137

COLBY, SELWYN A
OR CURRENT OWNER
847 ELLYNWOOD DR
GLEN ELLYN IL 60137

BERNSTEIN, FRANK J & GAIL
OR CURRENT OWNER
906 ELLYNWOOD DR
GLEN ELLYN IL 60137

POKRYFKA, MICHAEL D
OR CURRENT OWNER
855 ELLYNWOOD DR
GLEN ELLYN IL 60137

STRAYER, JAY B & KAY ROSS
OR CURRENT OWNER
593 MIDWAY PARK
GLEN ELLYN IL 60137

KEHOE, JAMES & MARIANNE M
OR CURRENT OWNER
587 HICKORY RD
GLEN ELLYN IL 60137

WARK, JOE E & WILMA
OR CURRENT OWNER
626 ROGER RD
GLEN ELLYN IL 60137

JOHNSON, JEREMIAH
OR CURRENT OWNER
863 ELLYNWOOD DR
GLEN ELLYN IL 60137

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

RECEIVED
FEB - 6 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

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: Steven K. Poteracki

Address: 1105 Burlington Avenue Western Springs 60558

Phone No.: 708.783.1124

Fax No.: 708.783.1125

E-mail: Steve@Studio1architects.net

Ownership Interest in the Property in Question: None

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

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

Name and address of the legal owner of the property (if other than the applicant):
Rich & Laura McEnroe
603 Midway Park Glen Ellyn

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

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: 603 Midway Park Glen Ellyn

Permanent tax index number:

Legal description: See attached

Zoning classification: R-2

Lot size: See attached Plat ft. x ft. Area: 13,192 sq. ft.

Present use: Single Family Residential

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):
Reduction of the rear yard required setback from 40'-0" to 24'-9 1/2"
Section 10-4-(D)2

Lot coverage with proposed addition will be 16.85%

Estimated date to begin construction: April 2012

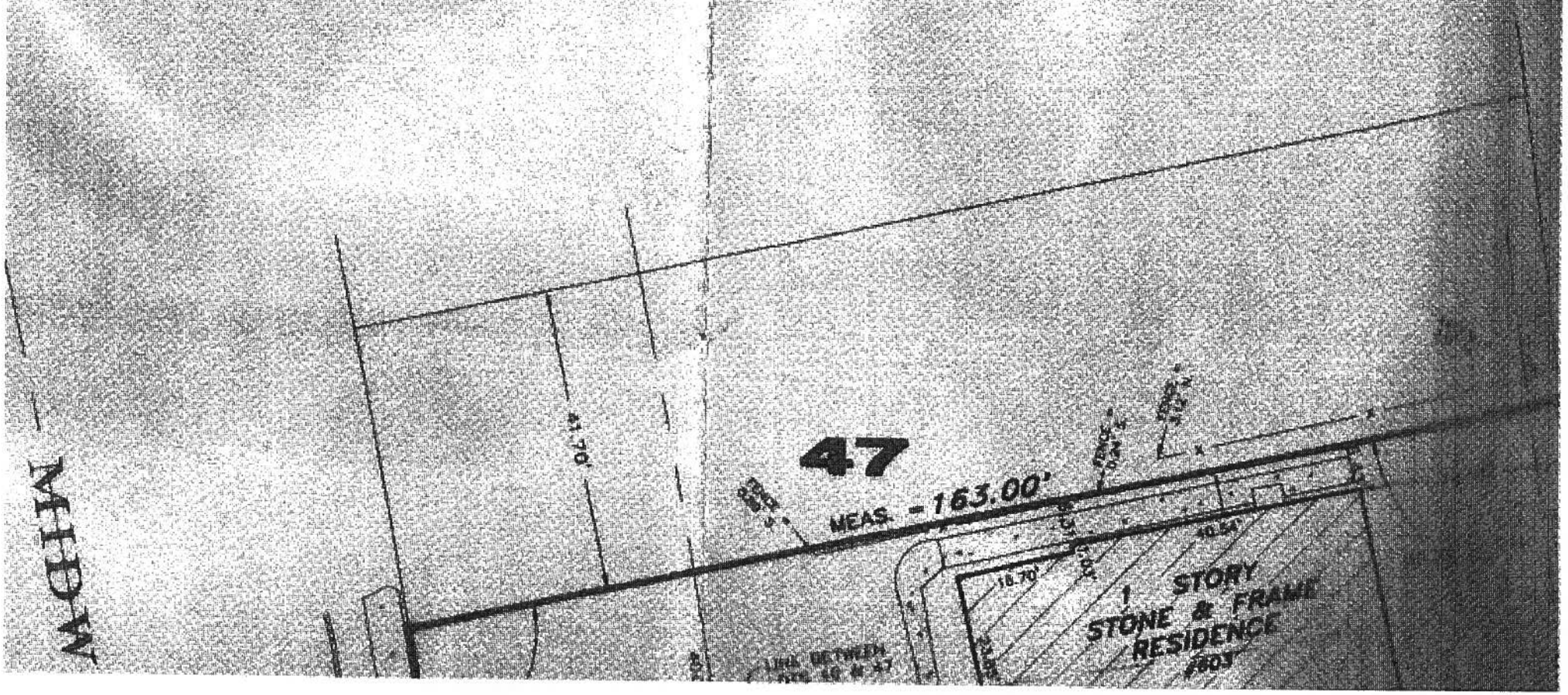
Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):
Steven Potoracki: Studio 1 Architects
1105 Burlington Avenue
Western Springs IL. 60558

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.

PLAT OF SURVEY

LOT 47 (EXCEPT THE NORTH 41.7 FEET THEREOF MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID LOT 47) AND ALL OF LOT 48 IN WRIGHTWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927, AS DOCUMENT 837359, IN DUPAGE COUNTY, ILLINOIS.



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:

The practical difficulties that are evident on the site are topography, lot shape & orientation of existing home

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

OR

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

The owners purchased the home as it is. The homes original platting has it set towards the rear of the property encroaching into the rear yard setback @ 25'-4½"

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

The addition to the property will maintain the existing character of the home & maintain the current character of the neighborhood

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:

The physical shape & topography of the site are not typical.

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:

Due to the physical characteristics of the lot, this would not be generally applicable to other property within the same zoning district

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 not based on making more money.

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.

The current owners purchased the house in its current state.

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

It will not.

6. Provide evidence that the proposed variation will not:

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

NO

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

NO

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

NO

d. Diminish or impair property values within the neighborhood;

NO

e. Unduly increase traffic congestion in the public streets and highway;

NO

f. Create a nuisance; or

NO

g. Results in an increase in public expenditures.

NO

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

This is the minimum variation

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

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.

VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

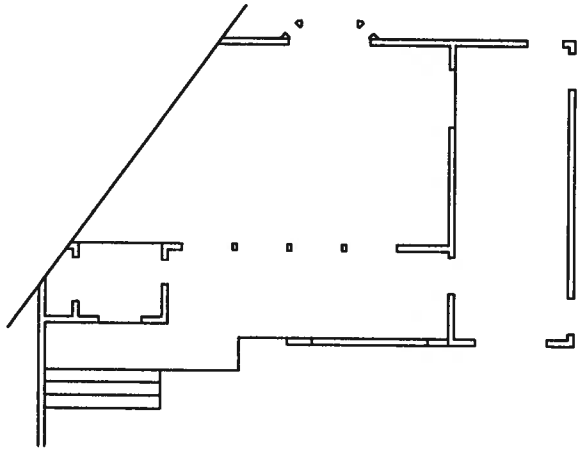
I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

Signature of Applicant(s)

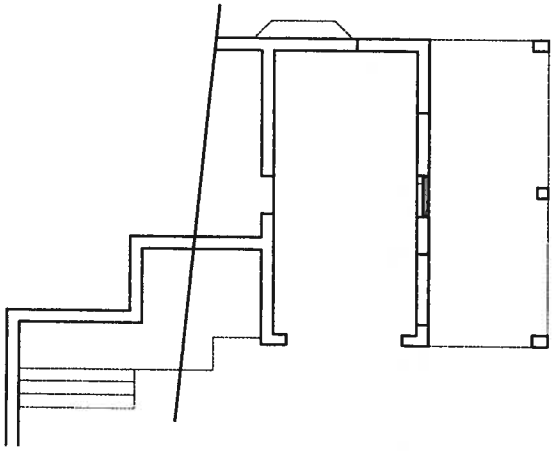
Date filed

THE MCENROE RESIDENCE

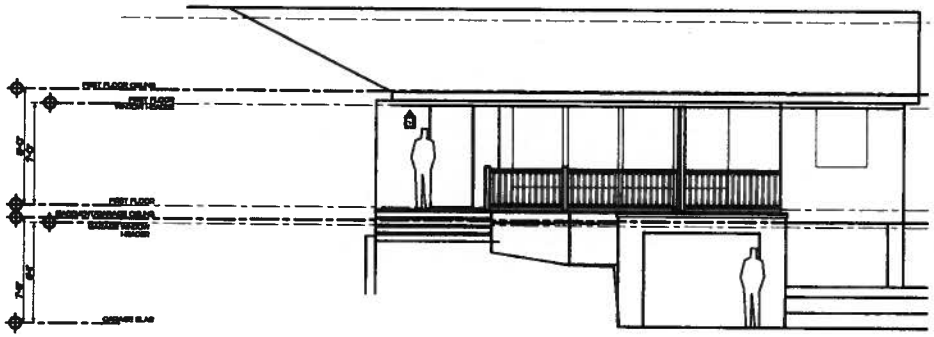
603 MIDWAY OARK
GLEN ELLYN, ILLINOIS



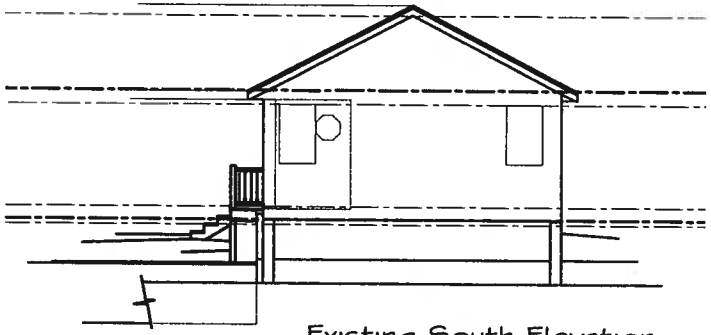
Existing First Floor Plan



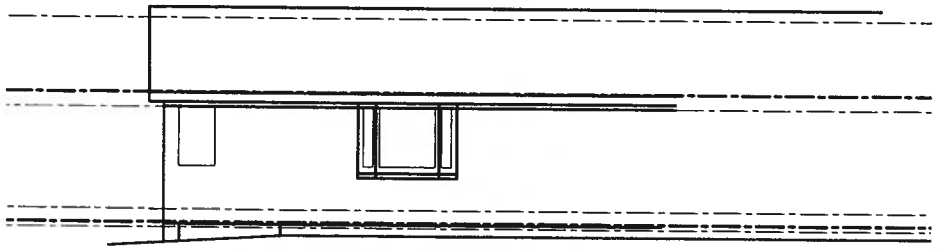
Existing Garage Floor Plan



Existing West Elevation



Existing South Elevation



Existing East Elevation

STUDIO 1 ARCHITECTS

Architecture .
Planning .
Design

1105 burlington avenue
western springs, il 60558

p: 708.785.1124
f: 708.785.1125
w: www.S1Arch

THE MCENROE RESIDENCE
603 MIDWAY PARK
GLEN ELLYN, ILLINOIS

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[redacted] VARIATION PRESENTATION

[redacted]	[redacted]

[redacted] JANUARY 13, 200[redacted]
[redacted] S.K.P., A.M.H.
[redacted] S.K.P.
[redacted] 1932

EXIST.

[redacted] 1 of 3 [redacted]

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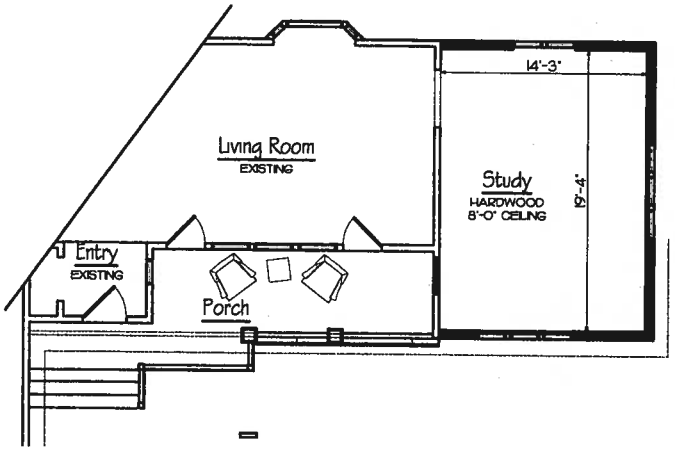
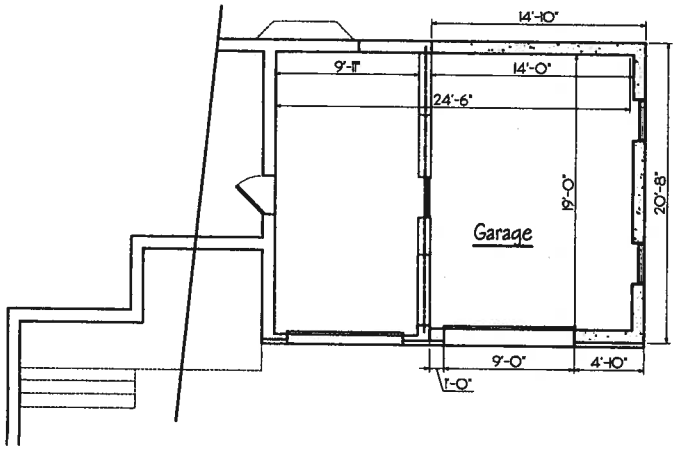
GLEN ELLYN, ILLINOIS



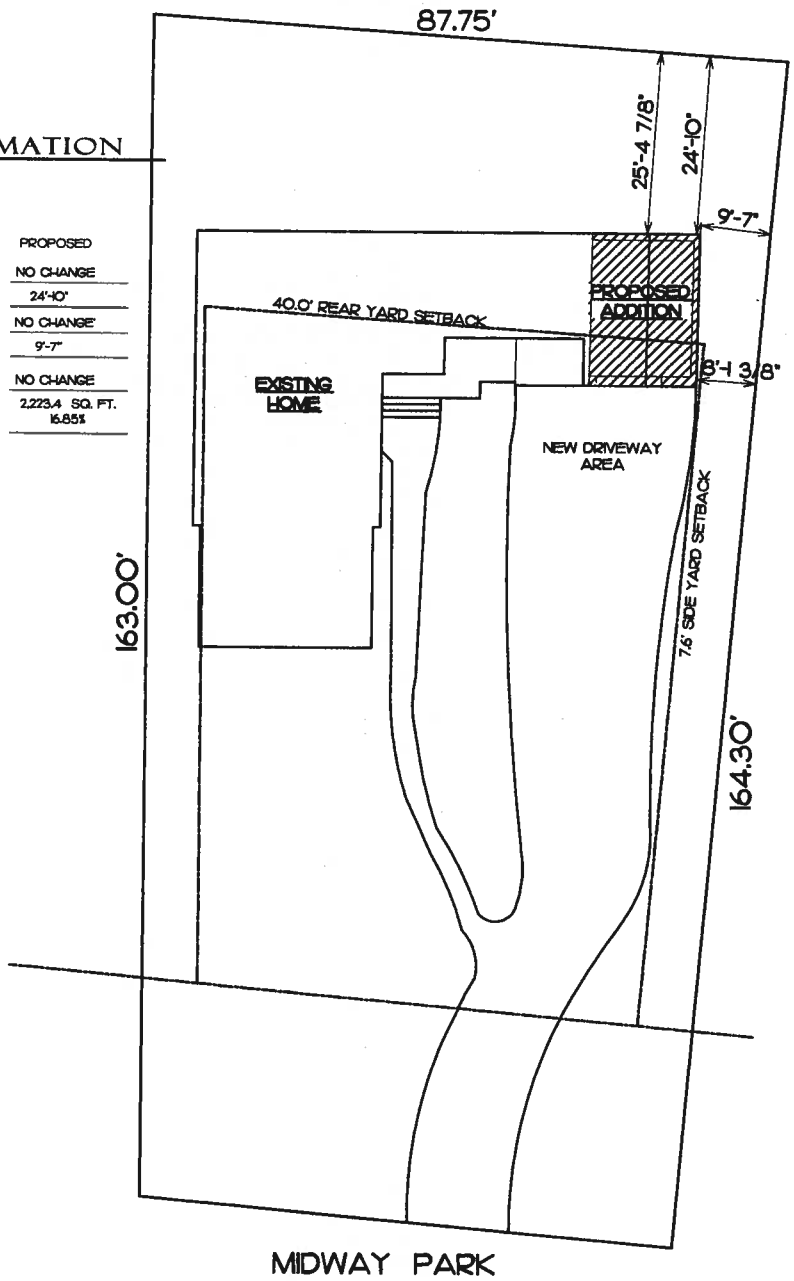
First Floor Plan



Garage Floor Plan

ZONING INFORMATION

ZONING:	R-2	
AREA OF SITE:	13,192.0 SQ. FT.	
BUILDING SETBACKS:	CODE	PROPOSED
FRONT YARD	50.0'	NO CHANGE
REAR YARD	40.0'	24'-10"
NORTH SIDE YARD	5.0'	NO CHANGE
SOUTH SIDE YARD	7.6'	9'-7"
MAX. BUILDING HEIGHT	35.0'	NO CHANGE
LOT COVERAGE	2,638.4 SQ. FT. 20%	2,223.4 SQ. FT. 16.85%



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Architecture . Planning . Design
1105 burlington avenue
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p: 708.785.1124
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GLEN ELLYN, ILLINOIS

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VARIATION PRESENTATION

JANUARY 13, 2012
S.K.P., A.M.H.
S.K.P.
1932

A.1

2 of 3

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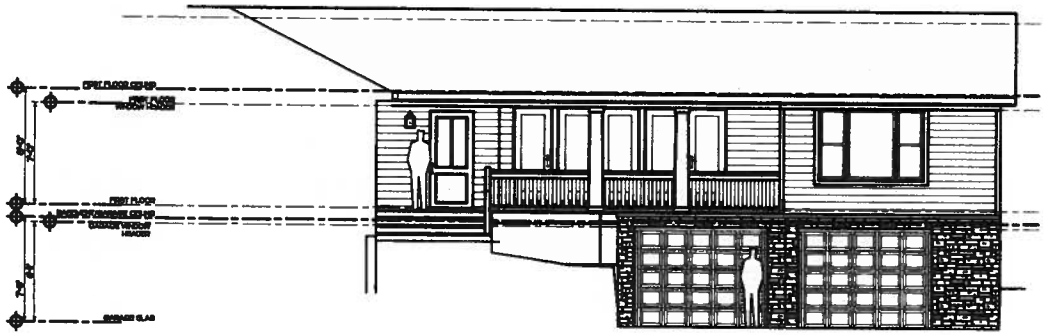
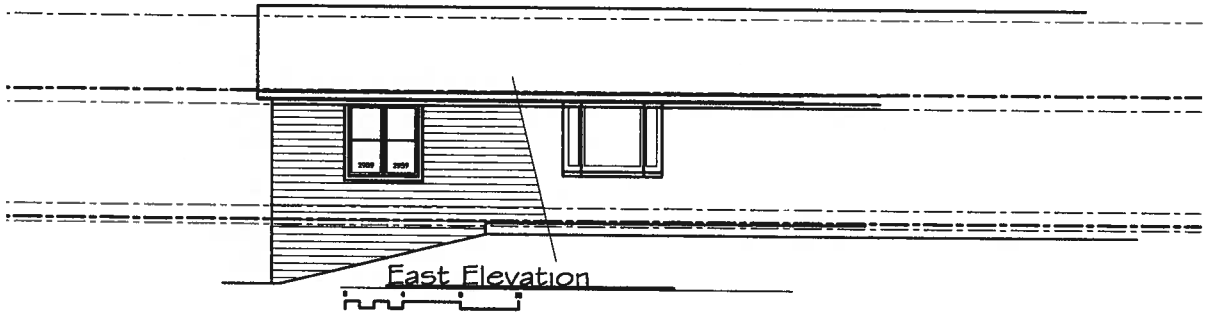


West Elevation

South Elevation



East Elevation

STUDIO 1 ARCHITECTS

Architecture .
Planning .
Design

1105 burlington avenue
western springs, il 60558

p: 708.789.1124
f: 708.789.1125
w: www.S1A.net

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603 MIDWAY PARK
GLEN ELLYN, ILLINOIS

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VARIATION PRESENTATION

JANUARY 13, 2012
SKP. AMH.
SKP.
1932

A.2

3 OF 3

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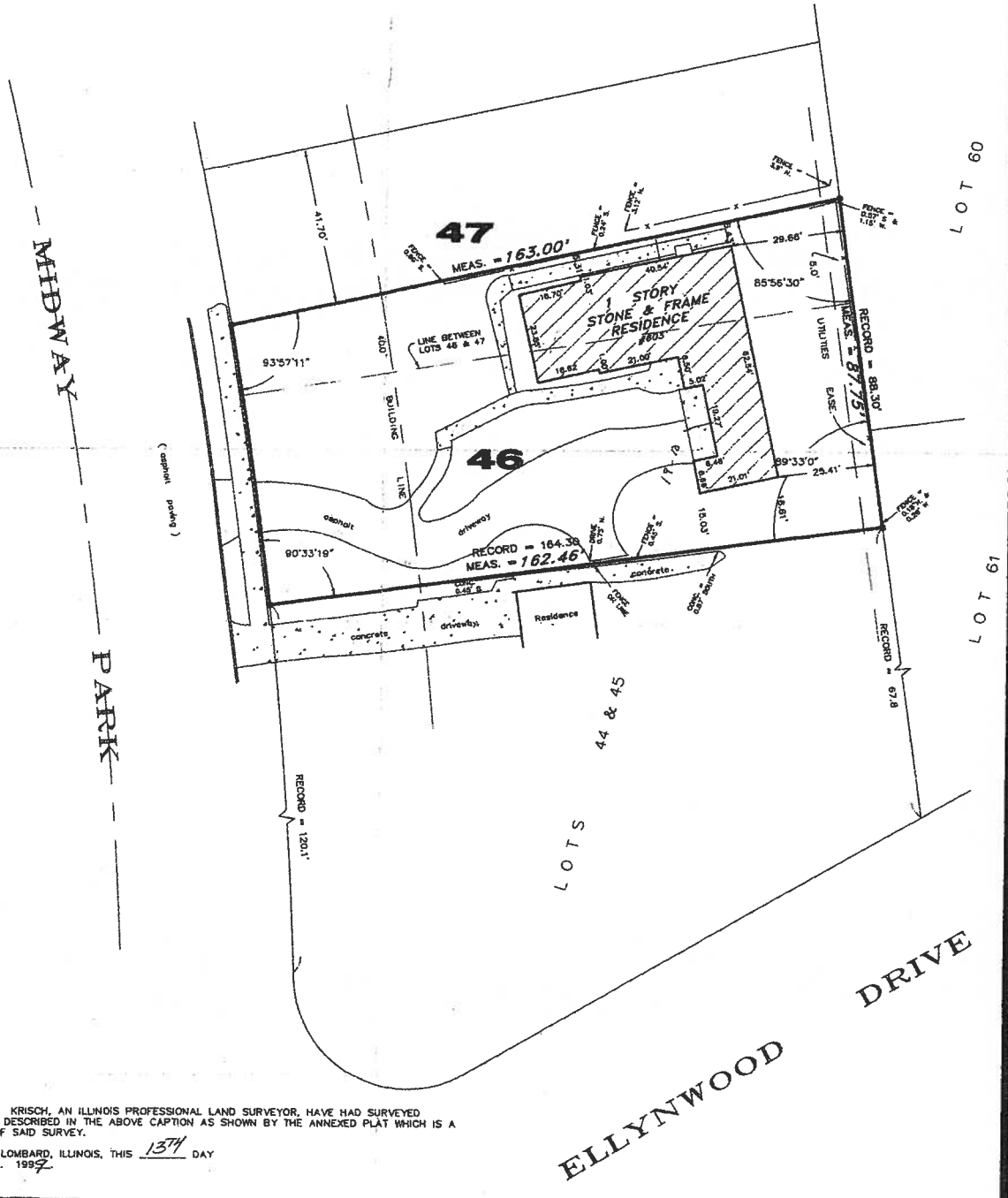
PLAT OF SURVEY

LOT 47 (EXCEPT THE NORTH 41.7 FEET THEREOF MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID LOT 47) AND ALL OF LOT 46 IN WRIGHTWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927, AS DOCUMENT 837359, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 13TH DAY OF April A.D. 1999

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2501

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS AND EASEMENTS NOT SHOWN ON PLAT OF SURVEY. COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR AT ONCE. THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT OUR EMBOSSED SURVEYOR SEAL HEREON. NO DIMENSIONS ARE TO BE ASSUMED BY SCALING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PREPARED FOR:

LARRY & LAURA McENROE

No.	Date	Revision Description	By:

GLEN D. KRISCH LAND SURVEYOR, INC.

300 West North Avenue Suite B • Lombard, Ill. 60148 • Phone: 630.627.5589 Fax: 630.627.5594

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT

Scale: 1" = 20' | Drawn: MLK | Chk'd: | GDK File# | CAD File Name: 99047.DWG

AFFIDAVIT OF AUTHORIZATION

I, R RICHARD McENROE owner of the property described as

R 603 MIDWAY PARK, GLEN ELLYN, IL 60137

verify that R STEVEN POTERACH
is duly authorized to apply and represent my interests before the Glen Ellyn Architectural Review Commission, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

OWNER

NOTARY

OFFICIAL SEAL
ALICIA JIMENEZ
Notary Public – State of Illinois
My Commission Expires Aug. 4, 2013

WARRANTY DEED
Tenancy by the Entirety
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR(S):

JEROME GASTON
and
PAMELA A. GASTON,

HUSBAND AND WIFE,

of the Village of Glen Ellyn, County of DuPage, State of Illinois for and in consideration of Ten and NO/100 ($10.00)----DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

RICHARD McENROE and LAURA McENROE
629 S. LOMBARD
LOMBARD, ILLINOIS 60198

as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Lot 47 (except the North 41.7 feet thereof measured perpendicular to the North line of said Lot 47) and all of Lot 46 in Wrightwood, being a Subdivision of part of Section 11 and 12, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 9, 1927, as Document No. 237389, in DuPage County, Illinois.

Subject only to the following "permitted exceptions" if any, none of which shall impair the use of the property as a residence: General real estate taxes not due and payable as of June 29, 1998; Special Assessments confirmed after 4-29-98 ;Building, building line and use or occupancy restrictions, conditions and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number(s): 05-12-110-005

Address(es) of Real Estate: 603 Midway Park, Glen Ellyn, Illinois 60137

DATED this 29 day of June, 1998

A-8

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: April 2, 2012

RE: April 9, 2012 Village Board Meeting
Zoning Variation Request – 444 Arlington Avenue

Background

The property owners, Tom and Carrie Russell, are requesting approval of a variation from Glen Ellyn Zoning Code Section 10-4-8(D)3 to allow an attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet. The subject property is an interior lot located on the north side of Arlington Avenue in the R2 Residential District. Notice of the public hearing was published in the Daily Herald on February 10, 2012. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, February 28, 2012. At the meeting, no persons spoke in favor of or in opposition to the variation request.

Issues

The Zoning Board of Appeals was generally in favor of the variation because they felt that there are practical difficulties or particular hardships in the application of the Zoning Code regulations to this narrow lot and the proposed attached garage encroaches no less into the required side yard setback than the existing detached garage. Two ZBA members felt that a two-car attached garage addition could be achieved without a variation, possibly with an unconventional "tandem" garage instead of a typical side-by-side garage. The petitioner acknowledged they considered this option but the layout could not be coordinated with the adjacent spaces within the home and does not meet their functional needs.

Recommendation

The Zoning Board of Appeals voted on a motion to recommend approval of the variation request which carried with four (4) "yes" votes and two (2) "no" votes. In accordance with this recommendation, staff has prepared an ordinance to **approve** the requested variation.

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.

Attachments

- Minutes of ZBA meeting dated February 28, 2012
- Photo of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application packet

CC: Tom and Carrie Russell

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supportive of the variation request because the proposed addition would be located in a nonconforming area.

Motion

Board Member Constantino moved, seconded by Board Member Fried, to recommend that the Village Board approve a variation from Section 10-4-8(D)2 of the Glen Ellyn Zoning Code to allow a two-story addition with a rear yard setback of 24.5 feet in lieu of the minimum required rear yard setback of 40 feet for 603 Midway Park as requested by owners Rich and Laura McEnroe. The recommendation for approval was based on the hardships regarding the existing location of the home and the impracticality of moving the proposed addition or the house forward and that the expansion is minimal and the neighbors are supportive of the request.

The motion carried with five (5) "yes" votes and one (1) "no" vote as follows: ZBA Members Constantino, Fried, Fasules, Siligmueller and Chairman Garrity voted yes; ZBA Member Kolar voted no.

PUBLIC HEARING – 444 ARLINGTON AVENUE
A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-8(D)3, TO ALLOW AN ATTACHED GARAGE ADDITION WITH A SIDE YARD SETBACK OF 2.0 FEET IN LIEU OF THE MINIMUM REQUIRED SIDE YARD SETBACK OF 6.5 FEET.
(Tom and Carrie Russell, owners)

Staff Report

Building and Zoning Official Joe Kvapil stated that Tom and Carrie Russell are the owners of the subject property and Architect Daryl Drake of 422 Phillips Avenue, Glen Ellyn, Illinois is the petitioners' architect. Mr. Kvapil stated that the owners are requesting approval of a variation from Section 10-4-8(D)3 of the Glen Ellyn Zoning Code to allow an attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet. Mr. Kvapil displayed a photograph and a map of the subject property which he stated is on the north side of Arlington Avenue. He also stated that the subject property is in the R2 zoning district and that the zoning and land use surrounding the subject property is single-family residential. Mr. Kvapil also stated that Village records indicate that one building permit and no zoning variations have been issued for this property.

Mr. Kvapil stated that the owners are proposing to remove an existing one-car detached garage on the east side of the home and construct a two-car attached garage in its place. He added that the existing detached garage is 2 feet from the side yard lot line at its closest point. He also stated that the minimum required side yard setback is 6-1/2 feet for a detached garage within 10 feet of the principal structure or for an attached garage on the subject property. He added that the existing garage on the subject property is also an existing nonconforming condition. Mr. Kvapil stated that the subject lot is not in a

designated flood area and the addition will disturb an area of approximately 330 square feet. Therefore, a drainage plan review is required to be submitted and approved by a stormwater engineer and a tree preservation plan is required to be submitted and reviewed by the Village Forester. Mr. Kvapil added that the proposed garage dimensions are less than the minimum reasonable requirements for a garage.

Mr. Kvapil added that the owners of 252 Sunset Avenue, Glen Ellyn, Illinois forwarded a letter of support regarding the variation request that was included in the ZBA members' packets.

Petitioners' Presentation

Tom and Carrie Russell, owners of 444 Arlington Avenue, and Architect Daryl Drake, Drake Design Company, 422 Phillips Avenue, Glen Ellyn, Illinois spoke on behalf of the subject project. Mr. Drake stated that the issue with the subject variation is problematic and he is utilizing a creative solution to add an attached garage to the home. He stated that many options were considered regarding the garage. He displayed a plat of survey and corrected a dimension on the west side of the house which should be 9 feet instead of 8 feet because the chimney protrudes out one foot on that side. Mr. Drake stated that the existing garage is unsafe and must be removed and that the petitioners would like to add an attached garage. He stated that adding an unattached garage in the rear of the property would be difficult because the yard would be eliminated and the 44-1/2-foot width of the rear yard would make the installation of a driveway difficult due to the closeness of the neighbors' garage. Mr. Drake added that a tandem garage would be possible but all the light and ventilation from one side of the house would be blocked and a variation would be required. Mr. Drake stated that the side yard of the existing nonconforming garage is 2 feet 5 inches and the side yard of the proposed garage is 2 feet. He added that the proposed 2-car garage has a 16-foot door which is 2 feet smaller than a typical garage door. He added that the nonconformity will be slightly increased. He added that the front of the house is difficult to enter because of large steps at that location. Mr. Drake felt that a dry well or a mechanical system would be necessary to bring water from the back yard to the front or the west side where there is more grass. He stated that the concrete driveway presently is within approximately six inches of the side yard setback, and he stated that he believed the petitioners would be willing to cut the driveway back a couple of feet in order to comply with the impervious surface setback. Mr. Drake added that he has designed the addition to complement the house which has resulted in the house being near the lot line.

Mr. Drake stated that there is quite a bit of distance between the subject property and three neighbors whose rear yards back up to the petitioners' property. He added that the proposed plans were presented to two neighbors who are directly affected by the subject project and the neighbors were complimentary toward the project.

Mr. Russell stated that they currently have a one-car detached garage with steps up the side of the structure and that ice drips down from the overhang on the house. Mr. Russell felt it would be difficult to swing cars around the back of the house and then use most of

the back yard for a detached garage. Mr. Russell was pleased with the proposed design which he felt fits the structure and design of his Dutch Colonial home. He added that their existing garage is an eyesore and the proposed garage will fit in well with the overall character of the neighborhood. Ms. Russell added that the garage must be removed and that the design fits within the character of the neighborhood. She also stated that their neighbors like the plan.

Responses to Questions from the ZBA

Mr. Kvapil clarified the side yard area for ZBA Member Constantino. Mr. Kvapil responded to ZBA Member Constantino that a drainage plan is required to be submitted for the subject project. Mr. Kvapil also responded to ZBA Member Constantino that it would be impossible to install a detached garage in the rear yard of the subject property without a variation because there are only 9 feet between the existing house and the property line and the driveway impervious surface must be set back on the subject lot one foot from the property line which does not meet the minimum 9-foot driveway width requirement. Mr. Kvapil also responded to ZBA Member Constantino that it might be possible to install a driveway on the east side of the property, however, safety could be an issue because the driveway would be very close to the corner of the structure. In response to ZBA Member Fried, Mr. Kvapil stated that a tandem structure could be constructed without a variation but not attached to the existing garage in its current location because it would not meet the setback requirements (6-1/2 feet from the side yard property line). Mr. Kvapil responded to ZBA Member Kolar that the petitioners plan to demolish the existing garage. Mr. Drake responded to Board Member Siligmueller that the proposed second floor space is an attic with a pull-down stair.

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

Four (4) of the six (6) ZBA members present were supportive of the proposed request. The ZBA members who were in favor of the request felt that the lot was a unique size and the addition was impacted by the location of the existing residence. They also felt that the existing garage is unsafe and it would be impractical to locate a new garage in the rear yard for safety reasons and because the driveway would be too close to the house, impervious surface issues exist and having minimum width requirements on the westerly side of the house is not acceptable. The four members in support of the variation request felt that a tandem garage is not practical, would require a variance from the side yard setback and would drastically alter the residence with regard to light and ventilation. They also felt that they could support the proposal based on the minimal size of the garage. The ZBA members in support also felt that the proposed plan was a good plan for the subject difficult and unique circumstances and that no other alternatives are available. Two ZBA members were not in favor of the proposed variation request

because they did not feel that building a structure two (2) feet from a property line was fair for the neighbors and a tandem garage would work on the lot.

Motion

ZBA Member Fasules moved, seconded by ZBA Member Siligmueller, to approve the requested variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)3, to allow an attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet. The motion carried with four (4) "yes" votes and two (2) "no" votes as follows: ZBA Members Fasules, Siligmueller, Constantino, Fried and Siligmueller voted yes; ZBA Member Kolar and Chairman Garrity voted no.

Trustee Report

Trustee Cooper stated that an IGA was passed yesterday between DuPage County and the College of DuPage to transfer jurisdiction to the County for a 5-year period. He also stated the budget is in process.

Staff Report

Mr. Kvapil stated that the regularly scheduled March 13 meeting will be cancelled.

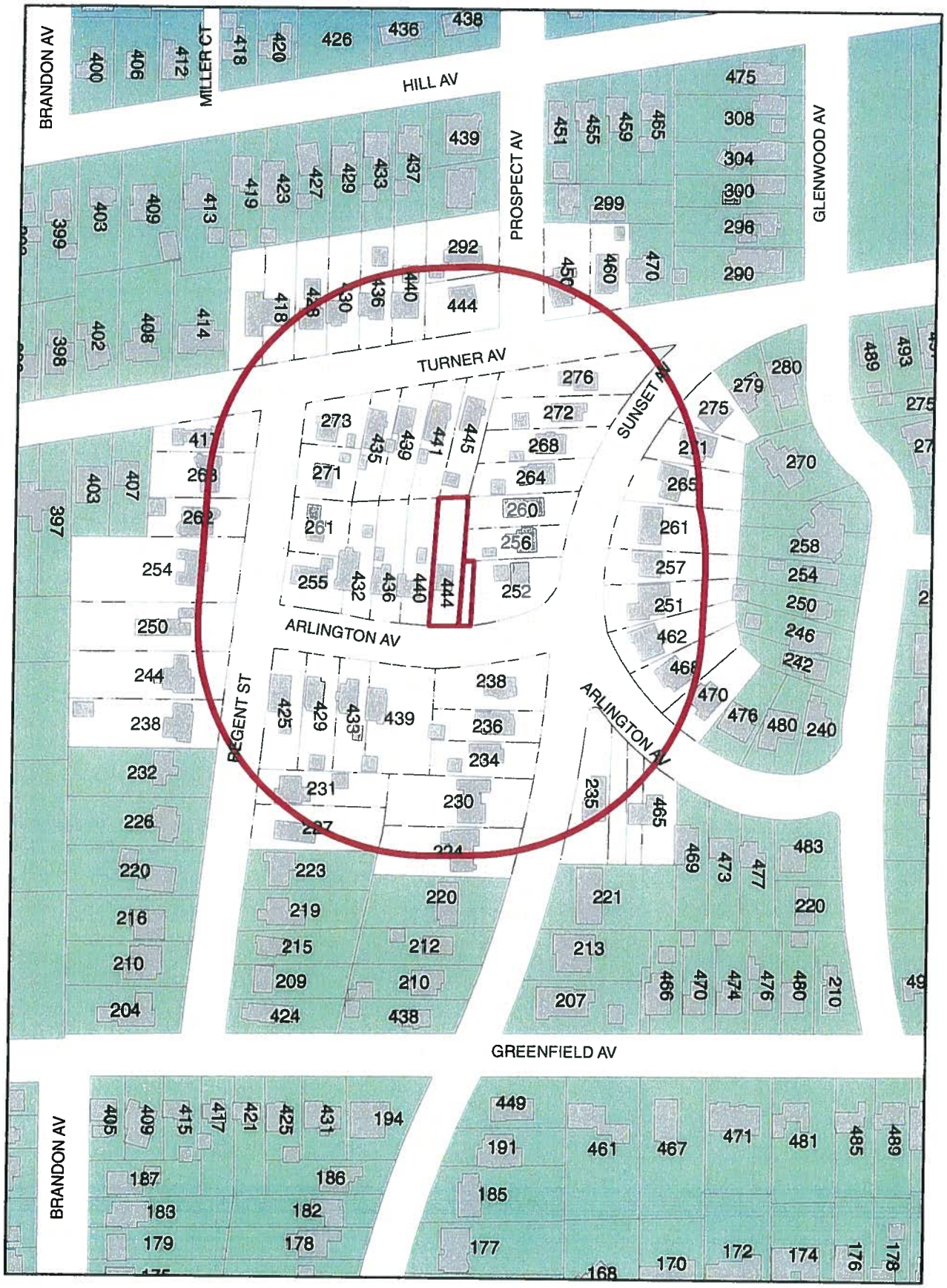
The meeting was adjourned at 8:50 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building & Zoning Official

444 ARLINGTON AVENUE

444 Arlington Avenue



Prepared By: Planning and Development
Date Prepared: February 13, 2012

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Village of Glen Ellyn

Ordinance No. _____

An Ordinance Approving a Variation from the Side Yard Setback Requirements of the Zoning Code to Allow the Construction of a Two-Car Attached Garage Addition For Property at 444 Arlington 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 Variation from the Side Yard Setback Requirements of the Zoning Code to Allow the Construction of a Two-Car Attached Garage Addition For Property at 444 Arlington Avenue Glen Ellyn, IL 60137

Whereas, Tom and Carrie Russell, owners of the property at 444 Arlington Avenue, Glen Ellyn, Illinois, which is legally described as follows:

> The westerly 13.51 feet (measured at right angles to the westerly line of Lot 7, and all of Lot 8 in I.M. Bloch's Resubdivision of Block 3 (except Lot 6 and Lot 7) in J.W. Turner's Addition to Glen Ellyn in the northwest quarter of Section 14, Township 39 North, Range 10 east of the Third Principal Meridian, according to the Plat of I.M. Bloch's Resubdivision recorded May 1, 1924 in Book 10 of Plats, page 107, as document 177142, in DuPage County, Illinois.
>
> P.I.N.: 0514120012 and 0514120013

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)3, to allow the construction of a two-car attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet; 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 February 28, 2012, 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 February 28, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the Variation, which carried by a vote of four (4) "yes" and two (2) "no," resulting in a recommendation for approval as set forth in its draft Minutes dated February 28, 2012, 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 since this narrow lot, which is nonconforming in width, does not provide adequate space on the front, either side, or in the rear of the lot to construct a side-by-side two-car attached or detached garage and driveway without a zoning variation;

B. That the variations, if granted, will not alter the essential character of the locality since the position of the addition will not be significantly different than the position of the existing one-car detached garage to be removed and the design is compatible with the existing home and the homes in the general neighborhood;

C. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring practical difficulty or particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

since compliance would prohibit the construction of a side-by-side two-car garage anywhere on this property without a zoning variation and a "tandem" garage does not meet the owner's functional needs;

D. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the lot configuration, nonconforming lot width, and restrictive side yard areas are unique to this property;

E. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the owners have indicated no intention to move or sell the property;

F. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since these conditions have existed since the home was first constructed on this property by others;

G. That the 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 tree preservation and storm water reviews and approvals will be required for the building permit and there will be no impact upon adjacent properties;

H. That the variation will not diminish or impair property values within the neighborhood since these improvements will increase the value of the property;

I. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure since the size of the proposed attached garage is less than the typical size of a two-car garage, and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the 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 draft Minutes of the February 28, 2012 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 variation from the Glen Ellyn Zoning Code, Section 10-4-8(D)3, to allow the construction of a two-car attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet at 444 Arlington Avenue, Glen Ellyn, Illinois, which is legally described as follows:

> The westerly 13.51 feet (measured at right angles to the westerly line of Lot 7, and all of Lot 8 in I.M. Bloch's Resubdivision of Block 3 (except Lot 6 and Lot 7) in J.W. Turner's Addition to Glen Ellyn in the northwest quarter of Section 14, Township 39 North, Range 10 east of the Third Principal Meridian, according to the Plat of I.M. Bloch's Resubdivision recorded May 1, 1924 in Book 10 of Plats, page 107, as document 177142, in DuPage County, Illinois.
>
> P.I.N.: 0514120012 and 0514120013

Section Three: This grant of variation to construct a two-car attached garage addition is conditioned upon the construction being completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on February 6, 2012 and the testimony and exhibits provided at the February 28, 2012 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the 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 variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said 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 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 _____, 2012.

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

Tom and Carrie Russell, owners of the property at 444 Arlington Avenue, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to modify the existing home by constructing an attached garage addition that will result in a setback of 2.0 feet from the side yard lot line. The Zoning Code does not allow any part of a principal structure to be set back less than 6.5 feet from the side yard lot line. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **Tuesday, February 28, 2012** 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 variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)3 to allow an attached garage addition with a side yard setback of 2.0 feet in lieu of the minimum required side yard setback of 6.5 feet.
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:

The westerly 13.51 feet (measured at right angles to the westerly line of Lot 7, and all of Lot 8 in I.M. Bloch's Resubdivision of Block 3 (except Lot 6 and Lot 7) in J.W. Turner's Addition to Glen Ellyn in the northwest quarter of Section 14, Township 39 North, Range 10 east of the Third Principal Meridian, according to the Plat of I.M. Bloch's Resubdivision recorded May 1, 1924 in Book 10 of Plats, page 107, as document 177142, in DuPage County, Illinois.

P.I.N.: 0514120012 and 0514120013

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 Friday, February 10, 2012)

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CARLSON, DOUGLAS
OR CURRENT OWNER
429 ARLINGTON AVE
GLEN ELLYN IL 60137

SACKSTEDER, MICHAEL
OR CURRENT OWNER
439 TURNER AVE
GLEN ELLYN IL 60137

SALERNO JR, THOMAS & L
OR CURRENT OWNER
132 KENILWORTH AVE
GLEN ELLYN IL 60137

BRENNAN, WILLIAM P
OR CURRENT OWNER
235 SUNSET AVE
GLEN ELLYN IL 60137

HALLA, MARK & MARY ANN
OR CURRENT OWNER
261 SUNSET AVE
GLEN ELLYN IL 60137

VOPENKA, HELEN A
OR CURRENT OWNER
251 SUNSET AVE
GLEN ELLYN IL 60137

HAGER, JEFF
OR CURRENT OWNER
265 N WEST ST
WHEATON IL 60187

CONLEY, MARY LORRAINE
OR CURRENT OWNER
231 REGENT ST
GLEN ELLYN IL 60137

SKELTON JR, JAMES M
OR CURRENT OWNER
460 TURNER AVE
GLEN ELLYN IL 60137

CORNELIA, MICHAEL W & R
OR CURRENT OWNER
271 SUNSET ST
GLEN ELLYN IL 60137

NOWINSKI, JOSEPH & BECKY
OR CURRENT OWNER
262 REGENT ST
GLEN ELLYN IL 60137

MULLINS, KEVIN
OR CURRENT OWNER
462 ARLINGTON AVE
GLEN ELLYN IL 60137

WEBER, CHARLOTTE
OR CURRENT OWNER
465 ARLINGTON AVE
GLEN ELLYN IL 60137

SIMON, LOUIS & TIA
OR CURRENT OWNER
450 TURNER AVE
GLEN ELLYN IL 60137

NOLAND, BART & GRETA
OR CURRENT OWNER
238 REGENT ST
GLEN ELLYN IL 60137

KNOUS, W DWIGHT & JANE B
OR CURRENT OWNER
439 ARLINGTON AVE
GLEN ELLYN IL 60137

RENWICK, PHILIP & SUSAN R
OR CURRENT OWNER
435 TURNER AVE
GLEN ELLYN IL 60137

BODZIOCH, JOSEPH M
OR CURRENT OWNER
432 ARLINGTON AVE
GLEN ELLYN IL 60137

MORGAN, STEVEN & SUSAN
OR CURRENT OWNER
255 REGENT ST
GLEN ELLYN IL 60137

RYAN, J PATRICK
OR CURRENT OWNER
445 TURNER AVE
GLEN ELLYN IL 60137

GEORGEN, THOMAS R & MARY
OR CURRENT OWNER
440 TURNER AVE
GLEN ELLYN IL 60137

BATTY, JOEL & COLLEEN
OR CURRENT OWNER
265 SUNSET AVE
GLEN ELLYN IL 60137

WICKHAM, VIRGINIA A
OR CURRENT OWNER
250 REGENT ST
GLEN ELLYN IL 60137

MCGRATH, TERRANCE & L
OR CURRENT OWNER
252 SUNSET
GLEN ELLYN IL 60137

MARCOTT, ROBERT & J NEHLS
OR CURRENT OWNER
227 REGENT ST
GLEN ELLYN IL 60137

STREETMAN, PAUL & MARCIA
OR CURRENT OWNER
441 TURNER AVE
GLEN ELLYN IL 60137

DIPERT, JERRY J
OR CURRENT OWNER
1944 MATSON LN
LISLE IL 60532

FAIRBANK, W A & S NEWTON
OR CURRENT OWNER
254 REGENT ST
GLEN ELLYN IL 60137

WINTERMUTE, SCOTT
OR CURRENT OWNER
257 SUNSET AVE
GLEN ELLYN IL 60137

MURPHY, JOY
OR CURRENT OWNER
714 WESTERN AVE
GLEN ELLYN IL 60137

KARNICK, JOHN J
OR CURRENT OWNER
425 ARLINGTON AVE
GLEN ELLYN IL 60137

FISHER, DANIEL I & DIANE
OR CURRENT OWNER
236 SUNSET AVE
GLEN ELLYN IL 60137

WEBER, CHARLOTTE
OR CURRENT OWNER
465 ARLINGTON AVE
GLEN ELLYN IL 60137

BRENNAN, WILLIAM P
OR CURRENT OWNER
235 SUNSET AVE
GLEN ELLYN IL 60137

KEEL, WILLIAM
OR CURRENT OWNER
470 ARLINGTON ST
GLEN ELLYN IL 60137

CROUCH, LUCY W
OR CURRENT OWNER
261 REGENT ST
GLEN ELLYN IL 60137

HASSO, DANIEL & AMY
OR CURRENT OWNER
273 REGENT ST
GLEN ELLYN IL 60137

MATTHEW, TIMOTHY W
OR CURRENT OWNER
440 ARLINGTON AVE
GLEN ELLYN IL 60137

REAGAN 32995, DON E
OR CURRENT OWNER
436 TURNER AVE
GLEN ELLYN IL 60137

RUSSELL, THOMAS & CARRIE
OR CURRENT OWNER
444 ARLINGTON AVE
GLEN ELLYN IL 60137

FORMAN JR, KENNETH & C
OR CURRENT OWNER
428 TURNER AVE
GLEN ELLYN IL 60137

DOYLE, LAWRENCE R-6380-0
OR CURRENT OWNER
268 SUNSET
GLEN ELLYN IL 60137

LARKIN, JOHN
OR CURRENT OWNER
238 SUNSET AVE
GLEN ELLYN IL 60137

LAWRENCE, LIAM
OR CURRENT OWNER
264 SUNSET
GLEN ELLYN IL 60137

MCGRATH, MICHAEL & DANICE
OR CURRENT OWNER
256 SUNSET AVE
GLEN ELLYN IL 60137

MORAN, CARLOS
OR CURRENT OWNER
786 EUCLID AVE
GLEN ELLYN IL 60137

HARRIS, MICHAEL W
OR CURRENT OWNER
276 SUNSET AVE
GLEN ELLYN IL 60137

PRESTAGE III, NORMAN
OR CURRENT OWNER
418 TURNER AVE
GLEN ELLYN IL 60137

MILKERT, JAMES
OR CURRENT OWNER
436 ARLINGTON AVE
GLEN ELLYN IL 60137

HETZEL, RONALD & JOYCE
OR CURRENT OWNER
234 SUNSET
GLEN ELLYN IL 60137

FERRO, MICHAEL & MARY
OR CURRENT OWNER
417 TURNER AVE
GLEN ELLYN IL 60137

ANDERSON, KAREN L & J M
OR CURRENT OWNER
260 SUNSET AVE
GLEN ELLYN IL 60137

~~PRESTAGE III, NORMAN A~~
~~OR CURRENT OWNER~~
~~418 TURNER AVE~~
~~GLEN ELLYN IL 60137~~

BUTTIMER, ALAN & JESSICA
OR CURRENT OWNER
275 SUNSET AVE
GLEN ELLYN IL 60137

SMITH, JON C & JOANNE L
OR CURRENT OWNER
430 TURNER AVE
GLEN ELLYN IL 60137

HERNANDEZ, ROBERT J & M R
OR CURRENT OWNER
272 SUNSET AVE
GLEN ELLYN IL 60137

CURI, TERESA R
OR CURRENT OWNER
224 SUNSET AVE
GLEN ELLYN IL 60137

RUSSELL, THOMAS & CARRIE
OR CURRENT OWNER
444 ARLINGTON AVE
GLEN ELLYN IL 60137

KEVIL, DONNA J
OR CURRENT OWNER
433 ARLINGTON AVE
GLEN ELLYN IL 60137

ZANGARA, ANTHONY & R
OR CURRENT OWNER
271 REGENT ST
GLEN ELLYN IL 60137

CAHILL, MICHAEL &MARGARET
OR CURRENT OWNER
230 SUNSET AVE
GLEN ELLYN IL 60137

ddc
DRAKE DESIGN CO.

422 Phillips, Glen Ellyn, Illinois 60137 ■ (630) 790-2545 ■ Fax (630) 790-2565

RECEIVED
FEB - 6 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

February 6, 2012

RE: Garage Addition at the home of Mr. And Mrs. T. Russell
At 444 Arlington Avenue Glen Ellyn, Illinois

To Whom It May Concern,

Mr. and Mrs. Russell have lived in their home for a number of years and would like to continue living in their home for many more. They like its location, the street, the neighbors, and the neighborhood in general. They have high school aged children, who are now driving. The Russell's have two cars and would like both cars to be garaged during the winter months. They also would like to enter their garage directly, without going outside. The Russell's are proposing to construct a two car <u>attached</u> garage on to the east side of their home with a small connected vestibule. The addition would require only one side yard variation. The proposed garage would extend into the side yard by four and a half feet-six and a half feet is the required setback.

The irregular 'Flag' shape of the lot (see survey) and the home's location on the lot are a particular hardship. The Russell's have explored constructing a rear <u>unattached</u> garage, but have rejected the idea for many reasons. Variations would be required for an <u>unattached</u> garage or for, that matter, any garage in the rear, because the access to the back yard is limited by the restricted side yard (on both sides of the house) and the impervious lot coverage requirement of the driveway, as well.

ddc
DRAKE DESIGN CO.

422 Phillips, Glen Ellyn, Illinois 60137 ■ (630) 790-2545 ■ Fax (630) 790-2565

A very long new driveway, would also add to the cost of the project, since the house is set far back on the lot and the lot is very long. Another hardship! The present location of the existing garage is a much better for the new proposed garage, but the side yard is tight requiring a variation.

An <u>attached</u> rear yard garage would require more turn-in area, removal of the deck and would extend far into the back yard for access. It also would block the family room on the back of the house from yard access, light and ventilation would be problematic to meet code and general livability would be diminished. Another hardship!

The home is located on the lot 22' from the lot line to the east and 8' from the lot line to the west from the chimney. The rear corner of the house on the east side, because of the irregular shape of the lot, is only 10' from the lot line corner. The lot is flag shaped, as I have stated, in that it has a notch out of the rear dimension at the corner of the east rear side. This notch out of the rear yard dimension is not considered to be a rear lot line, but a side yard by the Zoning and Building Officials of the Village of Glen Ellyn. However, because of the lot's flag shape at the rear corner, another hardship for the Russell family exists.

Access for a car to drive to the rear of the home from the West side would be very difficult, since the side yard is limited to 8' and the driveway minimum, plus the impervious surface requirement minimum is 10', two variations would need to be granted to meet these requirements-another hardship, as I have so stated.

ddc
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Additionally, the driveway would come very close to the neighbor's rear unattached garage. Plowing of snow and disposal in the winter would be difficult.

Access to the back, from the East side of the lot, also would be difficult and creates the same hardships and would require the same variations, but would even be more difficult to navigate.

The Russell's have extensively landscaped their rear yard at great expense with a large deck. They feel an attached garage, off the back would be difficult at best, if not impossible to construct, expensive to remove a perfectly good deck, and adding a new driveway, not to mention the fact that it would not work for the yard. In fact it would destroy their back yard. It is for these reasons that the rear yard options are not desirable for the Russell family.

The proposed two car side by side garage is minimum in width and depth, and the design is in keeping with the style of the present home's architecture. If a tandem garage were constructed onto the home, all of the light out of the east side of the house would be blocked and the cars would be stacked. A variation would still be required for entry into the rear vestibule, since the side yard setback would still be to close. Getting out of a tandem garage is problematic a best. The home owners would revert back to parking one car outside as they presently do or would just sell the home.

ddc
DRAKE DESIGN CO.

422 Phillips, Glen Ellyn, Illinois 60137 ■ (630) 790-2545 ■ Fax (630) 790-2565

The side yard option is not perfect, but all options have been investigated to solve this rather difficult design project. We feel that the design is a great improvement to the neighborhood and to the design of the home.

Please consider this request and grant this variation, Glen Ellyn will be pleased with another 'historic' in-nature addition.

Sincerely,

Daryl A. Drake AIA

February 4, 2012

Zoning Commission Members:

We have reviewed the proposed garage reconstruction plans for Tom and Carrie Russell at 444 Arlington Avenue, Glen Ellyn.

Please accept this letter as an expression of our approval and support for this plan. We feel that this addition will enhance the character of the neighborhood as it fits in perfectly with the existing style of the Russell's home and with the other homes in the neighborhood.

Sincerely,

2-5-2012 Danice McGrath

2-3-2012

Michael and Danice McGrath
256 Sunset Avenue
Glen Ellyn, IL

February 4, 2012

Zoning Commission Members:

We have reviewed the proposed garage reconstruction plans for Tom and Carrie Russell at 444 Arlington Avenue, Glen Ellyn.

Please accept this letter as an expression of our approval and support for this plan. We feel that this addition will enhance the character of the neighborhood as it fits in perfectly with the existing style of the Russell's home and with the other homes in the neighborhood.

Sincerely,

Terry McGrath Laurie McGrath

Terry and Laurie McGrath
252 Sunset Avenue
Glen Ellyn, IL

Date: 12/13/11

To Whom It May Concern:

Daryl Drake may act as our agent for the variation hearing for our property at 444 Arlington Ave., Glen Ellyn, IL.

Sincerely,

"OFFICIAL SEAL"
CHARANJIT BHOGAL
Notary Public, State of Illinois
My Commission Expires 07/14/2014

Charanjit Bhogal
12/13/2011

Carrie Russell

Carrie Russell
444 Arlington Ave
Glen Ellyn, IL 60137

[redacted]

December 13, 2011

To Whom It May Concern:

We are requesting a property variation at our home at 444 Arlington Ave., Glen Ellyn. We currently have an existing 1-car garage that is close to our lot line and must be replaced, so we are hoping to build a 2-car side-by-side garage attached to our house. We have no access around our house to our back yard due to our chimney and our neighbors driveway and garage (near the lot line) the west side and a deck and neighbors fence on the east side. It would also it be difficult to maneuver cars in and out of our driveway and garage with a 2 car-tandem-style garage.

We have a growing family of drivers and currently own 3 cars. The 2-car attached garage that we hope to build would not only solve the above problems but also keep in character with the style of our house and those in the neighborhood. Thank you for your consideration.

Sincerely,

Tom Russell
Carrie Russell

Tom and Carrie Russell
444 Arlington Ave.
Glen Ellyn, IL 60137
[redacted]

A-9

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning & Development Director
Michele Stegall, Village Planner MLS

DATE: March 29, 2012

FOR: April 9, 2012 Village Board Meeting

RE: Prairie Green Subdivision and Subdivision Variations
2S674 Route 53

Background. DuPage Habitat for Humanity, contract purchaser of property located at 2S674 Route 53, is requesting approval of a Major Subdivision and Subdivision Variations to accommodate the construction of a 12-unit affordable housing townhome development on 1.76 acres. The subject site is located in unincorporated DuPage County generally northwest of the Route 53 and Butterfield Road intersection on property commonly known as 2S674 Route 53. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

1. A Preliminary and Final Plat of Subdivision in accordance with Sections 303 and 304 of the Glen Ellyn Subdivision Regulations Code, Ordinance 5334.

2. The following variations from the Glen Ellyn Subdivision Regulations Code:

   a. A variation from Section 408(2) to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac.

   b. A variation from Section 407(1) of the Glen Ellyn Subdivision Regulations Code to allow the existing overhead utility lines located along the northern property line to remain above ground.

   c. A variation from Section 406(1) of the Subdivision Regulations Code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way.

   d. A variation from Section 406(2) of the Subdivision Regulations Code to allow a 4-foot wide sidewalk within the proposed subdivision in lieu of the minimum sidewalk width of 5-feet required.

Issues. The subdivision would be constructed in DuPage County. Therefore, the petitioner is subject to the DuPage County Zoning, Subdivision and Stormwater Ordinances. The petitioner must receive subdivision approval from Glen Ellyn in accordance with the Village's extraterritorial review authority. The scope of the Village's review is limited to the proposed subdivision. The petitioner has already received the required County approvals for the project.

Village staff attempted to convince the petitioner to enter into an annexation agreement with Glen Ellyn. However, we were unable to do so. This is partially because water and sanitary services in the area are provided by Illinois American and the petitioner does not need to obtain Village utility services to serve the subdivision which tends to be of the main incentives for annexation.

Recommendation. The Plan Commission reviewed the requests at a public hearing on March 22, 2012. No individuals spoke at the hearing either in favor of or in opposition to the requests. By a vote of 7-0, the Plan Commission recommended approval of the request subject to the condition that the project is constructed in substantial conformance with the plans submitted.

Action Requested. The Village Board may approve, approve with conditions or deny the petitioner's requests for approval of a Major Subdivision and Subdivision Variations. In accordance with the recommendation of the Plan Commission, an Ordinance approving the requests has been prepared for consideration at the April 9, 2012 Village Board meeting.

Attachments.

- Aerial Photo
- Draft Minutes from March 22, 2012 Plan Commission Meeting
- Ordinance
- Select Materials from Petitioner's Application Packet

Cc: Sarah Brachle, Executive Director - DuPage Habitat for Humanity
Audra Hamernik, A. Hamernik & Associates, Inc.

X:\PLANDEV\PLANNING\DEVELOPMENT PROJECTS\PRAIRIE GREEN\VB MEMO 032912.DOCX

Prairie Green Subdivision

Prepared By: Michele Stegall
2009 Aerial Photo
Date Printed: October 24, 2011

0 250 500 1,000 Feet

N

DRAFT
PLAN COMMISSION
MINUTES
MARCH 22, 2012

The meeting was called to order by Chairman Julie Fullerton at 7:35 p.m. Plan Commissioners Todd Buckton, Tim Elliott, Erik Ford, Jeff Girling, Tracy Heming-Littwin, Jay Strayer, Ray Whalen and Lyn Whiston were present. Plan Commissioners Craig Bromann and Heidi Lannen were excused. Also present were Trustee Liaison Robert Friedberg (arrived at 8:27 p.m.), Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

The minutes of the March 8, 2012 Plan Commission meeting were approved unanimously by voice vote.

Chairman Fullerton stated that on the agenda were two public hearings for Prairie Green Subdivision at 2S674 Route 53 and Hadley Junior High School at 240 Hawthorne Boulevard, one pre-application meeting regarding 65 N. Main Street and a recommendation regarding the Village Official 2012 Zoning Map.

PUBLIC HEARING – PRAIRIE GREEN SUBDIVISION, 2S674 ROUTE 53, MAJOR SUBDIVISION AND SUBDIVISION VARIATIONS. PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUESTS BY DUPAGE HABITAT FOR HUMANITY, CONTRACT PURCHASER OF PROPERTY LOCATED AT 2S674 ROUTE 53, FOR APPROVAL OF A MAJOR SUBDIVISION AND SUBDIVISION VARIATIONS FOR A NEW 12-UNIT TOWNHOME DEVELOPMENT TO BE LOCATED ON 1.76 ACRES. THE SUBJECT PROPERTY IS LOCATED IN UNINCORPORATED DUPAGE COUNTY GENERALLY NORTHWEST OF THE BUTTERFIELD ROAD AND ROUTE 53 INTERSECTION.
(DuPage Habitat for Humanity, petitioner)

Plan Commissioners Jeff Girling and Ray Whalen recused themselves from this project related to professional reasons.

Staff Introduction

Village Planner Michele Stegall and Village Consulting Engineer Bill McGurr, 814 N. Stoddard Street, Wheaton, Illinois were present to speak regarding the subject request. Ms. Stegall stated that DuPage Habitat for Humanity, the contract purchaser of property located at 2S674 Route 53, is requesting approval of a major subdivision and subdivision variations for a new 12-unit townhome development on 1.76 acres located in unincorporated DuPage County and she displayed a preliminary map. She stated that the subject site is located northwest of the Route 53 and Butterfield Road intersection and is currently zoned R5 General Residence district in unincorporated DuPage County. She also described the surrounding residential uses and zoning. Ms. Stegall added that the

petitioner appeared before the Plan Commission for a pre-application meeting regarding this project in the fall of 2011.

Ms. Stegall stated that because the proposed subdivision would be constructed in DuPage County, the project would be subject to County zoning, subdivision and stormwater ordinances. She also stated that the petitioner has received the required County approvals for the project. She added that the petitioner will also need to receive subdivision approval from Glen Ellyn in accordance with the Village's extraterritorial review authority and that the scope of the Village's review is limited to the proposed subdivision.

Ms. Stegall stated that the proposed 12-unit townhouse development would be distributed between 3 buildings with 3 to 5 units per building and each building would be located on a separate lot. Two outlots are proposed for stormwater detention. Four variations from the Glen Ellyn Subdivision Regulations Code are being requested as follows: 1. A variation from Section 408(2) to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac. Ms. Stegall stated that in many locations, the spacing between trees exceeds 40 feet. 2. A variation from Section 407(1) of the Glen Ellyn Subdivision Regulations Code to allow the existing overhead utility lines located along the northern property line to remain above ground. 3. A variation from Section 406(1) of the Subdivision Regulations Code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way. 4. A variation from Section 406(2) of the Subdivision Regulations Code to allow a 4-foot wide sidewalk within the proposed subdivision in lieu of the minimum sidewalk width of 5 feet required. Ms. Stegall stated that the Village Public Works Department has no objection to this request. Ms. Stegall added that in order to accommodate the potential future widening of Route 53, the plans also show the dedication of 17 feet of property along Route 53 to the State.

Petitioner's Presentation

Sara Brachle, Executive Director, DuPage Habitat for Humanity, 1600 E. Roosevelt Road, Wheaton, Illinois; Kevin Graham, Planning Resources, 402 W. Liberty Drive, Wheaton, Illinois; Ken Huhn, HR Green, 651 Prairie, Yorkville, Illinois; Mike Quinn, Attorney, 20 S. Clark, Chicago, Illinois; and Chris Jackson, Architect, 7613 Stratford Place, Darien, Illinois were present regarding the subject project.

Attorney Quinn stated that the subject project is similar to a project formerly requested by the Community Housing Association of DuPage. Mr. Quinn stated that the street on which the project is located must be a public road and must meet Milton Township requirements. He stated that the project cul-de-sac bulb is proposed to be 120 feet in diameter, 12 units are proposed (in lieu of 16 units previously requested by CHAD), and four (4) variations are being requested. Regarding the proposed project, Mr. Quinn stated that 14 trees will be provided and that not all of those trees will be in the parkway. He also stated that they are not in favor of IDOT's condition to install a sidewalk which he stated will be a sidewalk to nowhere. He also requested that the utility lines be allowed to be overhead at the subject site.

Responses to Questions from the Plan Commission

The petitioners responded to Plan Commissioner Strayer that the property is heavily vegetative, the fence along the western side of the property is not in the easement, the easement is used for storm sewer and the stormwater has met all requirements of the DuPage County Stormwater Ordinance. Mr. Huhn from HR Green responded that LED lighting is energy effective.

Persons in Favor of or in Opposition to the Request

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

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed project and Plan Commissioner Buckton appreciated that the petitioners had listened to the Plan Commissioners' previous comments. He added that he feels utility lines should always be buried but was supportive of not burying the lines in this case. The Plan Commissioners felt that there is no need for a sidewalk at the site and that reducing the number of parkway trees was also acceptable.

Motion

Plan Commissioner Buckton moved, seconded by Plan Commissioner Strayer, to recommend that the Village Board approve the requests of DuPage Habitat for Humanity for approval of a Preliminary and Final Plat of Subdivision in accordance with Sections 303 and 304 of the Glen Ellyn Subdivision Regulations Code and the following variations from the Glen Ellyn Subdivision Regulations Code: a. A variation from Section 408(2) to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac. B. A variation from Section 407(1) of the Glen Ellyn Subdivision Regulations Code to allow the existing overhead utility lines located along the northern property line to remain above ground. C. A variation from Section 406(1) of the Subdivision Regulations Code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way. d. A variation from Section 406(2) of the Subdivision Regulations code to allow a 4-foot wide sidewalk. This proposed project is for a new 12-unit townhouse development to be located on 1.76 acres at 2S674 Route 53 in unincorporated DuPage County. The Plan Commission finds that the criteria in Section 309 of the Subdivision Code for granting approval of a subdivision have been met for the reasons set forth in the petitioner's application packet and in addition regarding the requested Subdivision Variations, the Plan Commission finds that:

Granting the variation from Section 408(2) to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac: A. Will not be detrimental to the public safety, health or welfare or injurious to other property or improvements because a reduction in the number of required parkway trees will not impact public safety, health or welfare. In addition, it will not be injurious to other property or

improvements as the petitioner has made efforts to preserve a number of trees on the property and to buffer the site from the surrounding properties. A number of trees will also be planted just outside the Prairie Green Court right-of-way. B. The condition upon which the requested variation is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property because the property is being constructed in unincorporated DuPage County and the County does not require parkway trees. C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out because the property is being constructed in unincorporated DuPage County and the County does not require parkway trees. In addition, the petitioner is planning to install and maintain a a number of trees just outside of the Prairie Green Court right-of-way that will have the appearance of parkway trees and the State is planning on widening the adjacent Route 53 right-of-way.

Granting the requested variation to allow the existing overhead utility lines located along the northern property line to remain above ground: A. Will not be detrimental to the public safety, health or welfare or injurious to other property or improvements. B. The conditions upon which the requested variation is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property. C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out. All because burying the overhead utility lines would impact many of the existing mature trees along the northern property line abutting the site which could negatively impact the neighboring properties to the north. In addition, granting of the variation will assist the petitioner in keeping the cost of units "affordable" and the provision of affordable housing is encouraged by the Comprehensive Plan.

Granting the requested variation to allow the absence of a sidewalk in the adjacent Route 53 right-of-way: A. Will not be detrimental to the public safety, health or welfare or injurious to other property or improvements. B. The condition upon which the requested variation is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property. C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out. All because the State plans to widen Route 53 in the near future and a sidewalk will be installed at that time and any sidewalk constructed now would be demolished as part of the road widening project.

Granting the requested variation to allow a 4-foot wide sidewalk within the proposed subdivision in lieu of the minimum sidewalk width of 5 feet required: A. Will not be detrimental to the public safety, health or welfare or injurious to other property or

improvements because the sidewalk runs along a short cul-de-sac completely contained within the subdivision. B. The conditions upon which the requested variation is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property because the property is located in unincorporated DuPage County and DuPage County and Milton Township allow a 4-foot wide sidewalk. C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out because it would add more impervious surface to the site.

The Plan Commission further finds that: A. The variations, if granted, will not alter the essential character of the area. B. The purposes of the variations are not to make money as the applicant is an affordable housing developer. C. If granted, the requested variations will not: 1. Diminish or impair property values. 2. Unduly increase traffic congestion on Route 53. 3. Result in an increase in public expenditures. 4. Are the minimum variations needed to make reasonable use of the land. 5. The reason for the variations have not been created by the applicant or the owner of the property.

The recommendation for approval is subject to the condition that the subdivision shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at this meeting.

The motion to approve carried with seven (7) "yes" votes as follows: Plan Commissioners Buckton, Strayer, Elliott, Ford, Heming-Littwin, Whiston and Chairman Fullerton voted yes.

Village of Glen Ellyn

Ordinance No._____

An Ordinance Approving
a Preliminary and Final Plat of Subdivision and Subdivision Variations
for the Prairie Green Subdivision to be Located at 2S674 Route 53
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
of the Village Of Glen Ellyn
DuPage County, Illinois 60137
this _____ day of _____, 20____.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, 60137 this ____ day of _____, 20____.

Ordinance No. _____

An Ordinance Approving
a Preliminary and Final Plat of Subdivision and Subdivision Variations
for the Prairie Green Subdivision to be Located at 2S674 Route 53
Glen Ellyn, IL 60137

Whereas, DuPage Habitat for Humanity, contract purchaser of property located at 2S674 Route 53 has petitioned the Village President and Board of Trustees for approval of the following:

A. A Preliminary and Final Plat of Subdivision in accordance with Sections 303 and 304 of the Glen Ellyn Subdivision Regulations Code, Ordinance 5334.

B. The following variations from the Glen Ellyn Subdivision Regulations Code:

1. A variation from Section 408(2) to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac.

2. A variation from Section 407(1) of the Glen Ellyn Subdivision Regulations Code to allow the existing overhead utility lines located along the northern property line to remain above ground.

3. A variation from Section 406(1) of the Subdivision Regulations Code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way.

4. A variation from Section 406(2) of the Subdivision Regulations Code to allow a 4-foot wide sidewalk within the proposed subdivision in lieu of the minimum sidewalk width of 5-feet required.

all to accommodate the construction of a 12-unit affordable housing townhome development on the property; and

Whereas, the subject property is located in unincorporated DuPage County generally northwest of the Route 53 and Butterfield Road intersection on property commonly known as 2S674 Route 53 and is legally described as follows:

LOT 8 IN BUTTERFIELD ESTATES BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955, AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-26-400-038; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on March 22, 2012 to consider the petitioner's requests for approval of a Preliminary and Final Plat of Subdivision and Subdivision Variations at which hearing the petitioner presented evidence and testimony in support of the requests and no individuals spoke either in favor of or in opposition to the requests; and

Whereas, based upon the evidence, testimony, and exhibits presented at the March 22, 2012 Plan Commission public hearing, by a vote of seven (7) "yes" and zero (0) "no", the Glen Ellyn Plan Commission recommended approval of the requests as set forth in the draft minutes of the March 22, 2012 Plan Commission meeting, a copy of which are attached hereto 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 March 22, 2012 public hearing before the Plan Commission and have considered the findings and fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees find that it is in the best interest of the Village to approve the petitioner's requests.

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

Section One: The minutes from the March 22, 2012 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A," and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the March 22, 2012 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Preliminary and Final Plats of Subdivision and Subdivision Variations to accommodate the construction of a 12-unit affordable townhouse development at 2S674 Route 53.

Section Three: This grant of approval of a Preliminary and Final Plat of Subdivision and Subdivision Variations is subject to the condition that the subdivision shall be platted and constructed in substantial conformance with the plans and testimony presented at the March 22, 2012 Plan Commission public hearing and with the petitioner's application packet stamped received March 15, 2012, including the following plans and documents referenced below, as though they were attached hereto:

A. Letter from Sarah Brachle dated February 28, 2012
B. Application for Major Subdivision Preliminary Approval dated February 28, 2012
C. Subdivision Approval Standards (no date)
D. Application for Major Subdivision Final Approval dated February 28, 2012
E. Narrative Statement/Planning Objectives (no date)
F. Davit Arm Street Light Detail - 23 Foot Sheet 690.03 (no date)
G. Davit Arm Street Light Detail - 32 Foot Sheet 690.04 (no date)
H. P1-23' MH 8' Davit Arm Assem-DDB (no date)
I. A1-8' Davit ARM DDB (no date)
J. Helix Foundation details (no date)
K. Cut Sheet of Light Fixture Cobrahead ERS1 (no date)
L. Homeowners Association Declaration of Covenants Conditions and Restrictions (no date)
M. Stormwater Management Report revised November 30, 2011
N. Preliminary Plat of Subdivision misdated October 10, 2012 and stamped received March 15, 2012 a reduced copy of which is attached hereto as Exhibit "B"
O. Tree Overlay Exhibit dated December 6, 2011
P. Final Plat of Subdivision revised February 29, 2012 (2 Sheets) a reduced copy of which is attached hereto as Exhibit "C"
Q. Engineering Improvement Plans Prepared by HRGreen revised December 12, 2011 and including the following:
    1. Specifications and General Notes (Sheet G-02) dated February 28, 2011
    2. ILAWC Water Specifications (Sheet G-03) dated February 28, 2011
    3. ILAWC Sewer Specifications (Sheet G-04) dated February 28, 2011

4. Standard Details (Sheet G-05) revised June 23, 2011
5. Standard Details (Sheet G-06) revised February 28, 2012
6. Standard Details (Sheet G-07) revised June 23, 2011
7. Erosion Control Details (Sheet G-08) revised June 23, 2011
8. Standard Details (Sheet G-09) revised February 28, 2012
9. Standard Details (Sheet G-10) revised December 11, 2011
10. Removal Plan (Sheet C-2) revised January 6, 2012
11. Site Plan (Sheet C-3) revised February 28, 2012
12. Grading Plan (Sheet C-4) revised January 3, 2012
13. Utility Plan (Sheet C-5) revised April 13, 2011
14. Road-A Plan and Profile (Sheet C-6) revised April 13, 2011
15. PL Cross-Sections (Sheet C-7) revised January 3, 2012
16. PL Cross-Sections (Sheet C-8) revised June 16, 2011
17. IDOT Cross-Sections (Sheet C-9) revised June 16, 2011

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

Section Four: The Village President and Village Clerk are hereby authorized to sign the original Mylar of the Final Plat of Subdivision for the Prairie Green Subdivision, a reduced copy of which is attached hereto as Exhibit "C".

Section Five: The Village Clerk is hereby authorized to cause the Final Plat of Subdivision for the Prairie Green Subdivision to be recorded with the Recorder of Deeds of DuPage County.

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20_____.

_____
Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

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

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PRELIMINARY PLAT FOR
PRAIRIE GREEN SUBDIVISION

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE DATA TABLE

ZONING: OWNER OF RECORD:	CHAG HOMES, INC., 38 WEST SAINT CHARLES ROAD, VILLA PARK, IL 60181
DEVELOPER:	DUPAGE HABITAT FOR HUMANITY
PROPOSED USE:	CONDITIONAL USE FOR A PLANNED DEVELOPMENT OF TWELVE (12) RESIDENTIAL UNITS.
SITE ACREAGE:	LOT AREA = 76,764.3 SQUARE FEET (± 1.76 ACRES)
EXISTING ZONING:	R-3 / DUPAGE COUNTY
PROPOSED ZONING:	R-3, P.D. FOR FOUR (4) MULTI-FAMILY BUILDINGS.
ADJACENT ZONING EXIST:	R-3 / MULTI-FAMILY TOWNHOME CONDOMINIUMS
WEST:	R-3 / MULTI-FAMILY RESIDENTIAL & B-1 / COMMERCIAL
NORTH:	R-3 / SINGLE FAMILY RESIDENTIAL
SOUTH:	R-3 / DAY CARE FACILITY

LAND AREA SUMMARY DATA:

LAND USE	ACREAGE
MULTI-FAMILY	
LOT 2	5,775 S.F. (0.13 AC)
LOT 3	7,150 S.F. (0.16 AC)
LOT 4	4,317 S.F. (0.10 AC)
	TOTAL=17,242 S.F. (0.40 AC)
STORMWATER MANAGEMENT / OPEN SPACE	
LOT 1	28,041 S.F. (0.64 AC)
LOT 3	4,793 S.F. (0.11 AC)
	TOTAL=34,834 S.F. (0.80 AC)
R.O.W. HEREBY DEDICATED	
ROAD-A	20,761 S.F. (0.48 AC)
IL ROUTE 53	3,647 S.F. (0.09 AC)
	TOTAL=24,708 S.F. (0.57 AC)

BUILDING DATA:

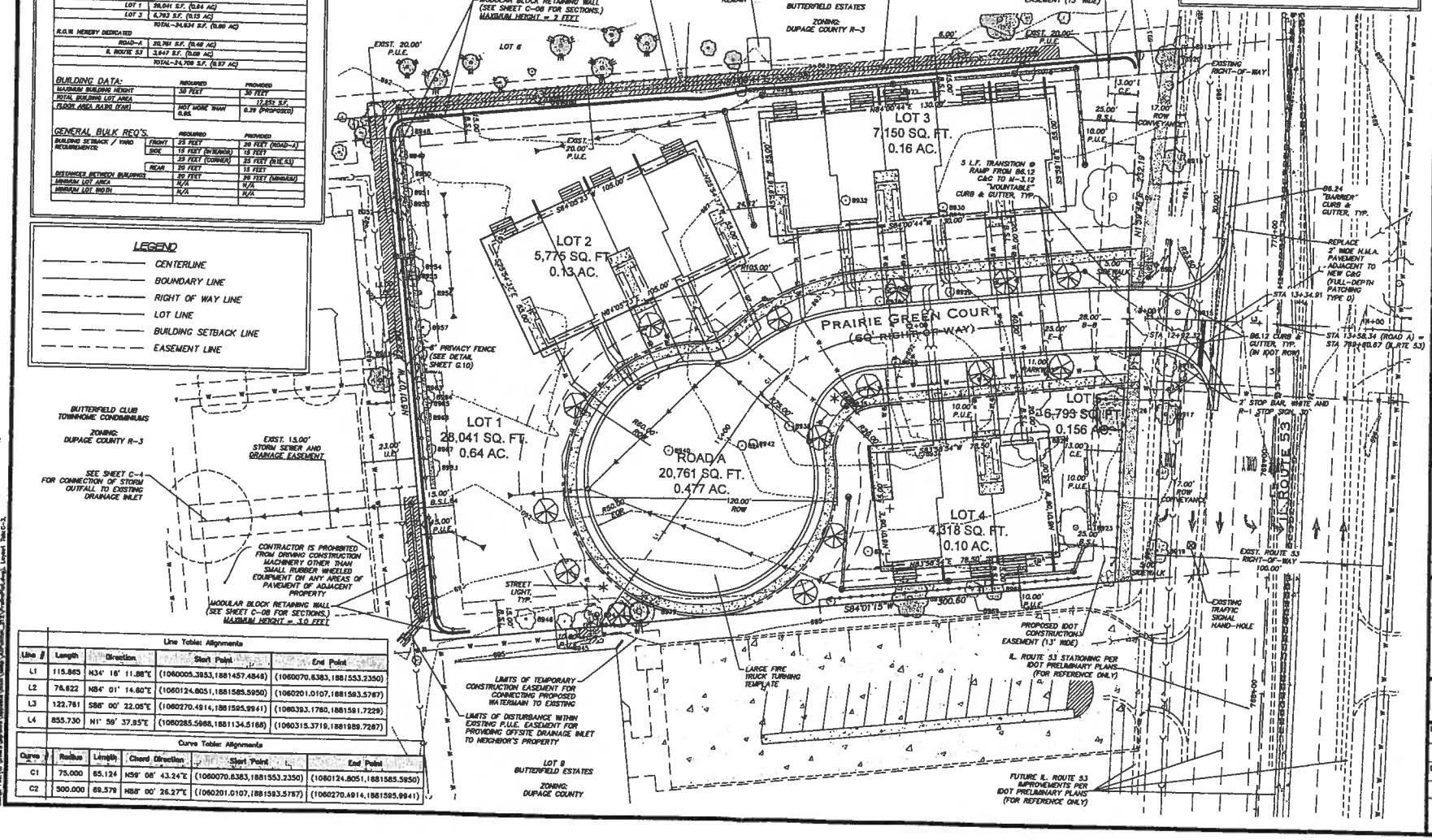
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	30 FEET	30 FEET
TOTAL BUILDING LOT AREA		17,852 S.F.
FLOOR AREA RATIO (FAR)	NOT MORE THAN 0.65	0.39 (PROPOSED)

GENERAL BULK REQ'S:

		REQUIRED	PROVIDED
BUILDING SETBACK / YARD REQUIREMENTS:	FRONT	25 FEET	30 FEET (ROAD-A)
	SIDE	15 FEET (INTERIOR)	15 FEET
		25 FEET (CORNER)	25 FEET (B.R.43)
	REAR	20 FEET	15 FEET
DISTANCE BETWEEN BUILDINGS		20 FEET	20 FEET (MINIMUM)
MINIMUM LOT WIDTH		N/A	N/A
MINIMUM LOT WIDTH		N/A	N/A

LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	115.865	N34° 18' 11.88"E	(1060005.3853,1881457.4848)	(1060070.8383,1881553.2350)
L2	78.622	N84° 01' 14.60"E	(1060124.8051,1881585.5950)	(1060201.0107,1881593.5787)
L3	122.781	S86° 00' 22.05"E	(1060270.4914,1881595.9941)	(1060393.1780,1881591.7229)
L4	855.730	N1° 59' 37.95"E	(1060285.5968,1881134.5168)	(1060315.3719,1881989.7287)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	75.000	65.124	N59° 08' 43.24"E	(1060070.8383,1881553.2350)	(1060124.8051,1881585.5950)
C2	500.000	89.579	N88° 00' 26.27"E	(1060201.0107,1881593.5787)	(1060270.4914,1881595.9941)

Illinois Professional Design Firm # 184-000108

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REVISIONS		
1		
2		
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8		

PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY

PRELIMINARY PLAT

EXPIRES:

NORTH

SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 10-10-12
VERT. SCALE: N/A	SUBMITTAL: PRELIMINARY
DWN. BY: EJB	DSN. BY: EJC
CHK. BY: PJH	
PROJECT NO. 88100416	
SHEET NO. PRE PLAT	

Exhibit "B"

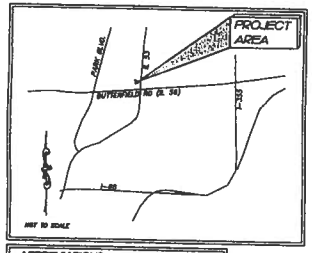
FINAL PLAT OF PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-26-400-038

PLAT PREPARED FOR:
DUPAGE HABITAT FOR HUMANITY
1600 E ROOSEVELT ROAD,
WHEATON, ILLINOIS 60187

PROJECT CONTACT:
MS. SARAH BRACHLE
PHONE: (630) 510-3737
FAX: (630) 682-4881



ABBREVIATIONS

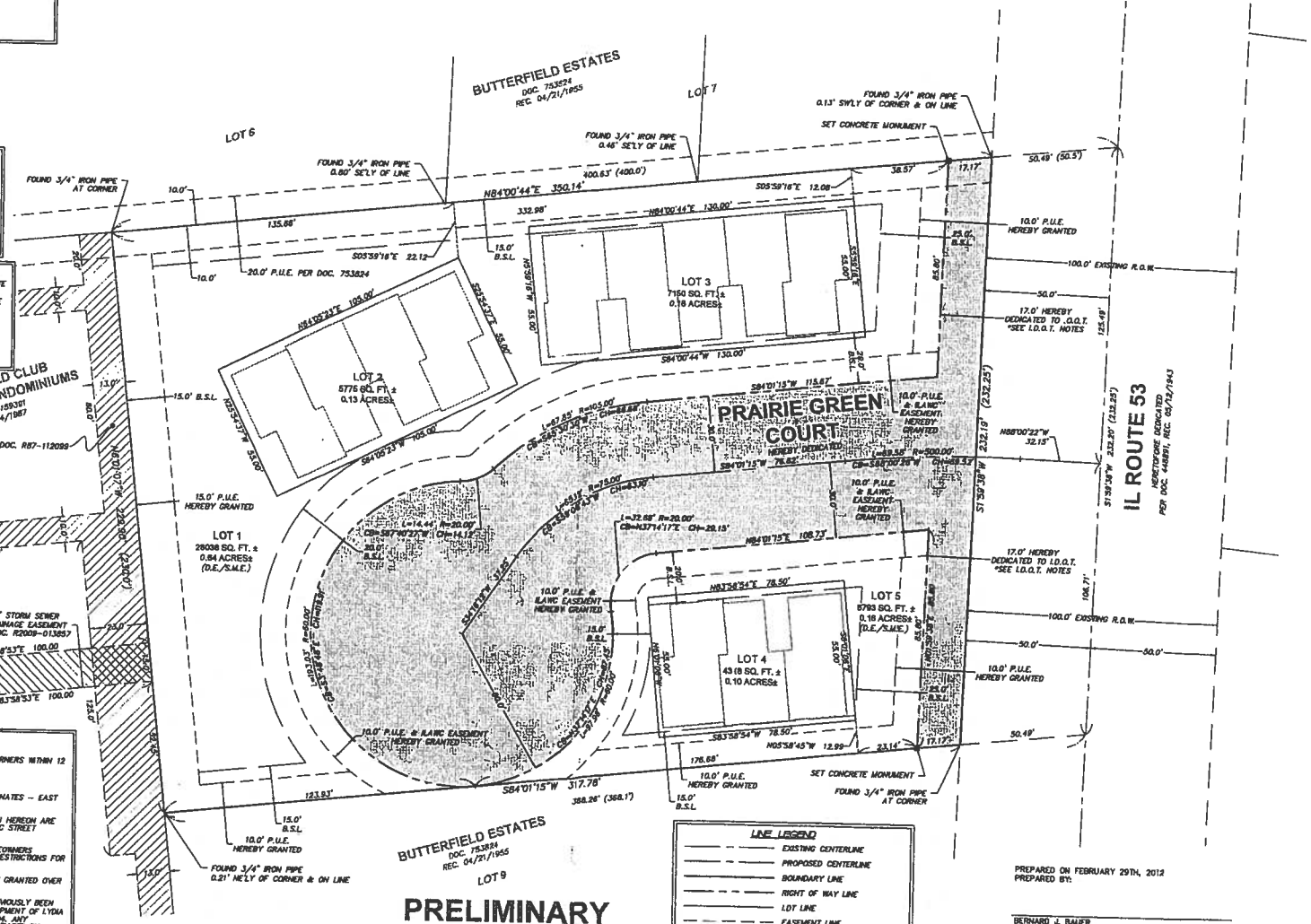
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE & DETENTION EASEMENT
- U.E. = UTILITY EASEMENT
- S.M.E. = STORMWATER MANAGEMENT EASEMENT
- R.O.W. = RIGHT OF WAY
- L = ARC LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING

HATCH LEGEND

- = DENOTES AREA HEREBY DEDICATED TO DUPAGE COUNTY FOR PUBLIC RIGHT-OF-WAY.
- = DENOTES UTILITY EASEMENT GRANTED PER DOCUMENT R87-112099
- = DENOTES STORM SEWER & DRAINAGE EASEMENT PER DOCUMENT R2009-01357

I.D.O.T. NOTES

1. THERE SHALL BE NO DIRECT ACCESS TO IL ROUTE 53 FROM LOTS 1 & 5 OF THIS SUBDIVISION. ALL ACCESS TO IL ROUTE 53 SHALL BE VIA "PRAIRIE GREEN COURT".
2. THE EASTERLY 17.0' OF THE SUBJECT PROPERTY SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR ROADWAY AND UTILITY PURPOSES.



NOTES

1. 5/8" IRON RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
2. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
3. BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATES – EAST ZONE (NAD 83)
4. EXCEPT AS OTHERWISE NOTED, ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO DUPAGE COUNTY FOR PUBLIC STREET PURPOSES.
5. LOTS 1 AND 5 TO HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION. SEE CONDITIONS, COVENANTS AND RESTRICTIONS FOR PARTICULARS.
6. DRAINAGE AND DETENTION EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOTS 1 AND 5.
8. THE SUBJECT PROPERTY PLATTED HEREON HAD PREVIOUSLY BEEN PLATTED AS "THE FINAL PLAN OF PLANNED DEVELOPMENT OF LYDIA COURT" RECORDED 01/20/2004 AS DOCUMENT 2004. ANY EASEMENTS, DEDICATIONS OR OTHER PROCESSES INITIATED BY AFOREMENTIONED PLAT, ARE HEREBY ABROGATED AND VACATED.

LINE LEGEND

- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

PREPARED ON FEBRUARY 29TH, 2012
PREPARED BY:

BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/12

PRELIMINARY
FOR YOUR REVIEW

REVISIONS			
1.	04/13/11	BJB	PRELIMINARY PLAN
2.	05/13/11	BJB	PER IDOT COMMENTS
3.	06/20/11	BJB	PER DUPAGE COMMENTS
4.	08/22/11	BJB	PER DUPAGE COMMENTS
5.	10/21/11	BJB	PER DUPAGE COMMENTS
6.	12/13/11	BJB	PER IDOT COMMENTS
7.	01/26/12	EJG	ADDED EASE. EXCEPTIONS
8.	02/29/12	BJB	PRELIMINARY, RE-REVIEW

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851 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
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FINAL PLAT OF PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET ORIENTATION
(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02/28/2011
VERT. SCALE: N/A	SUBMITTAL:
DWN. BY: BJB	DSN. BY: EJG
CHK. BY: CLD	
PROJECT NO. 88100416	
SHEET NO. 1 OF 2	

Exhibit "C"
Page 1 of 2

REV	DATE	BY	DESCRIPTION
1	04/13/11	BJB	PER IAW & IDOT COMMENTS
2	06/23/11	CLD	PER COUNTY COMMENTS
3	10/20/11	BJB	PER COUNTY COMMENTS
4	11/22/11	BJB	PER IDOT COMMENTS
5	12/13/11	BJB	ADDED S.M.E. PROVISIONS
6	01/05/12	CLD	PROVISION REVISIONS
7	02/28/12	BJB	PROVISION REVISIONS

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FINAL PLAT OF PLANNED DEVELOPMENT OF PRAIRIE GREEN
A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET ORIENTATION
(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02/28/2011
VERT. SCALE: N/A	SUBMITTAL:
DWN. BY: BJB / DSN. BY: EJC	CHK. BY: CLD
PROJECT NO. 88100418	
SHEET NO. 2 OF 2	

PIN: 05-26-400-038

FINAL PLAT
OF
PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF ________)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT ________________ ILLINOIS, THIS ______ DAY OF ________________ 20__

OWNER: DUPAGE HABITAT FOR HUMANITY
1600 E. ROOSEVELT ROAD
SUITE B
WHEATON, ILLINOIS 60187

BY: ________________
ILLINOIS DIVISION PRESIDENT

NOTARY CERTIFICATE

STATE OF ________)
) S.S.
COUNTY OF ________)

I, ________________ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ________________ PERSONALLY KNOWN TO ME TO BE THE ILLINOIS DIVISION PRESIDENT OF DUPAGE HABITAT FOR HUMANITY, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICER, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ______ DAY OF ________________ 20__

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ________________

COUNTY CLERK

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, ________________ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ______ DAY OF ________________, A.D., 20__

____
COUNTY CLERK

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ______ DAY OF ________________ 20__

BY: ________________
ENVIRONMENTAL ENGINEER

CERTIFICATE OF DRAINAGE ENGINEER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ______ DAY OF ________________ 20__

BY: ________________
SR. DRAINAGE ENGINEER OF COUNTY
DEVELOPMENT DEPARTMENT, DUPAGE COUNTY

CERTIFICATE OF VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE OF GLEN ELLYN PLAN COMMISSION.

DATED AT ________________ ILLINOIS, THIS ______ DAY OF ________________ 20__

BY: ________________
CHAIRMAN

CERTIFICATE OF VILLAGE BOARD

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

DATED AT ________________ ILLINOIS, THIS ______ DAY OF ________________ 20__

BY: ________________
VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

ILLINOIS-AMERICAN WATER COMPANY
WASTEWATER AND WATER
EASEMENT PROVISIONS
UTILITY EASEMENT (ILLINOIS AMERICAN WATER)

THERE IS HEREBY RESERVED AND EXCEPTED FROM THE DEDICATION OF ALL STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT, AND HEREBY RESERVED FOR AND GRANTED TO ILLINOIS-AMERICAN WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT IN, UPON, ALONG AND UNDER THOSE PARTS OF ALL LOTS SHOWN ON THIS PLAT WHEREIN EASEMENTS ARE INDICATED BY DASHED LINES AND SHOWN AS "ILLINOIS-AMERICAN UTILITY (ILAWC) EASEMENT" FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, REPLACING, RELAYING, AND ADDING TO, FROM TIME TO TIME, PIPE OR PIPES, WITH NECESSARY FITTINGS, APPURTENANCES, AND ATTACHED FACILITIES, INCLUDING LATERALS AND CONNECTIONS FOR THE COLLECTION OF WASTEWATER AND THE TRANSMISSION AND DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO (I) ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID PIPE-LINES AND APPURTENANCES; (II) REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND (III) FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE PROPERTY WITHIN SAID EASEMENT MAY BE FREELY USED AND ENJOYED INSOFAR AS SUCH USE AND ENJOYMENT DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE WASTEWATER AND WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND COVER OVER SAID FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE BENEFICIARY OF SAID EASEMENT. NOTWITHSTANDING THE FOREGOING, NO SEWER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET, MEASURED HORIZONTALLY, FROM SAID WATER MAINS EXCEPT PIPES CROSSING SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ALL SEWER PIPES SHALL BE LAID BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT ENDANGER THE WASTEWATER AND WATER PIPES AND ATTACHED FACILITIES. ANY OPENING MADE IN CONNECTION WITH ANY OF THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY SHALL BE BACKFILLED AND RESURFACED TO AS NEARLY AS POSSIBLE THE SAME CONDITION AS EXISTED WHEN SAID OPENING WAS MADE EXCLUDING RESTORATION TO LANDSCAPING, OTHER THAN GRASS WHICH WAS DESTROYED UPON ENTRY.

BY: ________ ________________ DATE: ________________

TITLE: ________________

ILLINOIS-AMERICAN WATER COMPANY

I.D.O.T. CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF ______)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

____
DIANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

PUBLIC UTILITY EASEMENT (P.U.E.) PROVISIONS

A NON EXCLUSIVE EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO THE TOWNSHIP OF MILTON, THE COUNTY OF DUPAGE, AND TO PUBLIC UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO, AMERITECH (ILLINOIS BELL TELEPHONE COMPANY), COMMONWEALTH EDISON COMPANY, NI-COR (NORTHERN ILLINOIS GAS COMPANY) AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER THOSE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, SIGNALS, GAS, WATER, STORM WATER, OVERLAND DRAINAGE OR SANITARY SEWER IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT AREAS TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES. THE LOCATION OF ALL SUCH FACILITIES IS SUBJECT TO THE APPROVAL OF THE OWNERS OF THE PROPERTY OR THE RESPECTIVE OWNER'S REPRESENTATIVE ASSOCIATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD, AND ALL SUCH INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE COUNTY OF DUPAGE AND THE TOWNSHIP OF MILTON. NO OBSTRUCTIONS OF ANY TYPE SHALL BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND OR ON THE SURFACE AND AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DRAINAGE EASEMENT (D.E.) PROVISIONS

PERTAINING TO THOSE EASEMENT AREAS AS UTILIZED FOR STORM WATER AND OVERLAND DRAINAGE PURPOSES, NO BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE-FLOW OF STORM WATER. EACH OWNER OF SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE COUNTY OF DUPAGE, OR ANY OTHER LOCAL UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS, THE COUNTY OF DUPAGE, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR OF WRITTEN NOTICE, RESERVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE AREAS REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORM WATER AND OVERLAND DRAINAGE AREAS. IN THE EVENT THE COUNTY OF DUPAGE, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BEFORE CLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE COUNTY OF DUPAGE, ILLINOIS.

DRAINAGE/DETENTION AND NATURAL AREA EASEMENT (S.M.E.) PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO DUPAGE COUNTY AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. IF THE AREA IS DISTURBED, IT SHALL BE RE-PLANTED IN ACCORDANCE WITH DUPAGE COUNTY PERMIT NO. 11-T32714.

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ______ DAY OF ________________ 20__

BY: ________________
HIGHWAY COMMISSIONER

____
TOWNSHIP

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

APPROVED BY THE DIVISION OF TRANSPORTATION THIS ________ DAY OF ________________ 20__

BY: ________________
COUNTY ENGINEER

PREPARED ON FEBRUARY 29TH, 2012
PREPARED BY:

____
BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/12

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. ________________ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS ______ DAY OF ________________ A.D., 20____, ________ O'CLOCK ____.

BY: ________________
RECORDER OF DEEDS

CERTIFICATE OF DATA PROCESSING DEPARTMENT (GIS SECTION)

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

APPROVED THIS ________ DAY OF ________________ 20__

BY: ________________
MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS
DATA PROCESSING DEPARTMENT

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ________________ 20__

BY: ________________
PLAT OFFICER, DUPAGE COUNTY

CERTIFICATE OF COUNTY DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ________________ 20__

BY: ________________
DIRECTOR OF COUNTY DEVELOPMENT
DEPARTMENT, DUPAGE COUNTY

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL CONCERNS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

I, ________________ DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF ENVIRONMENTAL CONCERNS, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATION FOR THE IMPROVEMENTS THEREOF MEET THE REQUIREMENTS OF THE ENVIRONMENTAL CONCERNS DEPARTMENT OF DUPAGE COUNTY.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS DAY OF , 20________.

BY: ________________
DIRECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955, AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO PART OF THE PROPERTY WITHIN THIS SUBDIVISION IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF SIX HUNDRED AND FORTY (640) ACRES OR MORE. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS NOT WITHIN THE CORPORATE LIMITS OF ANY CITY OR VILLAGE, BUT IS LOCATED WITHIN ONE AND ONE-HALF (1 ½) MILES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS. I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD RATE MAP, PANEL NO. 0505, DATED DECEMBER 16, 2004, ZONE X.

NOTE: THIS DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL NOT FLOOD.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE AT YORKVILLE, ILLINOIS, THIS __TH DAY OF ________________ 20__.

PRELIMINARY
FOR YOUR REVIEW

____
BERNARD J. BAUER, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003799
LICENSE EXPIRES: 11/30/2012

Exhibit "C"
Page 2 of 2

Habitat for Humanity

Help Build It!

February 28, 2012

RECEIVED
MAR 15 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Michele Stegall
Village Planner
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

RE: Prairie Green Subdivision – Application for a Major Subdivision with Variations
2S674 Route 53, Glen Ellyn, IL
Response to Review Letter dated February 2, 2012

Dear Ms. Stegall:

Please find the attached complete packet for the Application for Preliminary and Final Subdivision for Prairie Green Subdivision.

DuPage Habitat for Habitat wishes to develop a 12 unit subdivision at 2S674 Route 53 in unincorporated Glen Ellyn. The 12 units would be located in three buildings. The subdivision would have five lots: one for each of the buildings and two additional lots as a storm water management and common areas.

As you know, this property is located in unincorporated DuPage County. We have been working diligently with DuPage County subdivision staff and the Milton County Highway Department on the design on this subdivision. We have also been very conscience to add the Village of Glen Ellyn's subdivision code to the project when possible. The blending of these three jurisdictions code has frankly been difficult and has dramatically changed the project from the original more green vision. Habitat is also balancing the effects of the regulations from the three agencies to be able to keep the homes affordable to future homebuyers.

We are pleased with the current site plan and plats. We were able to reduce the number of units to 12 and apply creative space planning to accommodate the larger roadway system required by DuPage County. The entire development team has carefully reviewed your review letters and the three review comments by Public Works, the consulting engineer and the forestry consultant. In some cases, we were able to quickly agree to some of the suggestions. For example, preserving an additional tree on site after the forester identified it. Others, like eliminating the sidewalk width variation or adding flares to the driveways, affected the storm water, open space and roadway system to such an extent, that they required more detail research.

We recently received stormwater approval by DuPage County. We have maximized the depth of storage and foot print of the stormwater management area and basin. We are being very careful to not increase impervious surfaces on the site. As you know, in order to comply with the County and Township codes, we had to increase the roadway system to a 60 foot ROW. This has dramatically impacted our ability to make the site more green and sustainable. We have been working with Planning Resources, Inc. out of Wheaton to make the subdivision more sustainable and livable by the

future tenants. In fact, we were hopeful to have the site be eligible for LEED certification, even with these changes.

Comments in response to your review letter dated February 3, 2012:

1. Missing Material IDOT correspondence: Correspondence form IHDA was included in the submittal. However, this correspondence does not indicate whether or not IDOT has approved the design and location of the proposed access drive. Such documentation must be submitted.

   Final approval from IDOT typically comes only with the issued permit and with their signature on the final plat of subdivision. The permit cannot be issued until a contractor has been selected and provided the contractor permit forms and bond. Much in the same way a Village would issue a building permit as indication of approval and not a letter giving permission to build. The information attached in Tab 14 from IDOT dated October 28, 2011 is their approval.

5. A. Site Plan/Preliminary Plat: The legend has been corrected to accurately state the number of proposed parkway trees.

   B. Fencing: Village staff appreciates your efforts to add a fence along the western property line as well as portions of the northern and southern property lines in order to provide a buffer between the site and surrounding land uses. However, the proposed fence only buffers a portion of the southern and northern property lines. Please provide information regarding why the fence was not extended the entire length of these property lines. The Site Plan indicates that a detail of the fence can be found on Sheet G.10. However, Sheet G.10 was not submitted.

   Habitat's vision for this site includes maximizing green space on a tight site. To visually block off adjacent properties through fencing and create a compound effect, does not accomplish this vision. The fence was provided on the northern property line because the adjacent homeowners requested it and our stormwater basin in located adjacent to this property line. When speaking to the surrounding property owners on the northern and southern property lines, they did not request it. Adding a fence on the northern property line would create a physical barrier that would limit Habitat's access to the stormwater management easement, as well as adding additional costs to an affordable housing project.

   Sheet G.10 is attached within the full set of plans.

6. Final Plat. The easements noted on pages one and two of the attached Plat now match.

8. Subdivision Variations.
   C. To clarify, the requested variation from Section 406(1) to allow the absence of a sidewalk in the Route 53 ROW is a request for a waiver. This is not a request for a delay in its installation. As discussed at our meeting with the Plan Commission on October 26, 2011, we understand that widening Route 53 is part of IDOT's plan. We do not want Habitat to incur the

cost of installing sidewalks that will be removed with the road widening, and then replaced by IDOT.

D. Habitat is requesting a variation from Section 406(2) to allow a reduction in the sidewalks from 5 ft. to 4 ft. Please see the variation standards for additional information regarding meeting the standards and hardship.

9. Public Work Comments dated January 12, 2012:
Habitat heard Glen Ellyn's strong recommendation for LED lights. As a green developer, we have a commitment to green building but obviously need to balance that with the high costs involved with developing affordable housing. We worked with several partners to locateLED lighting fixtures that are more costly than regular fixtures, but are at a price point we can accommodate. We are now prepared to meet the Village's recommendation to use LED type luminaries in the street lights.

Habitat is also prepared to install driveway apron flares with a reduction in the standard Village flare of 4 ft. to 2.5 ft. where the parkway is 10 feet wide and 2 ft. flares in the narrower parkway area, per the recommendation of the Village Engineer via his memo dated 01-27-2012. A detail has been added to sheet G-06 of the Engineering Plans. We hope that both of these concessions demonstrate our commitment to work collaboratively with the Village, and hope that our requests be given thoughtful consideration.

10. Engineering Consultant Comments dated January 30, 2012:
The attached Homeowner's Association Agreement has been revised to satisfy the consulting engineer. Also attached two (2) copies of the approved Stormwater Management Report 11/30/11 as requested.

12. Please find the attached FOUR COMPLETE SETS of the below documents and plans:

Tab	Submission Material	Document	Within Full Size Plans
1	Major Subdivision Application form	X	
2	Check for $5,750	X	
3	Narrative Statement including -Planning Objectives -Use Description -List of Variations -Legal Description -Quantitative Summary -Open Space Narrative	X	
4	Disclosure of Interest for Seller and Buyer, both not-for-profit corporations board of directors list	X	
5	Affidavit of Authorization from Seller and Proof of Ownership	X	
6	Reimbursement of Fees Agreement	X	
7	Light Fixture Cut Sheet	X	
8	Public Improvement List	X	

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9	Construction/Phasing Schedule	X	
10	Land Use Opinion	X	
11	IDNR Endangered Species Consultation	X	
12	Soil Boring / Seepage Test	X	
13	Homeowners Covenants, Conditions and Restrictions	X	
14	IDOT Permit Letter dated October 28, 2011	X	
15	Elevations	X	
16	A full set of plans, including the following:		X
	Deed Easements & Agreement		X
	Existing Conditions Plan		X
	Tree Survey and Removal Analysis		X
	Preliminary Plat of Subdivision		X
	Final Plat of Subdivision		X
	Grading Plan		X
	Utilities Plan		X
	Road Plans & Details		X
	Public Cross Section		X
	Two (2) copies of the approved Stormwater Management Report 11/30/11 as requested.		X

Habitat respectfully seeks the below variations from the Glen Ellyn Subdivision code.

- To vary from Section 408(2) of the Subdivision code to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac.

- To vary from Section 407(1) of the Subdivision code to allow existing overhead utility lines located along the northern property line to remain above ground.

- To vary from Section 406(1) of the Subdivision code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way. This is a waiver request and not a request to delay.

- To vary from Section 406(2) of the Subdivision code to allow a 4-foot wide sidewalk in lieu of the minimum sidewalk width of 5-feet.

Due to the minor impact anticipated from this subdivision, a traffic study was not required by DuPage County or IDOT. We respectfully request that the requirement for a traffic study to be submitted be waived. We look forward to the development of this neighborhood. Feel free to contact me at 630-510-3737.

Sincerely,

Sarah Brachle
Executive Director

Village of Glen Ellyn
Phone: (630) 547-5250 • Fax: (630) 547-5370
535 Duane Street • Glen Ellyn, Illinois 60137

APPLICATION FOR MAJOR SUBDIVISON PRELIMINARY APPROVAL

DATE FILED: _____ **APPLICATION NUMBER:** _____

I. APPLICANT INFORMATION:

Name: DuPage Habitat for Humanity

Address: 1600 E. Roosevelt Rd, Wheaton, IL 60187

Phone Number: (Home) _____ (Business) 630-510-3737

E-Mail: SBrachle@dupagehabitat.org (Fax): 630-682-4881

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

II. OWNER INFORMATION:

Name: CHAD Homes, Inc.

Address: 35 W. St. Charles Rd, Villa Park, IL 60181

Phone Number: (Home) _____ (Business) 630-993-9530

E-Mail: pchedda@chadhousing.org (Fax): 630-993-9534

III. PROPERTY INFORMATION:

Address and Legal Description of Property: 2S674 Route 53, Glen Ellyn, 60137

LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS SOCUMENT 753824, IN DU PAGE COUNTY, ILLINOIS.

Permanent Index No.: 05-26-400-038 Zoning: DuPage County R-5

Lot Dimensions: N 350.14', E 232.19', S 317.78', & W 229.90' Lot Area: 1.76 AC (17,784.55 s.f.)

Present Use: vacant land

Description of Subdivision (Preliminary Plat/Final Plat): A 5 lot resubdivision resulting in 12 single-family attached units

Estimated Date to Begin Construction: May 2012

Name(s), Address(es) and Phone Number(s) of consultants (Architects, Engineers, Attorneys, etc.):

Attorney - Michael Quinn, 312-629-6008, KFT& R, 20 S. Clark, 29th Floor, Chicago, IL 60603
Engineer - Eric Granrud, 630-553-7560, SEC Group, 651 Prairie Pointe Dr, #201, Yorkville, IL 60560
Architect - Chris Jackson, 773-383-6556, CJ Architects, 7613 Stratford Place, Darien, IL 60561
Consultant - Audra Hamernik, 630-926-0598, A. Hamernik & Associates, Inc., 4804 Linscott Ave, Downers Grove, IL 60515

IV. APPROVAL STANDARDS:

Narrative Statement: Please provide a narrative statement. The narrative statement should include, but not be limited to, information concerning the proposed use of the lots, the type and number of dwelling units and/or type of business or industry and the manner in which subdivision is to be served by public utilities. A separate sheet may be used if necessary.

Please see attached.

Section 309 of the Subdivision Code requires that the following six (6) criteria be met before a Subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request. Please describe how the proposed subdivision meets the following criteria.

1. The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 400.

Please see attached.

2. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.

Please see attached.

3. A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state, and local laws and regulations.

Please see attached.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of these areas are compatible with such conditions.

Please see attached.

5. The proposed subdivision will not be detrimental to the public health, safety and welfare.

Please see attached.

6. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved tragic mitigation measures to provide adequate roadway capacity for the proposed development.

Please see attached.

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

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (we) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

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

February 28, 2012

Signature of Applicant

Date

IV. SUBDIVISION APPROVAL STANDARDS:

Section 309 of the Subdivision Code requires that the following six (6) criteria be met before a subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request. Please describe how the proposed subdivision meets the following criteria.

1. **The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 400.**

   The subdivision conforms to the provisions found in Section 400 of the code including:
   - All applicable statutory provisions;
   - The Village of Glen Ellyn Zoning Ordinance;
   - The applicable Village of Glen Ellyn building codes and all other applicable laws of the appropriate jurisdictions;
   - The Official Plan, Official Map and Capital Improvement Plan of the Village including all streets, drainage systems, and parks shown on the Official Map or Official Plan as adopted;
   - The special requirements of these regulations and any rules of the County Health Department and/or appropriate state agencies;
   - The rules of the Illinois Department of Transportation, if applicable;
   - The DuPage County Stormwater and Floodplain Ordinance, as adopted, amended or varied by the Village;
   - The DuPage County Subdivision Standards and the Village of Glen Ellyn Standards for Construction of Public Improvements.

2. **Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.**

   The subdivision has made definite provision for a public water supply system through Illinois American Water. This system will have sufficient quantity, dependability, and quality to provide an appropriate supply of water for a 12 unit subdivision.

3. **A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state and local laws and regulations.**

   The subdivision has made provision for a public sewage system through Illinois American Water and Glenbard Wastewater Authority. The proposed system is adequate for a 12 unit subdivision.

4. **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of the area are compatible with such conditions.**

   The Applicant has no knowledge of subsurface soil conditions that would present a hazard or requiring special precaution to the project or to the public in general. The proposed uses of the site are compatible with the topographical conditions of the site.

5. **The proposed subdivision will not be detrimental to the public health, safety and welfare.**

   The proposed 12 unit subdivision to create 12 town homes will not be detrimental to the public health, safety and welfare of neighbors or to the Village of Glen Ellyn. The project will be an amenity to the surrounding sites by providing additional decent, safe, sanitary and attractive affordable housing.

6. **No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved traffic mitigation measures to provide adequate roadway capacity for the proposed development.**

   The proposed 12 unit subdivision, at full occupancy, will not result in increased traffic to such an extent that the street does not function at a level of service deemed acceptable by the Village. The proposed 12 unit subdivision does not warrant a traffic study by both IDOT and DuPage County. The subdivision will provide a public street (Road A) to be maintained by Milton Township. Access into the subdivision is provided by Route 53 pursuant to the approved IDOT permit letter and in conformance with the subdivision.

VARIATION APPROVAL STANDARDS - Section 310 3.

<u>The Applicant will seek the below three variations from the Glen Ellyn Subdivision code.</u>

- To vary from Section 408(2) of the Subdivision code to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac.

- To vary from Section 407(1) of the Subdivision code to allow existing overhead utility lines located along the northern property line to remain above ground.

- To vary from Section 406(1) of the Subdivision code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way. This is a waiver request and not a request to delay installation.

- To vary from Section 406(2) of the Subdivision code to allow a 4-foot wide sidewalk in lieu of the minimum sidewalk width of 5-feet.

The variations, if granted, will not alter the essential residential characters of this neighborhood.

The purposes of the variations are not for the Applicant to make more money. In fact, the Applicant is an affordable housing developer that serves low- and moderate-income households. The Applicant tries to keep costs low so the eventual home is affordable to low- and moderate-income households.

The variations will not:
-diminish or impair property values within the neighborhood
-unduly increase traffic congestions on the Route 53
-result in an increase in public expenditures

The variations are the minimum variations that will make possible the reasonable use of the land.

The reasons for the variations have not been caused the Applicant or the owner of the property.

Section 310 of the Subdivision Code requires that the following three (3) criteria be met before a variation to the subdivision code can be approved.

a. **The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;**

   Electrical and Parkway Trees
   The Applicant's proposed variations to allow the existing overhead electrical poles on the north edge of the property and to vary the distance between street trees will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements.

   Route 53 Sidewalk
   The Applicant's request to not build the sidewalk or add street trees along Route 53 is only due to the fact that Route 53 will soon be widened and IDOT plans to install a sidewalk as part of the widening project. Any sidewalk or trees installed now will be demolished as a part of the roadway widening project and would be an inefficient use of resources. It is our understanding that the widening project is on IDOT's "short list," and is expected to be completed within the next five years.

Sidewalk Width

The Applicant's request is to reduce the sidewalk width from 5 ft to 4 ft will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements. A 4 ft sidewalk is acceptable as a safe surface for pedestrians. A 4 ft sidewalk will not negatively impact the Habitat property owners or other property owners adjacent to the site. The sidewalk runs along a cul-de-sac completely contained within the subdivision.

b. **The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and**

c. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

The applicant meets both conditions b and c for establishing the unique conditions of the site and physical surrounding and shape of the lot both cause a particular hardship in developing this site.

The site is developed on three sides and therefore cannot be enlarged. Three of the adjacent sides of the property (S, E & N) drain onto this site. The entire site drains to the west.

The site is narrow at only 230 feet. The DuPage County Subdivision code defers to Milton Township Highway Department on the size and shape of the cul-de-sac bulb. The Township requires a 120 foot (ROW) circle-shaped bulb.

In order to accommodate and accept the drainage onto the site in the stormwater management areas and to add a large circle cul-de-sac bulb, the Applicant has redesigned the site plans and reduced the number of units from 16 to 12. To reduce the unit number any further renders this project infeasible.

Electric Lines

In order to bury the existing overhead lines in the easement along the property line, the Applicant is seeking the variation to avoid impacting the existing mature trees on properties immediately abutting the property (in back yards of existing single family homes.)

Parkway Trees

In seeking the variation for the parkway trees, the Applicant will provide the number required but only space them to accommodate the driveways, more or less 40 feet. The roadway is 584 linear feet. The number of trees required is 14. The Applicant will be providing 14 trees.

Due to the narrow width of the parkway and the spacing of the drive ways, some of the cul-de-sac parkway trees will be located in common areas immediately adjacent to the sidewalk – functioning as a parkway tree. According to the Applicant's landscape architect, the parkway width is too narrow to ensure the health of the trees.

Route 53 Sidewalk

The Applicant's request to not build the sidewalk or install trees along Route 53 is only due to the fact that Route 53 will soon be widened and IDOT plans to install a sidewalk as part of the widening project. The pending widening and installation of the sidewalk is a unique situation.

Sidewalk Width

The Applicant's request to reduce the sidewalk width from 5 ft to 4 ft causes a hardship to the development. The site is very tight without the opportunity to expand. After five stormwater submittals to DuPage County, they have now approved the development with a 4 ft sidewalk. An increase to impervious surface will cause another stormwater review process to be required. Habitat has been working diligently with DuPage County (the jurisdiction within which this property is located), Milton Township which maintains the roadway system, and the Village of Glen Ellyn because the property is within your ultimate municipal boundary. The codes of these three jurisdictions do not match. DuPage County and Milton allow a 4 ft sidewalk. The above hardships created by the size of the site and the three jurisdictions are facts for Habitat or any other developer that wishes to develop this site.

The increased sidewalk width would result in an increase to the impervious on the site. It is good development practice to minimize storm water runoff by limiting the development of impervious areas. The increased sidewalk width would decrease the parkway width resulting in less grass area necessary for the healthy growth of parkway trees. The sidewalk is located along a cul-de-sac that will minimize the volume of pedestrian traffic utilizing the sidewalk. It will be utilized primarily by adjacent residents.

The parkway also contains a tremendous amount of utility lines. Adding an additional foot of side walk would further cover some of these lines hindering future maintenance work.

The above variations create a hardship in developing this site that are unique to this site due to its physical shape, the three jurisdictions within which it is located, and neighborhood within which it is located.

Village of Glen Ellyn
Phone: (630) 547-5250 • Fax: (630) 547-5370
535 Duane Street ▪ Glen Ellyn, Illinois 60137

APPLICATION FOR MAJOR SUBDIVISON FINAL APPROVAL

DATE FILED: _____ **APPLICATION NUMBER:** _____

DATE OF PRELIMINARY APPROVAL: _____ **ORDINANCE NUMBER:** _____

I. APPLICANT INFORMATION:

Name: DuPage Habitat for Humanity

Address: 1600 E. Roosevelt Rd, Wheaton, IL 60187

Phone Number: (Home) _____ (Business) 630-510-3737

E-Mail: SBrachle@dupagehabitat.org (Fax): 630-682-4881

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

II. OWNER INFORMATION:

Name: CHAD Homes, Inc.

Address: 35 W. St. Charles Rd, Villa Park, IL 60181

Phone Number: (Home) _____ (Business) 630-993-9530

E-Mail: pchedda@chadhousing.org (Fax): 630-993-9534

III. PROPERTY INFORMATION:

Address and Legal Description of Property: 2S674 Route 53, Glen Ellyn, 60137

LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS SOCUMENT 753824, IN DU PAGE COUNTY, ILLINOIS.

Permanent Index No.: 05-26-400-038 Zoning: DuPage County R-5

Lot Dimensions: N 350.14', E 232.19', S 317.78', & W 229.90' Lot Area: 1.76 AC (17,784.55 s.f.)

Present Use: vacant land

Description of Subdivision (Preliminary Plat/Final Plat): A 5 lot resubdivision resulting in 12 single-family attached units

Estimated Date to Begin Construction: May 2012

Name(s), Address(es) and Phone Number(s) of consultants (Architects, Engineers, Attorneys, etc.):

Attorney - Michael Quinn, 312-629-6008, KFT& R, 20 S. Clark, 29th Floor, Chicago, IL 60603
Engineer - Eric Granrud, 630-553-7560, SEC Group, 651 Prairie Pointe Dr, #201, Yorkville, IL 60560
Architect - Chris Jackson, 773-383-6556, CJ Architects, 7613 Stratford Place, Darien, IL 60561
Consultant - Audra Hamernik, 630-926-0598, A. Hamernik & Associates, Inc., 4804 Linscott Ave, Downers Grove, IL 60515

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

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (we) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

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

Signature of Applicant

February 28, 2012
Date

DuPage Habitat for Humanity
Application for a Major Subdivision with Variations
2S674 Route 53, unincorporated Glen Ellyn, Illinois

NARRATIVE OF STATEMENT PLANNING OBJECTIVES
Including Use Description, Legal Description, List of Variations, Quantitative Summary and Open Space Summary

Planning Objectives
The Applicant requests a major subdivision with variations to permit the construction of 12 units of affordable housing in four separate buildings.

The Property is currently zoned R-5 General Residence located in unincorporated DuPage County.

The proposed development will serve as a reasonable transitional use between the existing single-family residential uses to the north of the proposed development and Illinois Route 53 to the east, multi-family development to the west and commercial and institutional development to the south.

Please note the following points:

- The Applicant, after construction, will sell the 12 units of affordable housing to qualified homebuyers.
- The Applicant will retain a contingent right of first refusal and rights retained as lender to the prospective home buyers.
- Common areas will be owned and managed by a homeowner's association.
- The proposed street will be publicly dedicated.
- The Applicant has designed the ROW and pavement consistent with the DuPage County Subdivision Ordinance that will allow the road to be a public road maintained by Milton Township.
- The proposed plan provides benefits of sustainable landscape through the use of industry and county practices to reduce impacts of storm water and will encourage the use of native plantings within the site design.

Use Description
The proposed development is adjacent to Illinois Route 53, which is a limited access highway carrying more than 25,000 vehicles per day. The subject property is also located approximately 300 feet north of the intersection of IL Rt. 53 and IL Rt. 56 (Butterfield Road). The intersection of IL Rt. 53 and IL Rt. 56 is land that consists of the following:

- To the northwest corner is a gas station and further north a day care facility and then the subject property;
- Immediately to the west of these uses is land zoned R-3 Single Family but developed as a 16-unit condominium association;
- The northeast corner is vacant land zoned commercial and poised for a gas station redevelopment and north of that a day care facility which is to the east of the subject property beyond Rt. 53;
- The southwest corner is a gas station and a larger mixed-use development consisting of a fast food restaurant, banquet facility and a Wal-Mart store;

- The southeast corner of Rt. 53 and Rt. 56 is forest preserve land.

To the north of the subject property are large-lot, single-family residential properties and further to the north flanking Rt. 53 two religious institutions. The proposed 12-unit development serves as a reasonable transitional use between the various mixed uses along the Rt. 53 and Rt. 56 corridor and the large-lot, single-family residential development to the north of the subject property.

List of Variations

The Applicant will seek the below four variations from the Glen Ellyn Subdivision code.

- To vary from Section 408(2) of the Subdivision code to allow a reduction in the number of required parkway trees along Route 53 and the proposed cul-de-sac.
- To vary from Section 407(1) of the Subdivision code to allow existing overhead utility lines located along the northern property line to remain above ground.
- To vary from Section 406(1) of the Subdivision code to allow the absence of a sidewalk in the adjacent Route 53 right-of-way.
- To vary from Section 406(2) of the Subdivision code to allow a 4-foot wide sidewalk in lieu of the minimum sidewalk width of 5-feet.

Legal Description

LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS SOCUMENT 753824, IN DU PAGE COUNTY, ILLINOIS.

QUANTITATIVE SUMMARY

(A) Acreage and square feet parcel	1.76 AC. (76,784.5 SQ.FT.)	
(B) Residential density	12 units Divided by 1.76 acres or 6.81 DU/AC	
(C) Lot area breakdown	Square Foot (s.f.)	Acre (Ac.)
Lot 1	28,038	0.64
Lot 2	5,775	0.13
Lot 3	7,150	0.16
Lot 4	4,318	0.10
Lot 5	6,793	0.16
Public Road ROW dedication	24,711	0.57
(D) Stormwater management areas / commonly owned and maintained open space (Lot 1 + Lot 5)	28,038	0.64
(E) Building lot aras combined (Lot 2 + Lot 3 + lot 4)	17,243	0.40

(Lot 2 + Lot 3 + lot 4)		
(F) Lot area dimensions		
Lot 1	(varies) See Final Plat	
Lot 2	55' x 105'	
Lot 3	55' x 130'	
Lot 4	55' x 78.5'	
Lot 5	(varies) See Final Plat	
(G) Building lot coverage	**Square Foot (s.f.)**	**Acre (Ac.)**
Lot 1	n/a	n/a
Lot 2	4,794	0.11
Lot 3	6,064	0.14
Lot 4	3,675	0.08
Lot 5	n/a	n/a
(H) Building lot coverage combined	14,533	0.33

(I) Building Unit Sizes	**Square Foot (s.f.)**	**Square Foot (s.f.)**	**Square Foot (s.f.)**	**Square Foot (s.f.)**
	4-bedroom end unit	3- bedroom end unit	3-bedroom interior unit	4-bedroom interior unit
Lot 1	n/a	n/a	n/a	n/a
Lot 2 (four unit)	1,763 x (2)	1,641 x (2)	n/a	n/a
Lot 3 (five unit)	1,763	1,635	1,641 x (2)	1,767
Lot 4 (three unit)	1,763	1,635	1,641	n/a
Lot 5	n/a	n/a	n/a	n/a

(J) Building Setbacks	**Required (DuPage County R-5)**	**Proposed**
Front	25 feet	20 feet
Side	15 feet (interior)	15 feet
	25 feet (corner)	25 feet
Rear	20 feet	15 feet
(K) Road Design Criteria (ft)	**Required (DuPage County Rd)**	**Proposed**
Right-of-Way Width	60 feet	60 feet
Street Pavement Width	27 feet	27 feet
Sidewalk Width	5 feet (Glen Ellyn)	4 feet (DuPage County)
(L) Cul-De Sac Design Criteria		
Right-of-Way Radius	60 feet	60 feet

Street Pavement Radius	50 feet	50 feet

OPEN SPACE STATEMENT

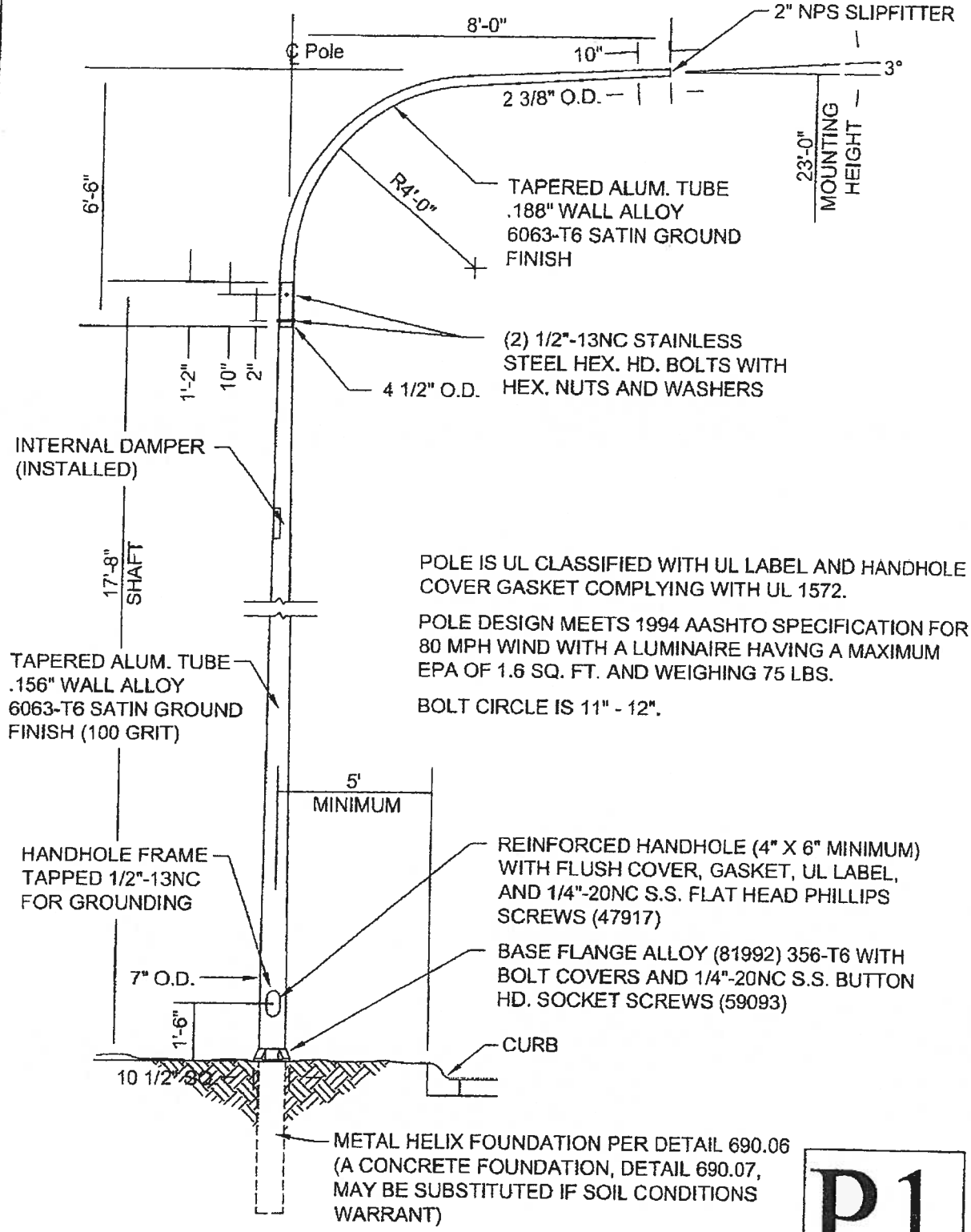
The Subdivision's common open space area is made up of Lots 1 & 5 which total 28,038 SQ. FT (0.64 Acres) in area. The common space excludes the individual building lots and dedicated public road rights-of-way. Each specific building Lots 2, 3 and 4 are provided usable common space to its front, rear and sides.

As is customary for a townhome type development, building driveways and sewer and water utility services, etc...exist within common space between each building lot and the public road right-of-way.

Specific language within the Subdivision's Homeowners Association (HOA) by-laws will identify covenants, conditions, and restrictions (CCR's) for use of common open space area within the Subdivision.

A substantial portion of the project's common open space is utilized as a stormwater management facility. Since the site's topography generally slopes from east to west, the stormwater management facility's dry-detention basin is located on the western portion of the Subdivision.

The proposed subdivision is located in close proximity to both public park and County operated public Forest Preserve facilities. It is our opinion that these recreational opportunities will meet the needs of the Subdivision's homeowners.



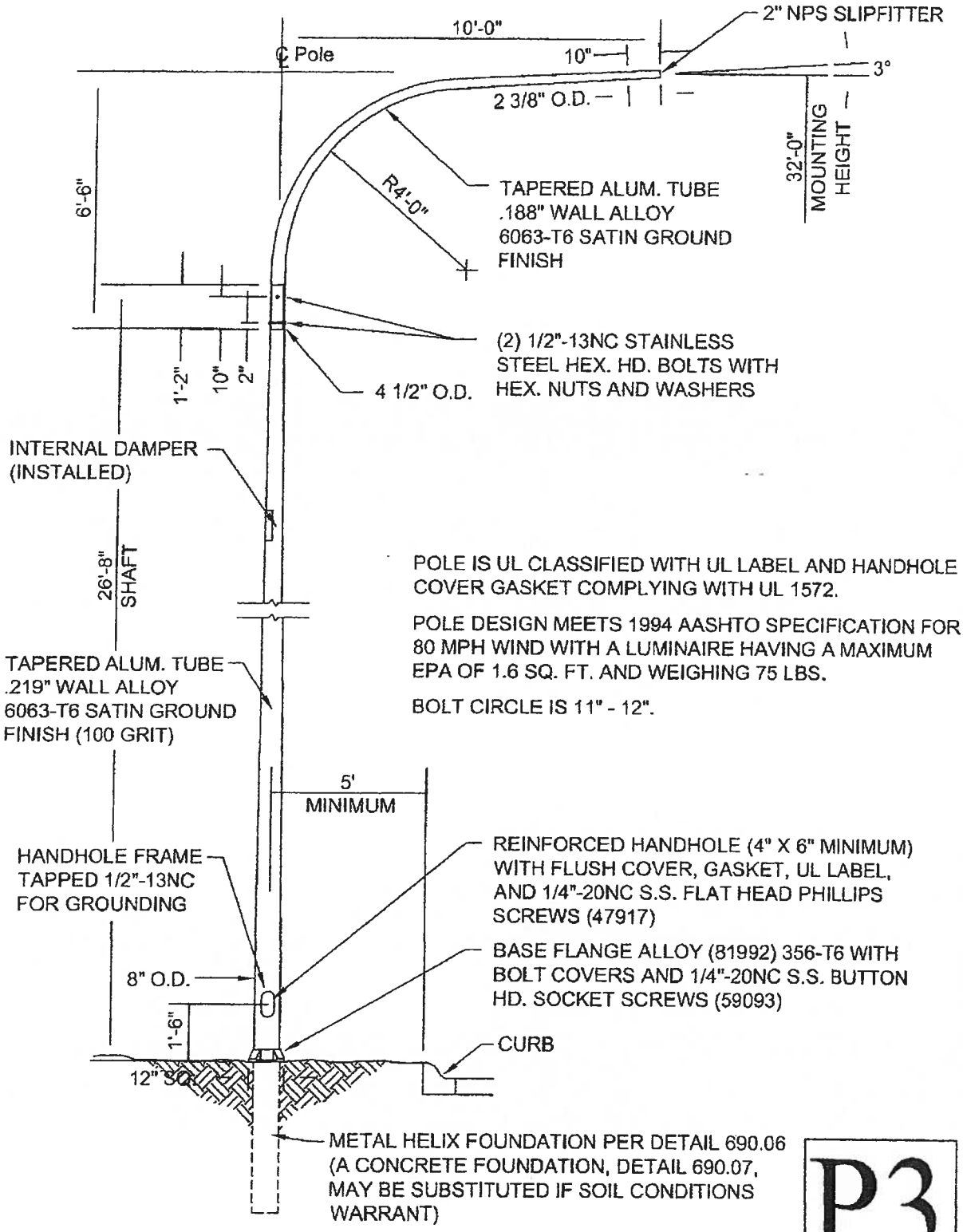
POLE IS UL CLASSIFIED WITH UL LABEL AND HANDHOLE COVER GASKET COMPLYING WITH UL 1572.

POLE DESIGN MEETS 1994 AASHTO SPECIFICATION FOR 80 MPH WIND WITH A LUMINAIRE HAVING A MAXIMUM EPA OF 1.6 SQ. FT. AND WEIGHING 75 LBS.

BOLT CIRCLE IS 11" - 12".

P1

City of Naperville STANDARD DETAIL	DAVIT ARM STREET LIGHT DETAIL - 23 FOOT	LIGHTING 3
	EFFECTIVE: 2/29/2008 — SHEET 1 OF 1	**690.03**

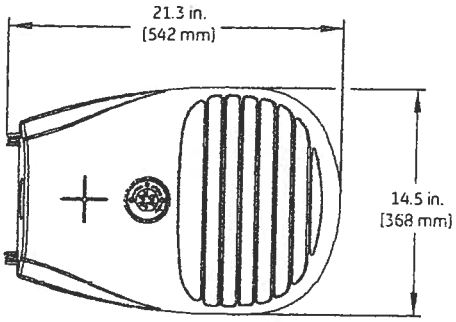


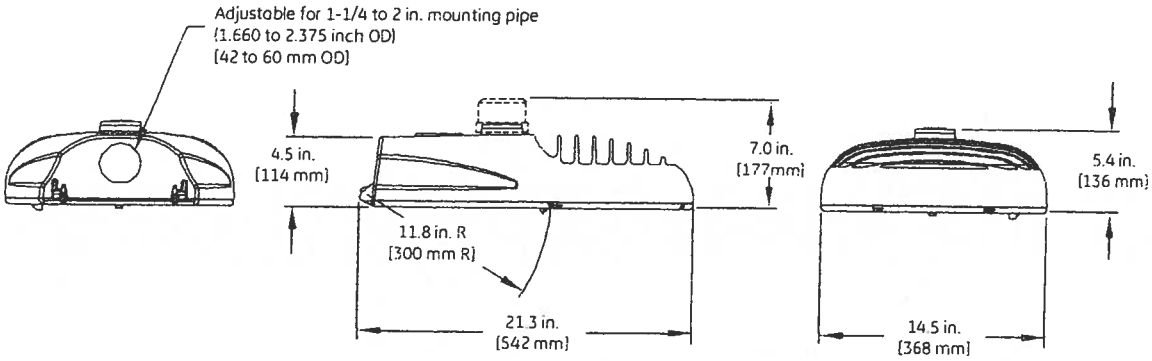
P3

City of Naperville STANDARD DETAIL	DAVIT ARM STREET LIGHT DETAIL - 32 FOOT	LIGHTING 4
	EFFECTIVE: 2/29/2008 / SHEET 1 OF 1	690.04

Product Dimensions

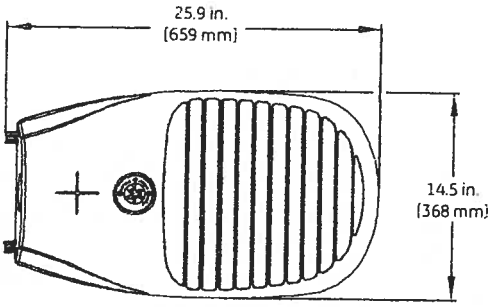
[illegible]

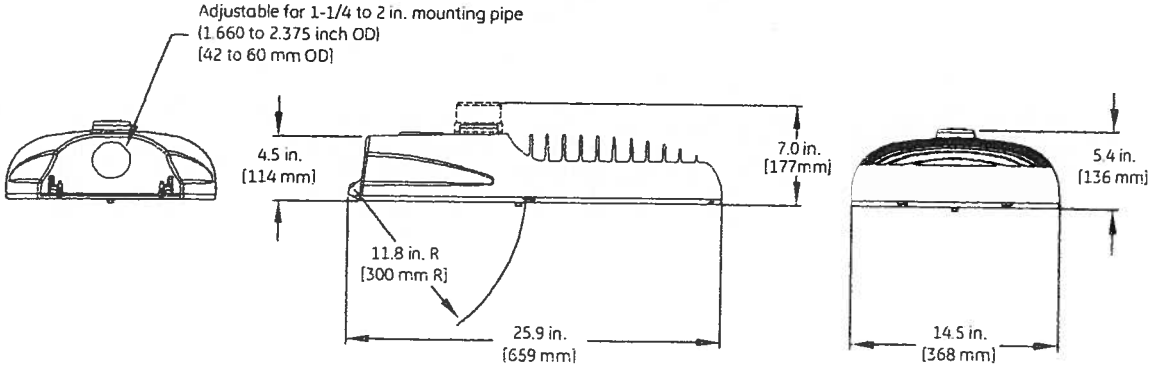




- Approximate Net Weight: 20 to 25 lbs. (9.07 to 11.34 kgs.) Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA): 0.5 sq. ft. max (0.046 sq. m)

[illegible]





- Approximate Net Weight: 25 to 29 lbs. (11.34 to 13.15 kgs.) Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA): 0.7 sq. ft. max (0.065 sq. m)

TYPICAL STREET ELEVATION

1/8" = 1'-0"

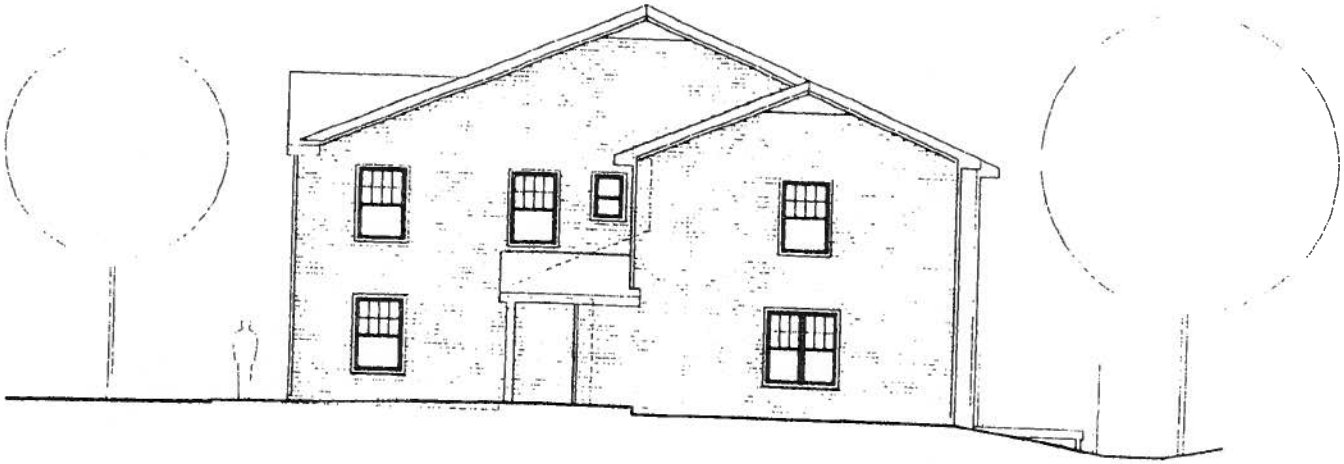
PRAIRIE GREEN TOWNHOMES

DUPAGE COUNTY, ILLINOIS

DRAFT

DUPAGE HABITAT FOR HUMANITY

MARCH 7, 2011



TYPICAL END ELEVATION

1/8" = 1'-0"

PRAIRIE GREEN TOWNHOMES

DUPAGE COUNTY, ILLINOIS

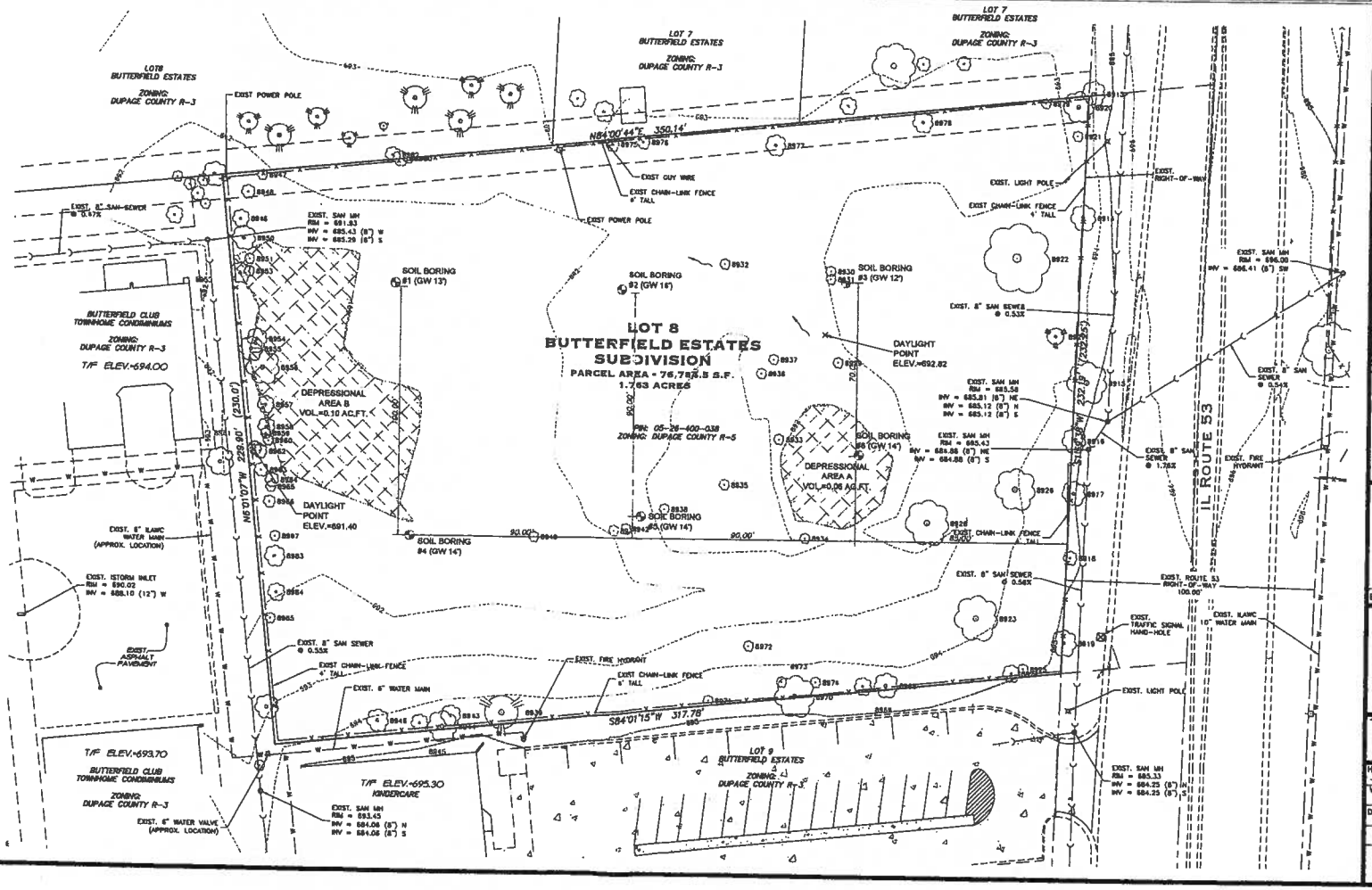
DRAFT

DUPAGE HABITAT FOR HUMANITY

MARCH 7, 2011

Tag Number	DBH (inches)	Scientific Name	Common Name	A&E**	CONDITION**
8013	14	Ulmus americana	american elm	M	S
8014	16	Ulmus americana	american elm	M	S
8015	24	Fraxinus pennsylvanica	green ash	M	S
8016	14	Ulmus americana	american elm	M	S
8017	13.7	Ulmus americana	american elm	M	S
8018	11.1	Ulmus americana	american elm	A	C
8019	24.7	Ulmus americana	american elm	M	S
8020	14	Acer saccharinum	sugar maple	M	S
8021	8	Acer negundo	boxelder	S	C
8022	49	Ulmus americana	american elm	M	S
8023	31.8	Fraxinus pennsylvanica	green ash	M	S
8024	13.2	Ulmus americana	american elm	S	C
8025	6	Ulmus americana	american elm	S	S
8026	25	Gleditsia triacanthos	ph ash	M	S
8027	12	Pinus nigra	austrian pine	M	A
8028	27	Gleditsia triacanthos	ph ash	M	A
8029	3.9	Robinia pseudoacacia	black locust	S	S
8030	5	Robinia pseudoacacia	black locust	S	S
8031	8	Robinia pseudoacacia	black locust	S	S
8032	5.6	Robinia pseudoacacia	black locust	S	S
8033	5.3	Robinia pseudoacacia	black locust	S	S
8034	5.3	Robinia pseudoacacia	black locust	S	S
8035	6.9	Robinia pseudoacacia	black locust	S	S
8036	5	Robinia pseudoacacia	black locust	S	S
8037	8	Robinia pseudoacacia	black locust	S	S
8038	5	Robinia pseudoacacia	black locust	S	A
8039	8	Rhamnus cathartica	common buckthorn	S	S
8040	36	Pinus nigra	austrian pine	M	S
8041	8	Gymnocladus dioica	kentucky coffeetree	S	S
8042	8	Gymnocladus dioica	kentucky coffeetree	S	S
8043	8	Acer negundo	boxelder	S	S
8044	12	Ulmus americana	american elm	M	S
8045	16	Ulmus americana	american elm	M	S
8046	16	Ulmus americana	american elm	M	S
8047	15.5	Ulmus americana	american elm	M	S
8048	8	Acer negundo	boxelder	S	C
8049	6	Acer negundo	boxelder	S	C
8050	11	Acer negundo	boxelder	M	S
8051	14	Acer negundo	boxelder	M	S
8052	6.7	Prunus serotina	black cherry	S	C
8053	10	Acer negundo	boxelder	M	S
8054	16	Acer negundo	boxelder	M	C
8055	13	Ulmus americana	american elm	M	S
8056	14	Ulmus americana	american elm	M	A
8057	19	Acer negundo	boxelder	M	C
8058	12.3	Acer negundo	boxelder	M	C
8059	8	Acer negundo	boxelder	S	C
8060	8	Acer negundo	boxelder	S	C
8061	8	Acer negundo	boxelder	S	C
8062	8	Acer negundo	boxelder	S	S
8063	11	Acer negundo	boxelder	M	C
8064	11.4	Acer negundo	boxelder	M	C
8065	8	Acer negundo	boxelder	S	C
8066	8	Prunus serotina	black cherry	S	C
8067	8	Acer negundo	boxelder	S	S
8068	4	Acer negundo	boxelder	S	S
8069	14	Acer negundo	boxelder	M	S
8070	19	Ulmus americana	american elm	M	S
8071	34	Ulmus americana	american elm	M	C
8072	8	Ulmus americana	american elm	S	C
8073	5	Prunus serotina	black cherry	S	S
8074	8	Prunus serotina	black cherry	S	S
8075	4	Ulmus americana	american elm	S	S
8076	6	Fraxinus pennsylvanica	green ash	S	S
8077	16.1	Ulmus americana	american elm	S	S
8078	8	Ulmus americana	american elm	M	S
8079	8	Acer negundo	boxelder	S	C
8080	8	Acer negundo	boxelder	S	C
8081	8.5	Acer negundo	boxelder	M	S
8082	8	Prunus serotina	black cherry	M	S
8083	10	Ulmus americana	american elm	A	S
8084	10	Ulmus americana	american elm	S	S
8085	4	Acer negundo	boxelder	S	S

KEY	
	Underline Native Tree Species
	Italic Shrub
S -	Sound-mature growing trees over 8 in.dbh
M -	Medium Approximately 6-8-9 in.dbh
O -	Over-mature (dbh-back of branches, dead wood, etc.)
	Conditions
A -	Good
S -	Fair
C -	Poor
D -	Dead



REVISIONS

1	02-25-11	EJC	PRELIMINARY
2			
3			
4			
5			
6			
7			
8			
9			
10			

Illinois Professional Design Firm # 184-000108
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
EXISTING PLAN

EXPIRES:

NORTH

SHEET ORIENTATION

(IN FEET)
1 inch = 50 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02-25-11
VERT. SCALE: N/A	SUBMITTAL: PRELIMINARY
DWN. BY: EJC	DSN. BY: EJC
CHK. BY: PJH	
PROJECT NO. 88100418	
SHEET NO. C-1	

Plotted By:ejcrowe, Plotted: Jan 11, 2012 - 10:35am,
Drawing: J:\Projects\Prairie Green Subdivision\Dwg\Site Plan\Existing Conditions\88100418_EXISTCONDITIONS.dwg
Xrefs: P:\Templates\Layout Templates\Title Block\Arch E1-E2 - Land - Layout - Title1.dwg

SITE DATA TABLE

ZONING:	
OWNER OF RECORD:	CHAD HOMES, INC., 35 WEST SAINT CHARLES ROAD, VILLA PARK, IL 60181
DEVELOPER:	DUPAGE HABITAT FOR HUMANITY
PROPOSED USE:	CONDITIONAL USE FOR A PLANNED DEVELOPMENT OF TWELVE (12) RESIDENTIAL UNITS.
SITE ACREAGE:	LOT AREA = 76,784.3 SQUARE FEET (± 1.76 ACRES)
EXISTING ZONING:	R-3 / DUPAGE COUNTY
PROPOSED ZONING:	R-4, P.D. FOR FOUR (4) MULTI-FAMILY BUILDINGS.
ADJACENT ZONING EAST:	R-3 / MULTI-FAMILY TOWNHOME CONDOMINIUMS
WEST:	R-3 / MULTI-FAMILY RESIDENTIAL & B-1 / COMMERCIAL
NORTH:	R-3 / SINGLE FAMILY RESIDENTIAL
SOUTH:	R-3 / DAY CARE FACILITY

LAND AREA SUMMARY DATA:	
LAND USE	ACREAGE
MULTI-FAMILY	
LOT 2	5,775 S.F. (0.13 AC)
LOT 3	7,150 S.F. (0.16 AC)
LOT 4	4,317 S.F. (0.10 AC)
	TOTAL=17,242 S.F. (0.40 AC)
STORMWATER MANAGEMENT / OPEN SPACE	
LOT 1	28,041 S.F. (0.64 AC)
LOT 5	6,793 S.F. (0.15 AC)
	TOTAL=34,834 S.F. (0.80 AC)
R.O.W. HEREBY DEDICATED	
Prairie Green Court	20,761 S.F. (0.48 AC)
IL ROUTE 53	3,947 S.F. (0.09 AC)
	TOTAL=24,708 S.F. (0.57 AC)

BUILDING DATA:	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	30 FEET	30 FEET
TOTAL BUILDING LOT AREA		17,242 S.F.
FLOOR AREA RATIO (FAR)	NOT MORE THAN 0.85	0.29 (PROPOSED)

GENERAL BULK REQ'S:		REQUIRED	PROVIDED
BUILDING SETBACK / YARD REQUIREMENTS:	FRONT	25 FEET	20 FEET (Pra Court)
	SIDE	15 FEET (INTERIOR)	13 FEET
		25 FEET (CORNER)	25 FEET (RTE 53)
	REAR	30 FEET	15 FEET
DISTANCES BETWEEN BUILDINGS		20 FEET	20 FEET (MINIMUM)
MINIMUM LOT AREA		N/A	N/A
MINIMUM LOT WIDTH		N/A	N/A

TRAFFIC SIGN NOTES:

ALL TRAFFIC SIGNS SHALL BE INSTALLED 7'-0" HIGH MEASURED FROM GROUND ELEVATION TO THE BOTTOM OF THE SIGN PURSUANT TO IDOT REQUIREMENTS.

STORMWATER MANAGEMENT NOTES:

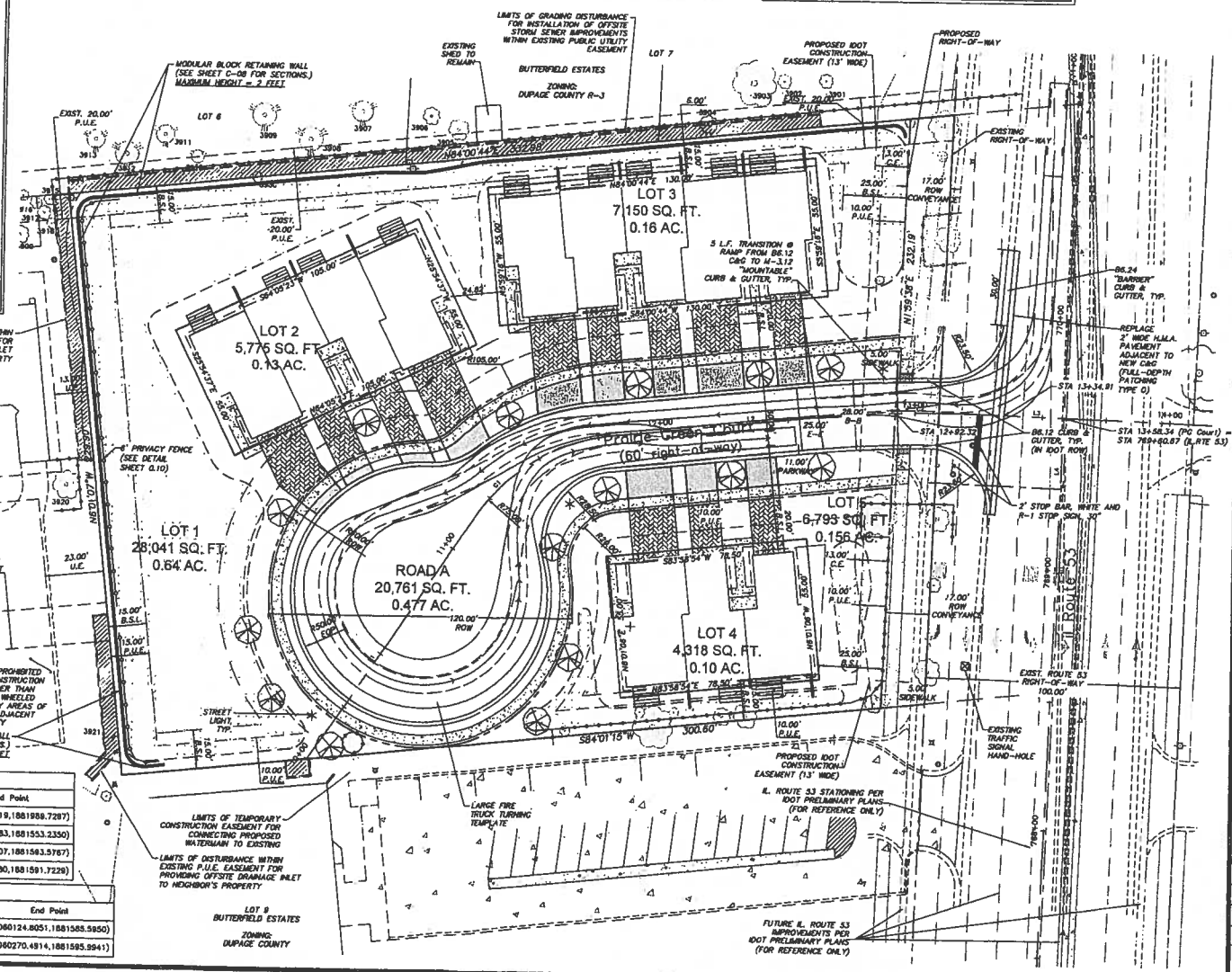
LOT 1 AND LOT 5 ARE DEDICATED COMMON/PUBLIC AREAS FOR THE BENEFIT OF LOT 2, LOT 3 AND LOT 4. BOTH LOT 1 AND LOT 5 ARE COVERED BY BOTH A DRAINAGE EASEMENT (D.E.) AS WELL AS STORMWATER MANAGEMENT EASEMENT (S.M.E.). REFER TO FINAL PLAT OF SUBDIVISION FOR EASEMENT PROVISIONS.

HATCH LEGEND

- BITUMINOUS PAVEMENT PURSUANT TO DuPAGE COUNTY MINOR RESIDENTIAL STREETS PAVEMENT SECTION REQUIREMENTS
- DRIVEWAY APRONS TO BE BITUMINOUS PAVEMENT OR PERVIOUS PAVERS PURSUANT TO HIGHWAY AUTHORITY REVIEW
- PRIVATE DRIVEWAYS INCORPORATING PERVIOUS PAVERS PURSUANT TO BUILDING DEPT. REVIEW
- STORMWATER MANAGEMENT AREAS
- FOUR FOOT (4') WIDTH 4" P.C.C. WITH 4" AGG. BASE & P.C.C. WITH 4" AGG. BASE (ACROSS DRIVEWAYS)
- FUTURE (8001) FIVE FOOT (5') WIDTH SIDEWALK 4" P.C.C. WITH 4" AGG. BASE
- (4 TOTAL TREES (SPACING VARIES - SEE LANDSCAPE PLANS FOR COMPLETE INFORMATION) - 8 PARKWAY TREES (PUBLIC WITHIN R.O.W.) - 4 PRIVATE TREES (OUTSIDE R.O.W.))
- PROPOSED PRIVACY FENCE

LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L4	655.730	N1° 59' 37.95"E	(1060265.5988,1881134.5168)	(1060315.3719,1881959.7297)
L1	115.865	N34° 16' 11.88"E	(1060005.3953,1881457.4646)	(1060070.6383,1881553.2350)
L2	76.822	N84° 01' 14.60"E	(1060124.8051,1881585.5950)	(1060201.0107,1881593.5767)
L3	122.761	S88° 00' 22.05"E	(1060270.4914,1881585.9941)	(1060393.1780,1881591.7229)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	75.000	85.124	N59° 08' 43.24"E	(1060070.6383,1881553.2350)	(1060124.8051,1881585.5950)
C2	500.000	69.579	N88° 00' 26.27"E	(1060201.0107,1881593.5767)	(1060270.4914,1881585.9941)

REVISIONS

#	DATE:	BY:	DESCRIPTION:
1.	04-13-11	EJG	DOT COMMENTS #1
2.	05-27-11	EJG	DGL-AE-SUE REVISIONS
3.	06-13-11	EJG	DGL-AE-SUE REVISIONS
4.	11-15-11	EJG	COUNTY COMMENTS
5.	02-28-12	HDM	PARKWAY & PRIVE COURT
6.			
7.			
8.			

Illinois Professional Design Firm # 184-000108
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
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PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
SITE PLAN

EXPIRES:

NORTH

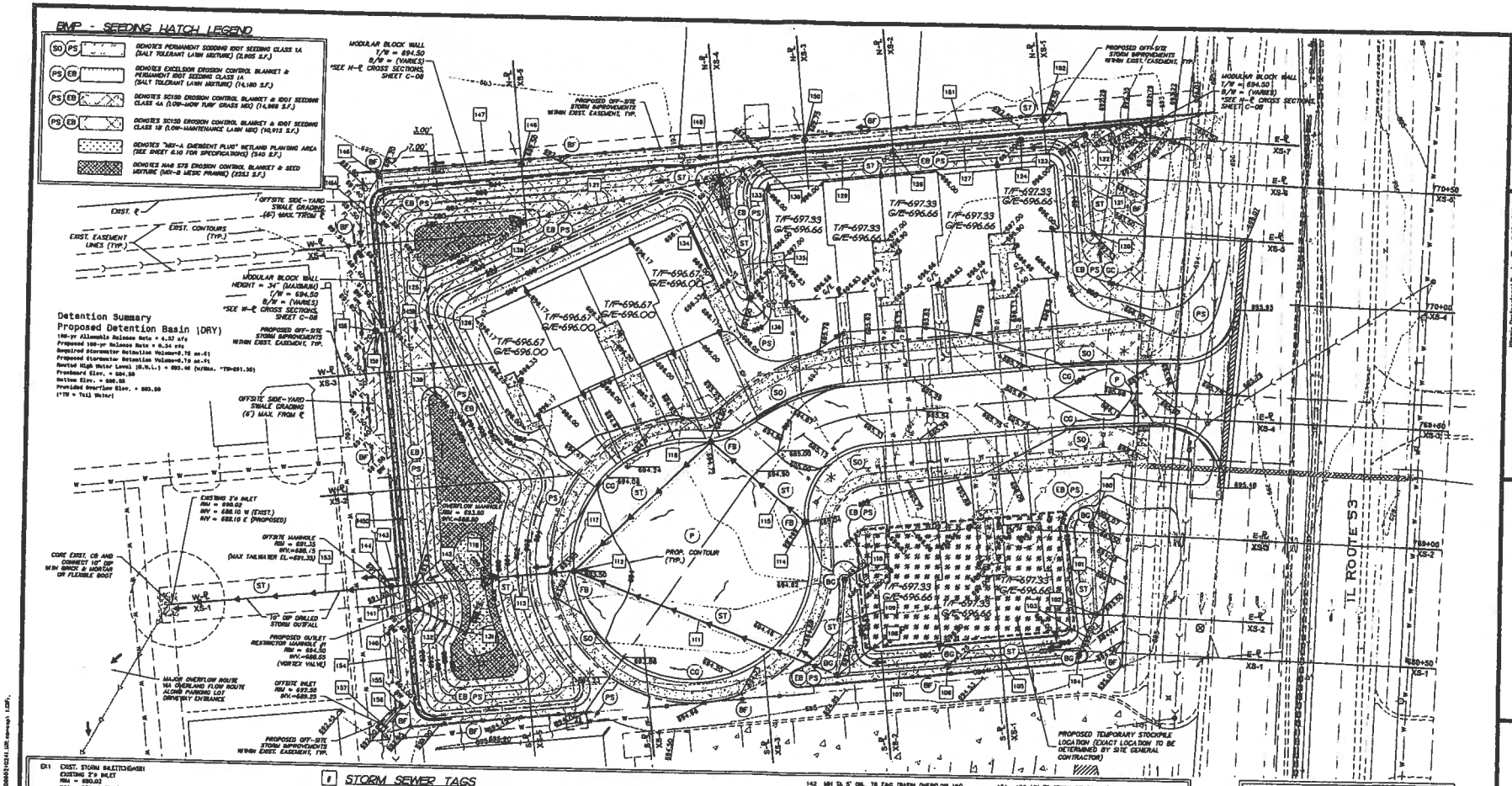
SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'
DATE: 02-28-11
VERT. SCALE: 1" = 5'
SUBMITTAL: PRELIMINARY
DWN. BY: EJG
DSN. BY: EJG
CHK. BY: PJH
PROJECT NO. 68100418
SHEET NO. C-3

BMP - SEEDING HATCH LEGEND

SO PS	DENOTES PERMANENT SODDING (DOT SEEDING CLASS 1A (SALT TOLERANT LAWN MIXTURE) (3,905 S.F.)
PS EB	DENOTES EXCELSIOR EROSION CONTROL BLANKET & PERMANENT (DOT SEEDING CLASS 1A (SALT TOLERANT LAWN MIXTURE) (14,180 S.F.)
PS EB	DENOTES SC150 EROSION CONTROL BLANKET & (DOT SEEDING CLASS 4A (LOW-MOW TURF GRASS MIX) (14,996 S.F.)
PS EB	DENOTES SC150 EROSION CONTROL BLANKET & (DOT SEEDING CLASS 1B (LOW-MAINTENANCE LAWN MIX) (10,913 S.F.)
	DENOTES "MIX-A EMERGENT PLUG" WETLAND PLANTING AREA (SEE SHEET C-10 FOR SPECIFICATIONS) (540 S.F.)
	DENOTES MAG STS EROSION CONTROL BLANKET & SEED MIXTURE (MIX-B MESIC PRAIRIE) (2213 S.F.)



Detention Summary
Proposed Detention Basin (DRY)

100-yr Allowable Release Rate = 4.57 cfs
Proposed 100-yr Release Rate = 0.34 cfs
Required Stormwater Detention Volume=2.76 ac-ft
Proposed Stormwater Detention Volume=2.79 ac-ft
Routed High Water Level (H.W.L.) = 692.06 (W/Max. *TW=691.33)
Freeboard Elev. = 694.50
Bottom Elev. = 686.50
Provided Overflow Elev. = 693.50
(*TW = Tail Water)

STORM SEWER TAGS

EX1 EXIST. STORM INLET(CHANGE) EXISTING 3'x INLET
RIM = 686.62
INV = 686.10 SW (EXIST.)
INV = 686.10 E 12" (CORE NEW CONNECTION)

100 12" HYLOPLAST INLINE DRAIN WITH 12" RISER AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 690.35 S - 12"

101 38 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

102 12" X 165.0' MANIFOLD BEND WITH 12" RISER AND HYLOPLAST INLINE DRAIN AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 690.25 N - 12"
INV = 690.25 SW - 12"

103 18 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

104 CB TYP-C 2' DIA T1 OL
RIM = 693.50
INV = 690.20 N - 12"
INV = 690.20 W - 12"

105 55 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

106 12" MANIFOLD TEE WITH 12" RISER AND HYLOPLAST INLINE DRAIN AND 12" STANDARD ROUND GRATE
RIM = 693.25
INV = 690.15 NE - 12"
INV = 690.15 W - 12"

107 47 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

108 CB TYP-A 4' DIA T1 OL
RIM = 693.00
INV = 689.80 N - 12"
INV = 689.80 E - 12"
INV = 689.80 NW - 12"

109 40 LIN FT STORM SEWER, 12" HDPE H-12 @ 1.0% SLOPE

110 12" HYLOPLAST INLINE DRAIN WITH 12" RISER AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 690.20 S - 12"

111 120 LIN FT STORM SEWER, 12" RCP @ 0.5% SLOPE

112 CB TA 4' DIA, T11 TAG
T/C = 693.58
EOP = 691.58
INV = 689.30 SE - 12"
INV = 689.30 NW - 12"

112 27 LIN FT STORM SEWER, 15" RCP @ 0.6% SLOPE

114 CB TA 4' DIA, T11 TAG
T/C = 693.04
EOP = 691.04
INV = 691.50 NW - 12"

115 53 LIN FT STORM SEWER, 12" RCP @ 1.3% SLOPE

116 CB TA 4' DIA, T11 TAG
T/C = 694.90
EOP = 694.79
INV = 690.80 SE - 12"
INV = 690.80 SW - 12"

117 78 LIN FT STORM SEWER, 12" RCP @ 1.0% SLOPE

118 12" FLARED END SECTION (FES), RCP WITH ANIMAL GUARD
INV = 689.00 W - 12"

119 UNUSED

120 12" HYLOPLAST INLINE DRAIN WITH 12" RISER AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 689.00 N - 12"

121 42.5 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

122 CB TYP-C 3' DIA T8 TAG
RIM = 692.50
INV = 689.73 E - 12"
INV = 689.73 W - 12"

123 37 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

124 12" MANIFOLD TEE WITH 12" RISER AND HYLOPLAST INLINE DRAIN AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 689.25 E - 12"
INV = 689.25 W - 12"

125 12" FLARED END SECTION (FES), RCP WITH ANIMAL GUARD
INV = 689.00 E - 12"

126 43 LIN FT STORM SEWER, 12" RCP @ 0.0% SLOPE

127 54 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

128 12" X 90' MANIFOLD TEE WITH 12" RISER AND HYLOPLAST INLINE DRAIN AND 12" STANDARD ROUND GRATE
RIM = 693.50
INV = 689.47 E - 12"
INV = 689.47 W - 12"

129 58 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

130 CB TYP-C 2' DIA T8 TAG
RIM = 692.75
INV = 689.32 E - 12"
INV = 689.32 SW - 12"

131 12" FLARED END SECTION (FES), RCP WITH ANIMAL GUARD
INV = 686.50 NW - 12"

132 13 LIN FT STORM SEWER, 12" RCP @ 1.0% SLOPE (BACK-PITCH TOWARDS FES)

133 18 LIN FT STORM SEWER, 12" RCP @ 0.3% SLOPE

134 CB TYP-A 4' DIA T8 TAG
RIM = 691.60
INV = 688.25 S - 12"
INV = 688.25 E - 12"
INV = 688.25 W - 12"

135 52 LIN FT STORM SEWER, 12" HDPE H-12 @ 1.0% SLOPE

136 12" HYLOPLAST INLINE DRAIN WITH 12" RISER AND 12" STANDARD ROUND GRATE
RIM = 694.00
INV = 688.75 N - 12"

137 78 LIN FT STORM SEWER, 12" RCP @ 0.3% SLOPE

138 12" FLARED END SECTION (FES), RCP WITH ANIMAL GUARD
INV = 689.00 W - 12"

139 12" FLARED END SECTION (FES), RCP WITH ANIMAL GUARD
INV = 689.00 N - 12"

140 OUTLET RESTRICTOR MANHOLE (SEE SHEET G-07)
MH TA 4' DIA, T17, CL
RIM = 694.50
INV = 686.50 SE - 12"
INV = 686.50 N - 12"
(VORTEX VALVE INSTALLED OVER OUTLET)

141 6.5 LIN FT STORM SEWER, 12" RCP @ 0.7% SLOPE

142 MH TA 5' DIA, T8 TAG (BASIN OVERFLOW MH)
RIM = 693.50
INV = 686.50 S - 12"
INV = 686.50 W - 12"
INV = 686.50 N - 18"

143 6.5 LIN FT STORM SEWER, 12" RCP @ 0.8% SLOPE

144 MH TA 4' DIA, T17OL
RIM = 691.33
INV = 688.45 E - 12"
INV = 688.45 W - 18"
INV = 688.00 S - 8"

145A 81.5 LIN FT STORM SEWER, 18" HDPE H-12 @ 0.4% SLOPE

145B MH TA 4' DIA, T17OL
RIM = 693.50
INV = 688.50 W - 8"
INV = 688.50 N - 18"
INV = 688.30 S - 18"

145C 104 LIN FT STORM SEWER, 18" HDPE H-12 @ 0.6% SLOPE

146 CB TYP-A 4' DIA T8 TAG
RIM = 691.30
INV = 688.40 E - 18"
INV = 688.20 E - 15"

147 56.5 LIN FT STORM SEWER, 15" HDPE H-12 @ 0.3% SLOPE

148 CB TYP-A 4' DIA T8 TAG
RIM = 692.50
INV = 688.40 E - 15"
INV = 688.40 W - 12"

149 120 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

150 CB TYP-C 3' DIA T8 TAG
RIM = 692.75
INV = 689.75 E - 12"
INV = 689.75 W - 12"

151 100 LIN FT STORM SEWER, 12" HDPE H-12 @ 0.3% SLOPE

152 CB TYP-C 3' DIA T8 TAG
RIM = 693.50
INV = 690.00 W - 12"

153 81 LIN FT STORM SEWER, 10" DIP @ 0.4% SLOPE (DIRECTIONALLY DRILLED)

154 46.5 LIN FT STORM SEWER, 8" HDPE H-12 @ 2.2% SLOPE

155 MH TA 4' DIA, T17, CL
RIM = 693.00
INV = 690.00 N - 8"
INV = 690.00 SW - 8"

156 1.5 LIN FT STORM SEWER, 8" HDPE H-12 @ 3.0% SLOPE

157 CB TYP-C 3' DIA T8 TAG
RIM = 692.50
INV = 690.25 NE - 8"

158 CB TYP-C 3' DIA T8 TAG
RIM = 691.20
INV = 689.65 NE - 8"

159 4.0 LIN FT STORM SEWER, 8" HDPE H-12 @ 3.5% SLOPE

SYMBOL LEGEND

ANTICIPATED DOWNSPOUT LOCATION

ANTICIPATED SOIL STOCKPILE LOCATION

STORMWATER PIPES / DRAINAGE NOTES:

- IF GROUNDWATER IS ENCOUNTERED ON THE SITE; EITHER DURING OR PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR (OR ENGINEER) SHALL DEVELOP A DEWATERING SYSTEM PLAN AND PROVIDE IT TO THE COUNTY PRIOR TO PROCEEDING WITH DEWATERING ON THE SITE.
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE PROVIDED FOR ALL TOPSOIL STOCKPILES THAT ARE TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.
- HYLOPLAST INLINE DRAINS WITH MANIFOLDS SHALL BE UTILIZED IN NON-PAVED REAR-YARD AREAS. THE EXACT FITTINGS OF ADAPTERS, MANIFOLD TEES, AND ELBOWS SHALL BE DETAILED BY ADS (NINCOR) PRODUCT SUBMITTALS BY THE TIME OF BUILDING DEPARTMENT SUBMITTAL.
- PENDING FINAL COUNTY REVIEW AND STORMWATER APPROVAL, THE PROPOSED PERIMETER RETAINING WALL MAY REQUIRE RELOCATION AND/OR SUBSTITUTION OF MODULAR WALL BLOCKS WITH CAST IN PLACE CONCRETE WALL WITH FOOTING.
- CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR STORMWATER BASIN'S CONSERVATION SEDIMENT INCLUDING SEDI DETAIL AND LOCATIONS.

#	DATE	BY	REVISIONS
1	04-13-11	EJG	DOT COMMENTS
2	06-23-11	EJG	DU-COE-Sec Response
3	08-31-11	EJG	DOT COMMENTS #
4	09-30-11	EJG	DOT COMMENTS
5	10-13-11	EJG	COUNTY COMMENTS
6			
7			
8			

Illinois Professional Design Firm # 184-000108
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
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PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
GRADING PLAN

EXPIRES:

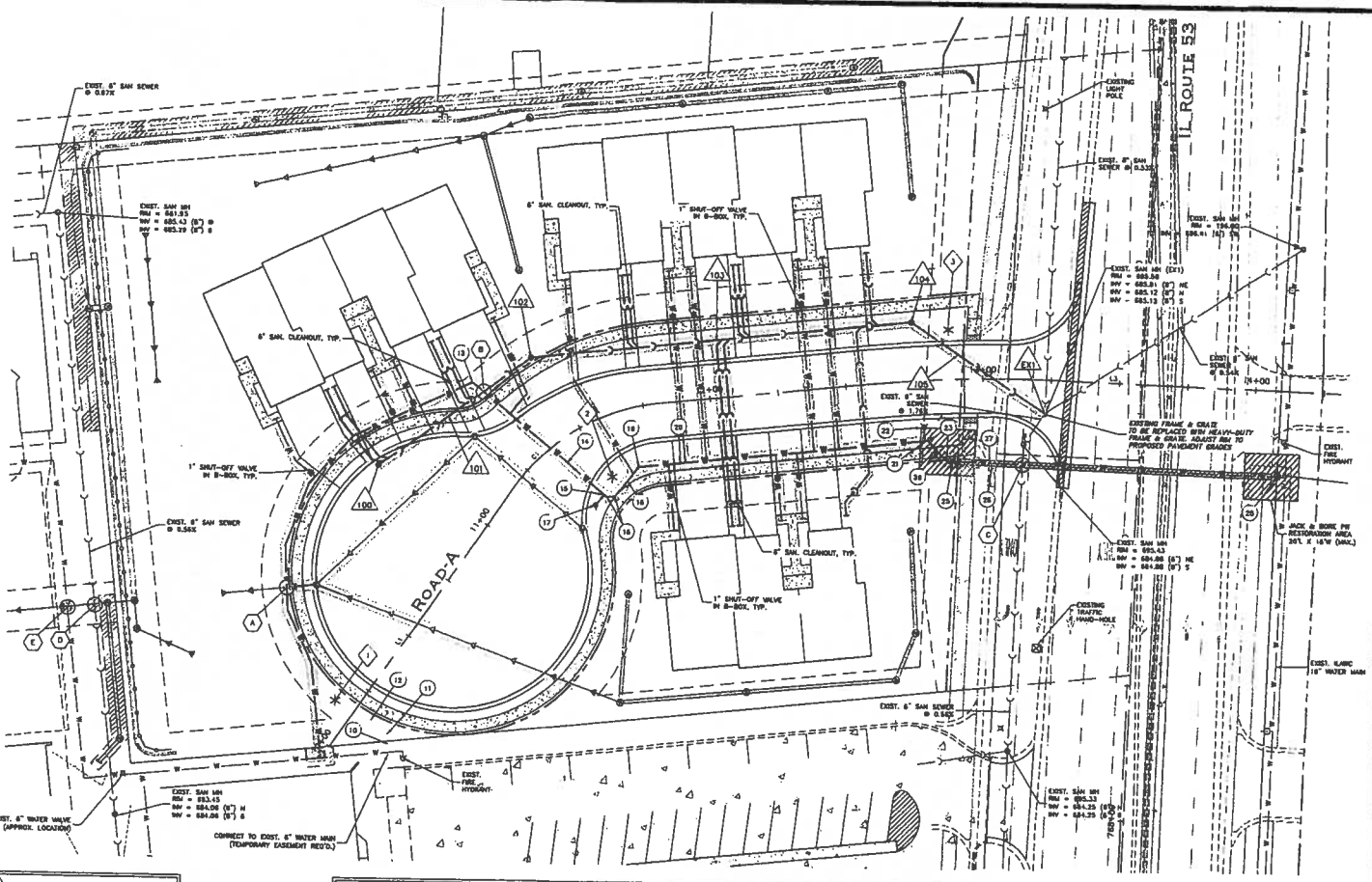
SHEET ORIENTATION
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02-28-11
VERT. SCALE: 1" = 5'	SUBMITTAL: PRELIMINARY
DWN. BY: EJG	DSN. BY: EJG	CHK. BY: PJH
PROJECT NO. 88100418	
SHEET NO. C-4	

Revised By:ejgreen, Plotted:Jan 11, 2012 - 11:09am,
Drawing:P:\Projects\Prairie Green Subdivision\Civil\Grading\C-4.dwg, Layout: Tab: C-4,
Xrefs: PBL(1)\BDRYMAS\Grid\LBB1604\MLC\AD\Dwn\LV\C-4.dwg\, Layout: Tab: C-4,

LEGEND

- DENOTES SANITARY SEWER TAG
- DENOTES WATER MAIN TAG
- DENOTES LIGHT POLE TAG
- DENOTES UTILITY CONFLICT TAG
- DENOTES AREA TO USE TRENCH BACK FILL (SEE TRENCH SECTION FOR DETAILS)



LIGHT POLE TAGS

1 LIGHT POLE
STA 10+15.1, 8.8' LT

2 LIGHT POLE
STA 11+32.2, 21.4' RT

3 LIGHT POLE
STA 12+67.7, 16.8' LT

WATER TAGS

W1 EXIST FIRE HYDRANT W/AUXILLARY VALVE (TO REMAIN)

10 PRESSURE CONNECTION TO EXISTING 8" WATERMAIN VALVE & VALVE BOX, 8" W/ 6"x8" EXPANDER
STA 10+13, 16.8 RT
RIM = 694.7±

11 45° BEND 8", CL 350 DIP

12 167 LIN FT WATER MAIN 8", CL 350 DIP

15 45° BEND 8", CL 350 DIP

14 84 LIN FT WATER MAIN 8", CL 350 DIP

15 8"x8"x8" TEE

16 (2) 45° BENDS 8", CL 350 DIP

17 FIRE HYDRANT W/AUXILLARY VALVE
STA 11+37, 28.6 RT
BURY ELEV = 695.86

18 16 LIN FT WATER MAIN 8", CL 350 DIP

19 (2) 45° BENDS 8", CL 350 DIP

20 107 LIN FT WATER MAIN 8", CL 350 DIP

21 8"x8"x8" TEE

22 FIRE HYDRANT W/AUXILLARY VALVE
STA 12+77.7, 17.0 RT
BURY ELEV = 696.75

23 (2) 45° BENDS 8", CL 350 DIP

24 12 LIN FT WATER MAIN 8", CL 350 DIP

25 VALVE & VAULT 8"
STA 12+66, 30.0 RT
RIM = 687.00

26 122 LIN FT WATER MAIN 8", CL 350 DIP

27 116 LIN FT CASING PIPE 14", STEEL
AUGER I JACK & BORE

28 PRESSURE CONNECTION TO EXISTING 10" WATERMAIN 8" VALVE AND VALVE VAULT
RIM= 696.0±

CONFLICT TAGS

A BOP STORM 112 = 688.60
TOP WM 12 = 687.60
VERT SEP = 1.00
ACTION: LOWER MAIN BELOW STORM AND PROVIDE "D" RING GASKETED STORM JOINTS

B TOP SAN 101 = 688.1±
BOP WM 12 = 688.8
VERT SEP = 1.00
ACTION: NONE

C BOP WM 129 = 688.3±
TOP SAN (EXISTING) = 685.56
VERT SEP = 2.76
ACTION: NONE

D BOP STORM 101 = 688.2±
TOP SAN (EXIST) = 686.2±
VERT SEP = 2.0
ACTION: NONE

E BOP STORM 101 = 688.2±
TOP WM (EXIST) = 686± (ASSUMES 6.5' COVER)
VERT SEP = 2.2
ACTION: PROVIDE "D" RING GASKETED STORM JOINTS

SANITARY TAGS

EX1 EXIST SAN MH
RIM = 690.59
ADJUST RIM = 695.86
INV = 686.00 (8") NW CORE &
INSTALL FLEXIBLE WATERTIGHT BOOT
INV = 685.51 (10") NE
INV = 686.12 (8") N
INV = 686.12 (8") S

100 SAN MH TA 4' DIA T1 F CL
STA 10+85.2, 46.0 LT
RIM = 694.30
INV = 687.55 NE

101 84 LIN FT 8" PVC SDR35 @ 0.60% SLOPE

102 SAN MH TA 4' DIA T1 F CL
STA 11+47.8, 31.6 LT
RIM = 688.75
INV = 687.15 E
INV = 687.20 SW

103 137 LIN FT 8" PVC SDR35 @ 0.50% SLOPE

104 SAN MH TA 4' DIA T1 F CL
STA 12+75.0, 21.3 LT
RIM = 696.80
INV = 686.30 SE
INV = 686.40 W

105 56 LIN FT 8" PVC SDR35 @ 0.50% SLOPE

Water Distribution General Notes:
Watermain Layout

A. The watermain and fittings shall be ductile iron pipe, Pressure Class 350 (AWWA-C151) with interior cement mortar lining and outside seal coating (AWWA C104)
B. The ductile iron pipe, fittings and appurtenances shall be encased in polyethylene according to AWWA C-105.
C. Install a minimum 6 foot back of curb or within drive lanes 6 feet in front of the curb. Do not install under curbs or P.C. pavements.
D. Do not install within parking areas, loop within drive lane, 8 feet from parking stalls.
E. Install a minimum 15 feet from buildings, retaining walls, detention basins or other structures.
F. Provide 10 foot separation from outside of pipe from sanitary and storm sewers.
G. Installations within bedrock shall utilize laying installation Type 5 as detailed within ILAWC's specifications.
H. Installations within fill material shall be mechanically restrained using Mega Lugs and/or Field Lok gaskets. The pipe shall be restrained to a point 50' past the area where the watermain is installed within the fill material.

Watermain Valves

I. Valves installed under or within 5' of pavement shall require a valve vault.
J. Valves shall be located so that a maximum of three valves will isolate any segment of watermain.
K. Valves shall be moved, added or eliminated so that approximately 20-25 homes are affected in the event of a watermain shutdown.
L. Valves shall be located near street intersections, at the P.C. of curb returns or at property and/or lot lines.

Watermain Coating

M. The ductile iron watermain, which shall be pushed through the steel casing, shall be "center-spaced" utilizing bar casing spacers equally spaced per length of pipe. The casing spacers are to be Cascade Mfg. brand or approved equal. The watermain joints within the casing shall be restrained utilizing U.S. Pipe Field Lok gaskets or approved equal. The casing shall be sealed at both ends with a rubber seal and made watertight. The casing pipe shall be sized 6"- 8" larger than the watermain bell.

Watermain Separation Requirements

N. At sanitary sewer crossings when the watermain installation is not 18" above the sanitary sewer, the entire segment of sanitary sewer shall be constructed using Polyvinyl chloride (PVC) pipe ASTM D-3261, SDR 26 pressure pipe with flexible elastomeric gasket joints ASTM D-3139.
O. At storm sewer crossings when the watermain is not 18" above the crown of the storm sewer at perpendicular crossings, the storm sewer shall be constructed with reinforced concrete pipe using flexible gaskets meeting ASTM C361 and ASTM C443, or using watermain quality pipe.

Sanitary Sewer Collection Notes

A. The sanitary sewer shall be PVC SDR 35 or 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212) and shall be installed according to the requirements of Unit-S-70. Class 1 bedding material shall be installed according to the requirements of ASTM D2321.

B. Sewers with greater than 10 feet of cover shall use Polyvinyl Chloride (PVC) pipe ASTM D-2241, SDR 26 pressure pipe with flexible elastomeric gasket joints ASTM D-3139.

C. Sanitary sewers and service lines with less than 8 feet of cover shall be insulated with Pittsburgh Coating FOAMULAR insulation in accordance with their underground direct-buried piping system requirements. For watermain installations within a casing pipe, insulation: PITTWRAP CW Plus Jacketing Thickness: 2" The ends of the casing shall be sealed with PITTWRAP Seal 44-84 or 727 Wintertop Rubber Sealant Regional Representative: Rob English (314) 503-0001 local Supplier: Keith Arnold EPI, Inc. (847) 362-0825

D. Sewer mains shall use the following minimum slopes:
1. Service lines - 1.5% (6" pipe Residential and 8" pipe Commercial "Minimum")
2. 8" sewer 0.50%
3. 10" sewer 0.36%
4. 12"sewer 0.32%
5. 15" sewer 0.25%

6. Sewers of dead-end cul-de-sac's 1.0% minimum (From the dead-end MH to next downstream MH)

E. Connection to the existing sanitary manhole shall be completed by core drilling the manhole and installing a flexible rubber sleeve or "boot". The existing bench and invert shall be modified using hydraulic cement. The connection shall be watertight.

F. Double Stamp Cleanouts on the sanitary service lines shall be installed within the ten foot utility easement.

G. Sanitary Sewer Service Lines
1. Residential service lines shall connect to the sewer main using a riser connection. Services shall not connect directly to manholes.

2. Multiple family dwelling service line of four units or greater shall be directly connected to a manhole on the sewer main.

Illinois Professional Design Firm # 184-000158
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7550 f. 630.553.7846
www.hrgreen.com
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REVISIONS			
1	DATE: 04-12-11	BY: EJC	EXT CONSTRUCTION
2			
3			
4			
5			
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10			

PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
UTILITY PLAN

EXPIRES:

NORTH

SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02-28-11
VERT. SCALE: 1" = 5'	SUBMITTAL: PRELIMINARY
DWN. BY: EJC	DSN. BY: EJC
CHK. BY: PJH	
PROJECT NO. 68100416	
SHEET NO. C-5	

Plotted By:ejcarter, Plot Date:Jan 11, 2012 - 11:01am,
Drawing: C:\Projects\Prairie Green Subdivision\Dwg\Prairie Green Subdivision - Phase I - Utility Plan.dwg

ONSITE TREE TAGS

Tree Number	Diameter (inches)	Botanical Name	Common Name	Condition	Condition Rating
8913	18	Ulmus americana	American elm	M	B
8914	16	Ulmus americana	American elm	M	B
8916	24	Fraxinus pennsylvanica	green ash	M	B
8916	14	Ulmus americana	American elm	M	C
8917	13.7	Ulmus americana	American elm	M	C
8918	11.5	Ulmus americana	American elm	B	C
8919	24.7	Ulmus americana	American elm	M	B
8920	14	Acer saccharum	sugar maple	M	B
8921	6	Acer saccharinum	boxelder	B	C
8922	48	Ulmus americana	American elm	M	B
8923	31.4	Fraxinus pennsylvanica	green ash	M	B
8924	13.2	Ulmus americana	American elm	C	C
8925	6	Ulmus americana	American elm	B	C
8926	24	Quercus palustris	pin oak	M	A
8927	13	Pinus nigra	Austrian pine	M	B
8928	27	Quercus palustris	pin oak	M	A
8929	3.5	Robinia pseudoacacia	black locust	B	B
8930	6	Robinia pseudoacacia	black locust	C	B
8931	6	Robinia pseudoacacia	black locust	C	B
8932	5.5	Rhamnus cathartica	common buckthorn	C	B
8933	5.3	Robinia pseudoacacia	black locust	C	B
8934	5.4	Fraxinus pennsylvanica	green ash	C	B
8935	4.5	Robinia pseudoacacia	black locust	C	B
8936	6	Ulmus americana	American elm	C	B
8937	6	Robinia pseudoacacia	black locust	B	A
8938	6	Rhamnus cathartica	common buckthorn	C	A
8939	29	Pinus nigra	Austrian pine	M	C
8940	9	Gymnocladus dioica	Kentucky coffeetree	C	A
8941	6	Gymnocladus dioica	Kentucky coffeetree	B	B
8942	6	Acer saccharinum	boxelder	C	B
8943	13	Ulmus americana	American elm	M	B
8944	18	Ulmus americana	American elm	M	B
8945	14	Ulmus americana	American elm	M	B
8946	16.5	Ulmus americana	American elm	M	B
8947	6	Acer saccharinum	boxelder	B	C
8948	6	Acer saccharinum	boxelder	C	D
8949	11	Acer saccharinum	boxelder	M	B
8950	14	Acer saccharinum	boxelder	M	B
8951	5.7	Fraxinus pennsylvanica	black ash	C	C
8952	10	Acer saccharinum	boxelder	M	B
8953	14	Acer saccharinum	boxelder	M	C
8954	13	Ulmus americana	American elm	M	B
8955	19	Acer saccharinum	boxelder	M	C
8956	15.3	Acer saccharinum	boxelder	M	D
8957	10	Acer saccharinum	boxelder	C	C
8958	6	Acer saccharinum	boxelder	C	D
8959	6	Acer saccharinum	boxelder	B	D
8960	6	Acer saccharinum	boxelder	B	D
8961	5.5	Acer saccharinum	boxelder	M	B
8962	6	Fraxinus nigra	black ash	M	B
8963	13	Acer saccharinum	boxelder	M	B
8964	10	Ulmus americana	American elm	C	C
8965	4	Acer saccharinum	boxelder	B	B
8966	12.4	Acer saccharinum	boxelder	M	C
8967	6	Acer saccharinum	boxelder	C	C
8968	5	Fraxinus nigra	black ash	C	C
8969	5	Acer saccharinum	boxelder	C	B
8970	6	Acer saccharinum	boxelder	C	B
8971	14	Acer saccharinum	boxelder	M	C
8972	16	Ulmus americana	American elm	M	C
8973	24	Ulmus americana	American elm	M	C
8974	6	Ulmus americana	American elm	B	C
8975	6	Fraxinus nigra	black ash	C	B
8976	6	Ulmus americana	American elm	C	B
8977	6	Fraxinus pennsylvanica	green ash	C	B
8978	6	Ulmus americana	American elm	M	B
8979	8	Acer saccharinum	boxelder	B	D
8980	6	Acer saccharinum	boxelder	B	D
8981	5.5	Acer saccharinum	boxelder	M	B
8982	6	Fraxinus nigra	black ash	M	B
8983	10	Ulmus americana	American elm	C	C
8984	10	Ulmus americana	American elm	B	B
8985	4	Acer saccharinum	boxelder	C	B

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

NOTE:

FOR THE TREE INVENTORY TABLE, ALL TREES NOT SHOWN WITH "GREY" BACKGROUND SHALL BE BE REMOVED PURSUANT TO LEGEND KEY.

TREE PROTECTION

Tree protection fencing (snow fence) shall be installed and maintained during construction. The Tree Protection Plan shall be kept onsite during construction.

Trees indicated to be protected shall be bored/tunneled or shall have root pruning done as necessary. Root pruning shall be considered included in the cost of tree trunk protection, no additional compensation shall be allowed.

The contractor shall make every effort to avoid disturbing any existing residential landscaping, landscaping appurtenances, walkways, retaining walls, etc. that are not marked for removal on the plans. If damage occurs, the contractor shall replace, in kind, the residential item or items at his/her expense in a manner meeting with the approval of the Engineer. All vegetation being removed shall be replaced with the same size and type. No additional compensation will be allowed for damaged items.

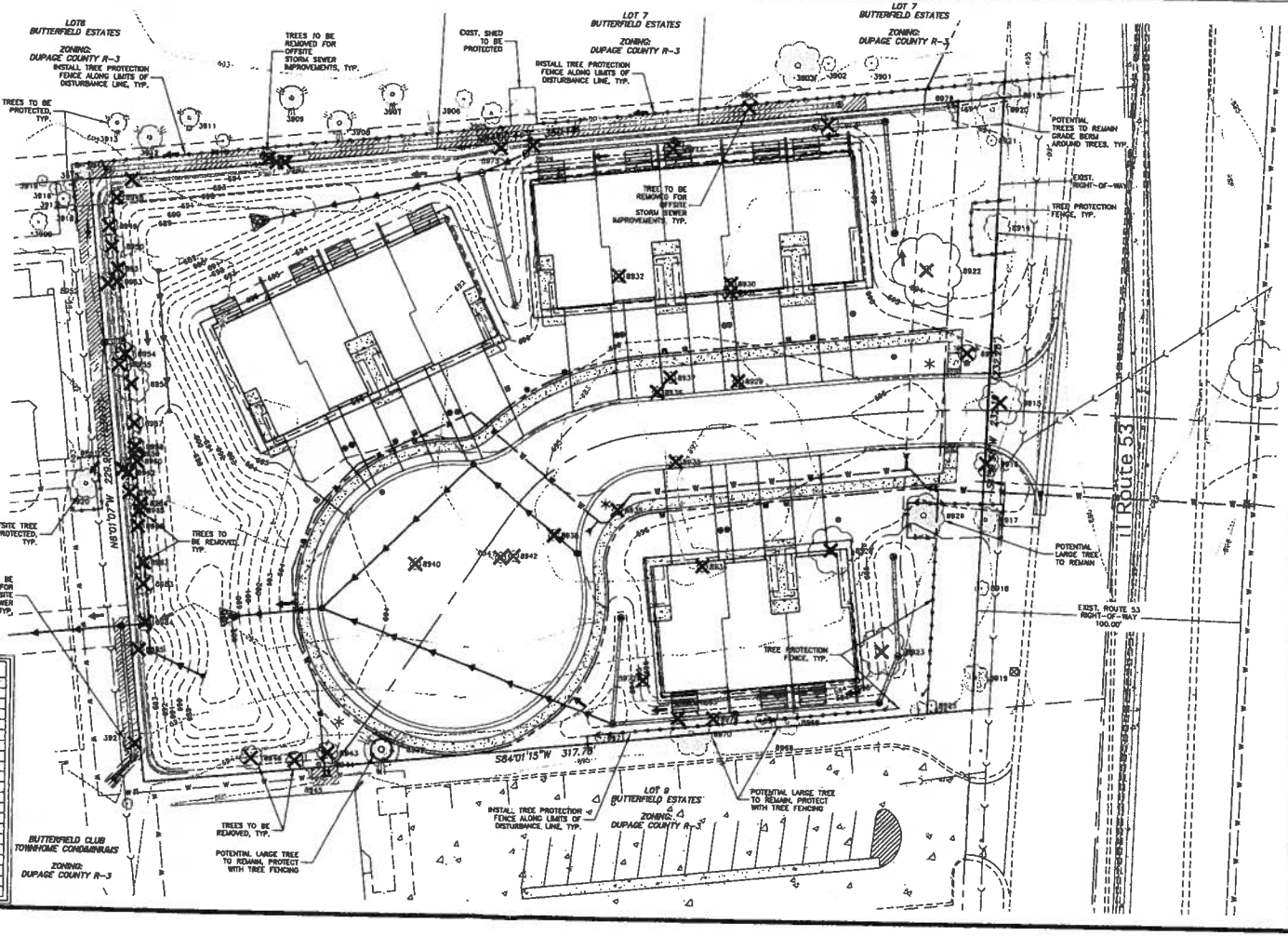
For trees to remain, the contractor shall install tree protection fence around the tree's drip line pursuant to nrcs detail 8-690 on sheet g-08.

TREE REMOVAL NOTES:

Removal of existing trees and/or bushes is strictly prohibited. The contractor shall notify DuPage Habitat in the event that any excavation is required within the Tree Protection Zone. Any alteration of the proposed tree protection fencing locations shall be documented and approved by DuPage Habitat.

The contractor shall take care in grading near trees, shrubs and bushes. This work shall be included and paid for as "Tree Protection." Saw cutting of tree roots shall be considered incidental to the contract.

The contractor shall cleanly prune tree roots encountered during installation of storm sewer adjacent to trees to remain. all trees which are protected by tree fence as shown on this plan shall be fertilized at completion of the project.



OFFSITE TREE TAGS

Tree Number	Diameter (inches)	Botanical Name	Common Name	Condition	Condition Rating
3901	6.5	Ulmus americana	American elm	M	B
3902	8.4	Fraxinus pennsylvanica	Green ash	M	A
3903	28.4	Ulmus americana	American elm	M	C
3904	11	Ulmus americana	American elm	M	C
3905	11	Ulmus americana	American elm	M	B
3906	9	Ulmus americana	American elm	M	B
3907	14	Pinus nigra	Austrian pine	M	A
3908	21	Pinus nigra	Austrian pine	M	A
3909	20	Pinus nigra	Austrian pine	M	A
3910	6.5	Pinus nigra	Austrian pine	M	A
3911	9	Pinus nigra	Austrian pine	M	A
3912	14	Pinus nigra	Austrian pine	M	A
3913	10	Pinus nigra	Austrian pine	M	A
3914	13.4	Carpinus caroliniana	American hornbeam	M	C
3915	6.5	Carpinus caroliniana	American hornbeam	M	C
3916	5.3	Carpinus caroliniana	American hornbeam	M	C
3917	15.3	Gleditsia triacanthos	Honeylocust thornless	M	B
3918	5	Carpinus caroliniana	American hornbeam	M	C
3919	6.5	Carpinus caroliniana	American hornbeam	M	D
3920	16	Fraxinus pennsylvanica	Green ash	M	B
3921	4.5	Tilia cordata	American linden	C	B

Illinois Professional Design Firm # 184-000158

651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7580 f. 630.553.7848
www.hrgreen.com

HRGreen

PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
TREE OVERLAY EXHIBIT

REVISIONS		
1	04.05	EFC
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXPIRES:

NORTH

SHEET ORIENTATION

1 IN FEET
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 12-08-11
VERT. SCALE: N/A	SUBMITTAL: PRELIMINARY
DWN. BY: EJC	DSN. BY: EJC
CHK. BY: PJH	

PROJECT NO. 88100416

SHEET NO. T-1

Plotted By:ejcarey, Plotted: Jan 13, 2012 - 11:31am,
Drawing: J:\Projects\88100416 Prairie Green Subdivision\Civil\Site Plan\88100416_C-SI01(100820150214) MR-PrairieGreen-tree-overlay-exhibit.dwg,
Layout:Layout1,Xrefs: 88100416_Base,88100416_Topo,88100416_Boundary,88100416_Utility,Layout: Tree Exhibit,
Data: File:C:\Users\eric.carey\Desktop\C3D\Plot Styles\HRG-Color.ctb,

PRELIMINARY PLAT FOR
PRAIRIE GREEN SUBDIVISION

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE DATA TABLE

ZONING:	
OWNER OF RECORD:	CHAD HOMER, INC., 35 WEST SAINT CHARLES ROAD, VILLA PARK, IL 60181
DEVELOPER:	DUPAGE HABITAT FOR HUMANITY
PROPOSED USED	CONDITIONAL USE FOR A PLANNED DEVELOPMENT OF TWELVE (12) RESIDENTIAL UNITS.
SITE ACREAGE:	LOT AREA = 76,794.5 SQUARE FEET (± 1.76 ACRES)
EXISTING ZONING:	R-3 / DUPAGE COUNTY
PROPOSED ZONING:	R-5, P.U. FOR FOUR (4) MULTI-FAMILY BUILDINGS.
ADJACENT ZONING EAST:	R-3 / MULTI-FAMILY TOWNHOME CONDIMINIUMS
WEST:	R-3 / MULTI-FAMILY RESIDENTIAL & B-1 / COMMERCIAL
NORTH:	R-3 / SINGLE FAMILY RESIDENTIAL
SOUTH:	R-3 / DAY CARE FACILITY

LAND AREA SUMMARY DATA:

LAND USE	ACREAGE
MULTI-FAMILY	
LOT 2	5,775 S.F. (0.13 AC)
LOT 3	7,150 S.F. (0.16 AC)
LOT 4	4,318 S.F. (0.10 AC)
	TOTAL=17,243 S.F. (0.40 AC)
STORMWATER MANAGEMENT / OPEN SPACE	
LOT 1	28,041 S.F. (0.64 AC)
LOT 5	6,793 S.F. (0.15 AC)
	TOTAL=34,834 S.F. (0.80 AC)
R.O.W. HEREBY DEDICATED	
ROAD-A	20,761 S.F. (0.48 AC)
IL ROUTE 53	2,947 S.F. (0.06 AC)
	TOTAL=24,708 S.F. (0.57 AC)

BUILDING DATA:

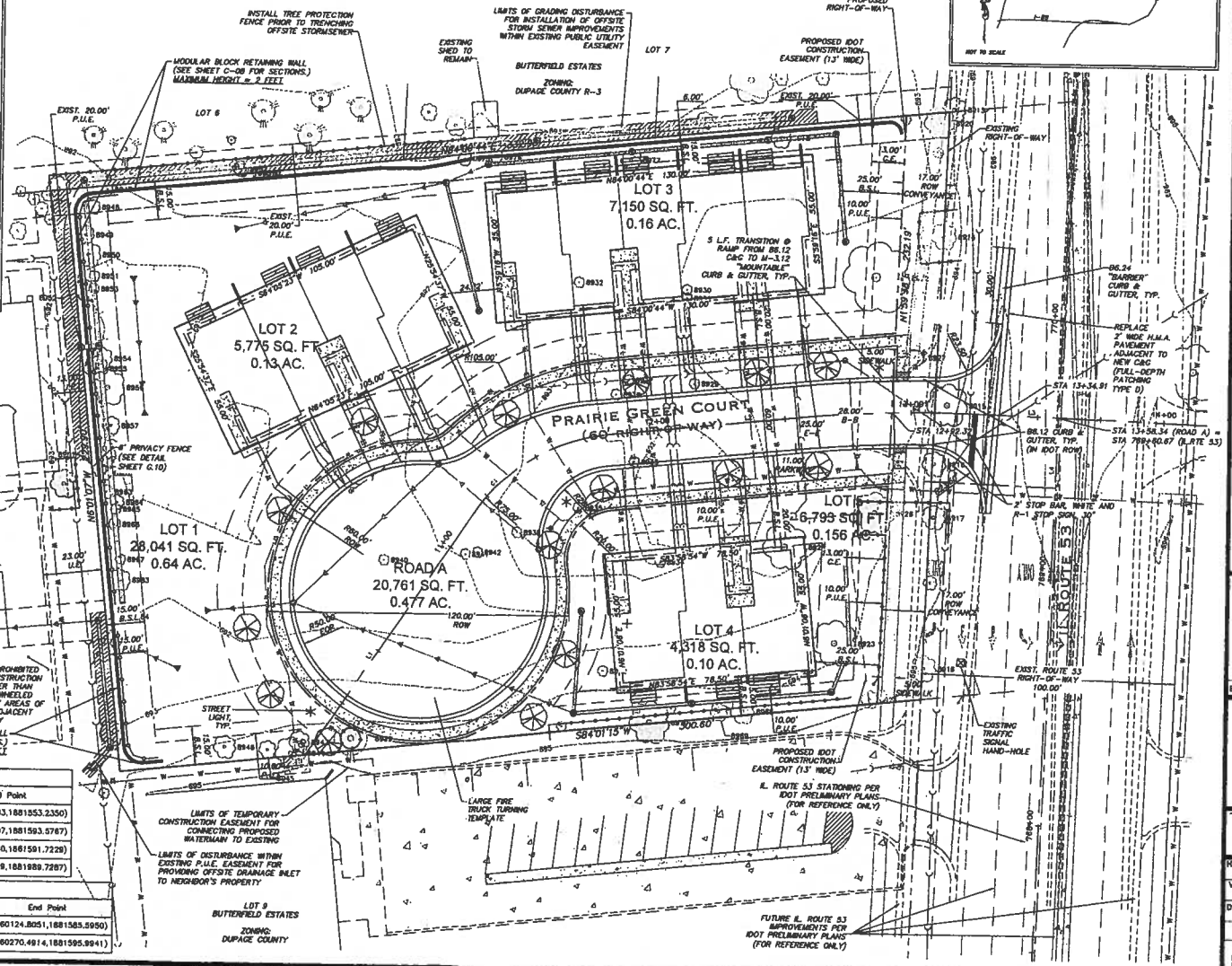
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	30 FEET	30 FEET
TOTAL BUILDING LOT AREA		17,252 S.F.
FLOOR AREA RATIO (FAR)	NOT MORE THAN 0.55	0.29 (PROPOSED)

GENERAL BULK REQ'S.

		REQUIRED	PROVIDED
BUILDING SETBACK / YARD REQUIREMENTS:	FRONT	25 FEET	20 FEET (ROAD-A)
	SIDE	15 FEET (INTERIOR)	15 FEET
		25 FEET (CORNER)	25 FEET (R.O.S.)
	REAR	20 FEET	15 FEET
DISTANCES BETWEEN BUILDINGS		20 FEET	20 FEET (MINIMUM)
MINIMUM LOT AREA		N/A	N/A
MINIMUM LOT WIDTH		N/A	N/A

LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	115.865	N34° 16' 11.88"E	(1060005.3953,1881457.4846)	(1060070.6383,1881553.2350)
L2	76.622	N84° 01' 14.60"E	(1060124.8051,1881585.5950)	(1060201.0107,1881593.5767)
L3	122.781	S88° 00' 22.05"E	(1060270.4914,1881595.9941)	(1060393.1780,1881591.7229)
L4	855.730	N1° 59' 37.95"E	(1060285.5988,1881134.5188)	(1060315.3719,1881989.7287)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	75.000	85.124	N59° 08' 43.24"E	(1060070.6383,1881553.2350)	(1060124.8051,1881585.5950)
C2	500.000	69.579	N88° 00' 26.27"E	(1060201.0107,1881593.5767)	(1060270.4914,1881595.9941)

REVISIONS			
1	DATE:	BY:	REMARKS:
2			
3			
4			
5			
6			
7			
8			

Illinois Professional Design Firm # 184-001106
551 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

PRAIRIE GREEN SUBDIVISION
A PLANNED DEVELOPMENT
DUPAGE COUNTY
PRELIMINARY PLAT

EXPIRES:

NORTH

SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 10-10-12
VERT. SCALE: N/A	SUBMITTAL: PRELIMINARY
DWN. BY: EJG	DSN. BY: EJG
CHK. BY: PJH	
PROJECT NO. 88100418	
SHEET NO. PRE PLAT	

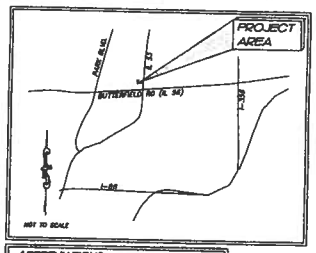
FINAL PLAT
OF
PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-26-400-038

PLAT PREPARED FOR:
DUPAGE HABITAT FOR HUMANITY
1600 E ROOSEVELT ROAD,
WHEATON, ILLINOIS 60187

PROJECT CONTACT:
MS. SARAH BRACHLE
PHONE: (630) 510-3737
FAX: (630) 682-4881



ABBREVIATIONS

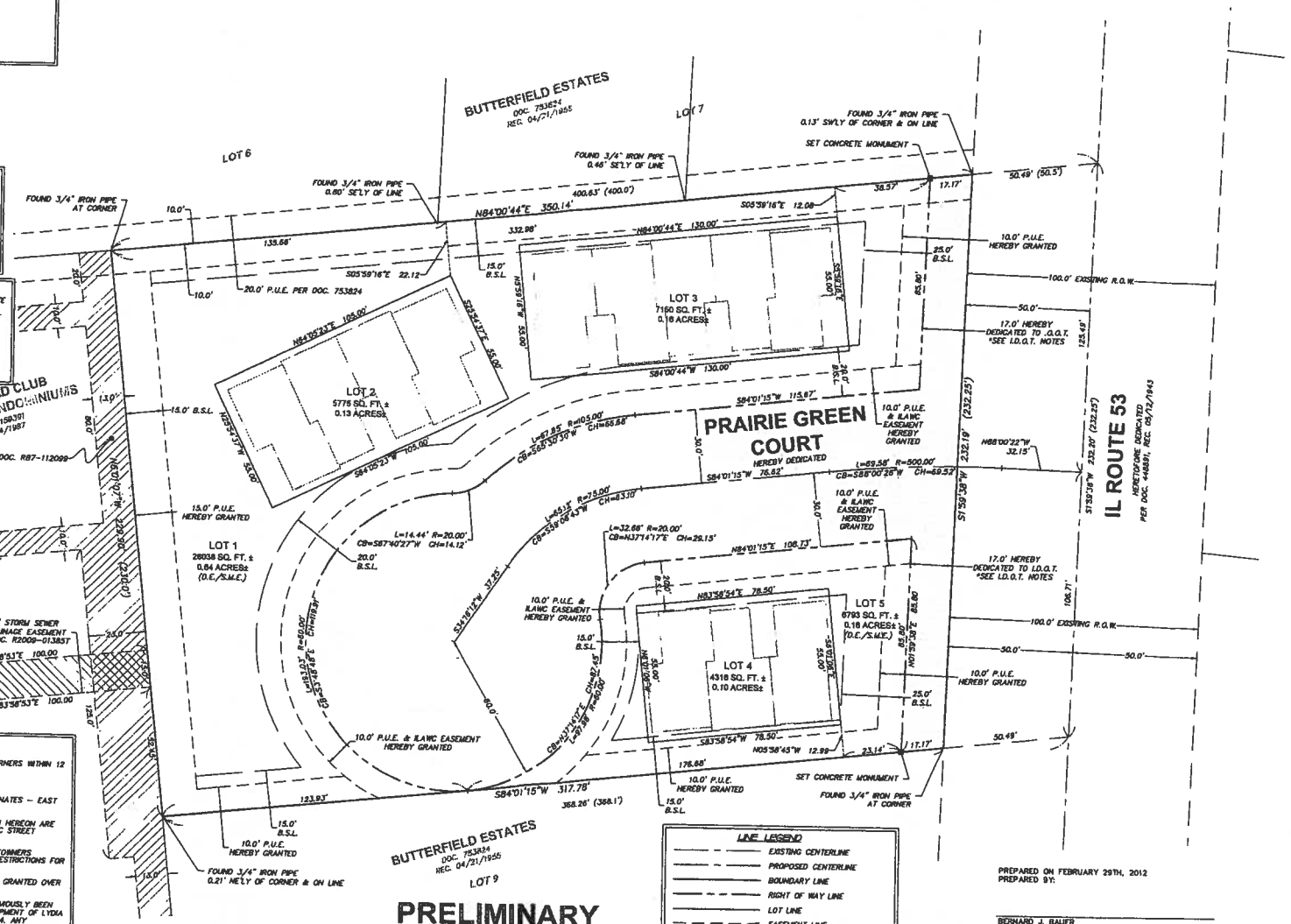
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE & DETENTION EASEMENT
- U.E. = UTILITY EASEMENT
- S.M.E. = STORMWATER MANAGEMENT EASEMENT
- R.O.W. = RIGHT OF WAY
- L = ARC LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING

HATCH LEGEND

- DENOTES AREA HEREBY DEDICATED TO DUPAGE COUNTY FOR PUBLIC RIGHT-OF-WAY.
- DENOTES UTILITY EASEMENT GRANTED PER DOCUMENT R87-112099
- DENOTES STORM SEWER & DRAINAGE EASEMENT PER DOCUMENT R2009-01357

I.D.O.T. NOTES

1. THERE SHALL BE NO DIRECT ACCESS TO IL ROUTE 53 FROM LOTS 1 & 5 OF THIS SUBDIVISION. ALL ACCESS TO IL ROUTE 53 SHALL BE VIA "PRAIRIE GREEN COURT".
2. THE EASTERLY 17.0' OF THE SUBJECT PROPERTY SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR ROADWAY AND UTILITY PURPOSES.



NOTES

1. 5/8" IRON RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
2. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
3. BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATES – EAST ZONE (NAD 83)
4. EXCEPT AS OTHERWISE NOTED, ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO DUPAGE COUNTY FOR PUBLIC STREET PURPOSES.
5. LOTS 1 AND 5 TO HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION. SEE CONDITIONS, COVENANTS AND RESTRICTIONS FOR PARTICULARS.
6. DRAINAGE AND DETENTION EASEMENTS ARE HEREBY GRANTED OVER ALL OF LOTS 1 AND 5.
7. THE SUBJECT PROPERTY PLATTED HEREON HAD PREVIOUSLY BEEN PLATTED AS "THE FINAL PLAN OF PLANNED DEVELOPMENT OF LYDIA COURT", RECORDED 01/20/2004 AS DOCUMENT 2004. ANY EASEMENTS, DEDICATIONS OR OTHER PROCESSES INITIATED BY AFOREMENTIONED PLAT, ARE HEREBY ABROGATED AND VACATED.

LINE LEGEND

- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

PRELIMINARY
FOR YOUR REVIEW

REVISIONS			
7	04/30/12	BJB	PER IDOT COMMENTS
6	03/19/12	BJB	PER IDOT COMMENTS
5	03/07/12	BJB	PER COUNTY COMMENTS
4	02/29/12	BJB	PER BOV COMMENTS
3	11/16/11	BJB	ADDED SALE PROVISION
2	09/30/11	BJB	ADDED ILAWC EASEMENT TAB
1	05/23/11	BJB	PRELIMINARY REVISIONS

Illinois Professional Design Firm # 184-001322
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
L 630.553.7580 / F 630.553.7646
www.hrgreen.com
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FINAL PLAT OF PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20'	DATE: 02/29/2011
VERT. SCALE: N/A	SUBMITTAL:
DWN. BY: BJB	DSN. BY: CJC
CHK. BY: CLD	
PROJECT NO. 68100416	
SHEET NO. 1 OF 2	

Plotted By:bbauer, Plotted:Feb 29, 2012 – 8:02am,
Drawing:
Cmd:
Data:

FINAL PLAT
OF
PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-26-400-038

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF ________)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT ______________, ILLINOIS, THIS _____ DAY OF __________ 20__

OWNER: DUPAGE HABITAT FOR HUMANITY
1600 E. ROOSEVELT ROAD
SUITE B
WHEATON, ILLINOIS 60187

BY: ______________
ILLINOIS DIVISION PRESIDENT

NOTARY CERTIFICATE

STATE OF ________)
) S.S.
COUNTY OF ________)

I, ______________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ______________ PERSONALLY KNOWN TO ME TO BE THE ILLINOIS DIVISION PRESIDENT OF DUPAGE HABITAT FOR HUMANITY, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICER, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _______ DAY OF __________, 20___

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: __________

COUNTY CLERK

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, ______________ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS __________ DAY OF __________ A.D., 20__.

____
COUNTY CLERK

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
ENVIRONMENTAL ENGINEER

CERTIFICATE OF DRAINAGE ENGINEER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
SR. DRAINAGE ENGINEER OF COUNTY
DEVELOPMENT DEPARTMENT, DUPAGE COUNTY

CERTIFICATE OF VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE OF GLEN ELLYN PLAN COMMISSION.

DATED AT ______________, ILLINOIS, THIS ________ DAY OF __________, 20_____

BY: ______________
CHAIRMAN

CERTIFICATE OF VILLAGE BOARD

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

DATED AT ______________, ILLINOIS, THIS ________ DAY OF __________ 20_____

BY: ______________
VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL , RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

ILLINOIS-AMERICAN WATER COMPANY
WASTEWATER AND WATER
EASEMENT PROVISIONS
UTILITY EASEMENT (ILLINOIS AMERICAN WATER)

THERE IS HEREBY RESERVED AND EXCEPTED FROM THE DEDICATION OF ALL STREETS, ROADS, BOULEVARDS, LANES, DRIVES AND PUBLIC PLACES SHOWN ON THIS PLAT, AND HEREBY RESERVED FOR AND GRANTED TO ILLINOIS-AMERICAN WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT AND EASEMENT IN, UPON, ALONG AND UNDER THOSE PARTS OF ALL LOTS SHOWN ON THIS PLAT WHEREIN EASEMENTS ARE INDICATED BY DASHED LINES AND SHOWN AS "ILLINOIS-AMERICAN UTILITY (ILAWC) EASEMENT" FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, REPLACING, RELAYING, AND ADDING TO, FROM TIME TO TIME, PIPE OR PIPES, WITH NECESSARY FITTINGS, APPURTENANCES, AND ATTACHED FACILITIES, INCLUDING LATERALS AND CONNECTIONS FOR THE COLLECTION OF WASTEWATER AND THE TRANSMISSION AND DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO (I) ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID PIPE-LINES AND APPURTENANCES; (II) REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND (III) FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE PROPERTY WITHIN SAID EASEMENT MAY BE FREELY USED AND ENJOYED INSOFAR AS SUCH USE AND ENJOYMENT DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE WASTEWATER AND WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND COVER OVER SAID FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE BENEFICIARY OF SAID EASEMENT. NOTWITHSTANDING THE FOREGOING, NO SEWER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET, MEASURED HORIZONTALLY, FROM SAID WATER MAINS EXCEPT PIPES CROSSING SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ALL SEWER PIPES SHALL BE LAID BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT ENDANGER THE WASTEWATER AND WATER PIPES AND ATTACHED FACILITIES. ANY OPENING MADE IN CONNECTION WITH ANY OF THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY SHALL BE BACKFILLED AND RESURFACED TO AS NEARLY AS POSSIBLE THE SAME CONDITION AS EXISTED WHEN SAID OPENING WAS MADE EXCLUDING RESTORATION TO LANDSCAPING, OTHER THAN GRASS WHICH WAS DESTROYED UPON ENTRY.

BY: ______________ DATE: __________

TITLE: ______________

ILLINOIS-AMERICAN WATER COMPANY

I.D.O.T. CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF ____)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

____
DIANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

PUBLIC UTILITY EASEMENT (P.U.E.) PROVISIONS

A NON EXCLUSIVE EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO THE TOWNSHIP OF MILTON, THE COUNTY OF DUPAGE, AND TO PUBLIC UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO, AMERITECH (ILLINOIS BELL TELEPHONE COMPANY), COMMONWEALTH EDISON COMPANY, NI-COR (NORTHERN ILLINOIS GAS COMPANY) AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER THOSE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, SIGNALS, GAS, WATER, STORM WATER, OVERLAND DRAINAGE OR SANITARY SEWER IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL OF THESE PURPOSES. THE LOCATION OF ALL SUCH FACILITIES IS SUBJECT TO THE APPROVAL OF THE OWNERS OF THE PROPERTY OR THE RESPECTIVE OWNER'S REPRESENTATIVE ASSOCIATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD, AND ALL SUCH INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE COUNTY OF DUPAGE AND THE TOWNSHIP OF MILTON. NO OBSTRUCTIONS OF ANY TYPE SHALL BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND OR ON THE SURFACE AND AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DRAINAGE EASEMENT (D.E.) PROVISIONS

PERTAINING TO THOSE EASEMENT AREAS AS UTILIZED FOR STORM WATER AND OVERLAND DRAINAGE PURPOSES, NO BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE-FLOW OF STORM WATER. EACH OWNER OF SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE COUNTY OF DUPAGE, OR ANY OTHER LOCAL UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS, THE COUNTY OF DUPAGE, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE AREAS REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORM WATER AND OVERLAND DRAINAGE AREAS. IN THE EVENT THE COUNTY OF DUPAGE, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER AND OVERLAND DRAINAGE EASEMENT AREAS, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BEFORE CLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE COUNTY OF DUPAGE, ILLINOIS.

DRAINAGE/DETENTION AND NATURAL AREA EASEMENT (S.M.E.) PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO DUPAGE COUNTY AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. IF THE AREA IS DISTURBED, IT SHALL BE RE-PLANTED IN ACCORDANCE WITH DUPAGE COUNTY PERMIT NO. 11-132714.

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
HIGHWAY COMMISSIONER

____
TOWNSHIP

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

APPROVED BY THE DIVISION OF TRANSPORTATION THIS __________ DAY OF __________ 20___

BY: ______________
COUNTY ENGINEER

PREPARED ON FEBRUARY 29TH, 2012
PREPARED BY:

____
BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/12

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. __________ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS ______ DAY OF __________ A.D., 20___ AT ______ O'CLOCK ____

BY: ______________
RECORDER OF DEEDS

CERTIFICATE OF DATA PROCESSING DEPARTMENT (GIS SECTION)

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS
DATA PROCESSING DEPARTMENT

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
PLAT OFFICER, DUPAGE COUNTY

CERTIFICATE OF COUNTY DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS ________ DAY OF ______________ 20___.

BY: ______________
DIRECTOR OF COUNTY DEVELOPMENT
DEPARTMENT, DUPAGE COUNTY

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL CONCERNS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

I, ______________ DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF ENVIRONMENTAL CONCERNS, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATION FOR THE IMPROVEMENTS THEREOF MEET THE REQUIREMENTS OF THE ENVIRONMENTAL CONCERNS DEPARTMENT OF DUPAGE COUNTY.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS DAY OF , 20______

BY: ______________
DIRECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955, AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO PART OF THE PROPERTY WITHIN THIS SUBDIVISION IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF SIX HUNDRED AND FORTY (640) ACRES OR MORE. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS NOT WITHIN THE CORPORATE LIMITS OF ANY CITY OR VILLAGE, BUT IS LOCATED WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS. I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD RATE MAP, PANEL NO. 0509, DATED DECEMBER 16, 2004, ZONE X.

NOTE: THIS DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL NOT FLOOD.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE AT YORKVILLE, ILLINOIS, THIS __TH DAY OF __________ 20___

PRELIMINARY
FOR YOUR REVIEW

____
BERNARD J. BAUER, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003799
LICENSE EXPIRES: 11/30/2012

#	DATE:	BY:	DESCRIPTION:
1.	04/18/11	BJB	PER IAW & IDOT COMMENTS
2.	06/20/11	CLD	PER COUNTY COMMENTS
3.	08/07/11	BJB	PER COUNTY COMMENTS
4.	11/02/11	BJB	PER IDOT COMMENTS
5.	12/12/11	BJB	ADDED S.M.E. PROVISIONS
6.	01/05/12	CJC	PROVISION REVISIONS
7.	02/29/12	BJB	PROVISION REVISIONS
8.			
9.			
10.			

Illinois Professional Design Firm # 184-001322

HRGreen
651 Prairie Pointe Drive, Suite 201,
Yorkville, Illinois 60560
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

FINAL PLAT OF PLANNED DEVELOPMENT OF PRAIRIE GREEN

A RESUBDIVISION OF LOT 8 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET ORIENTATION

(IN FEET)
1 inch = 20 ft.

HORIZ. SCALE: 1" = 20' | DATE: 02/28/2011
VERT. SCALE: N/A | SUBMITTAL:
DWN. BY: BJB | DSN. BY: EJG | CHK. BY: CLD
PROJECT NO. 88100416
SHEET NO. 2 OF 2

Plotted By: bbauer, Plotted: Feb 29, 2012 — 9:02am,
Comp. File: (\\hrgynnes\Data\88100416\Survey\Dwgs\FP-110211-88100416_PrairieGreen.dwg), Layout Tab: Sheet_2

A+10

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: March 29, 2012

FOR: April 9, 2012 Village Board Meeting

RE: Hadley Parking Lot Expansion
240 Hawthorne Boulevard

Background. School District 41 is requesting approval of a zoning variation to accommodate the proposed expansion of the Hadley Junior High School parking lot. The requested variation is from Section 10-5-5(C) of the Glen Ellyn Zoning Code to allow an impervious surface setback of as little as 3.1 feet in lieu of the minimum impervious surface setback of 34.2 feet required. The project includes the reconstruction the existing parking lot along Hawthorne Boulevard in front of the school and the eastward extension of the parking lot into the area of the existing stormwater detention facility. The proposed reconfiguration will improve traffic circulation on the site, enhance safety and separate different types of vehicles. Stormwater detention would be provided in an underground vault below the parking lot. The Village's consulting engineer does not have any concerns with this proposal and final stormwater approval will occur as part of the Village's standard permit process. The number of parking spaces in the lot would increase from 118 to 126, resulting in a gain of 8 spaces.

The required impervious surface setback is equal to 5% of the lot width. The property has an unusually long lot width of 684 feet. Therefore, the required impervious surface setback is 34.2 feet. The proposed impervious surface setback generally ranges from 3.1 feet to 7.5 feet along Hawthorne Boulevard and 9.4 feet to 12.2 feet along Glencoe Avenue. The pavement of the existing parking lot extends over the property line into the Hawthorne Boulevard right-of-way. Therefore, the proposed setbacks would be an improvement over the existing condition. The original plans submitted by the petitioner showed a 0-foot impervious surface setback. As part of the staff review process the parking lot dimensions were adjusted in order to accommodate greater setbacks and the lighting plan was amended and brought into conformance with the Zoning Code.

In accordance with Section 10-5-5(C)2 of the Zoning Code, the existing setback of the parking lot is grandfathered and would be permitted to be reconstructed up to the property line. Therefore, the actual area of the variation request is limited to the area of the new pavement which would be located in the area of the existing stormwater detention facility.

The subject property is located at the northeast corner of Hawthorne Boulevard and Glencoe Street in the R2 Residential zoning district. The property borders the City of Wheaton to the west and south. The adjacent Glencoe Avenue right-of-way is located in the City of Wheaton as well as a

portion of the adjacent Hawthorne Boulevard right-of-way. A map showing the location of the property and the Village limits is attached.

Issues. Although not part of the variation request, a number of other changes are being considered on the surrounding roadways as part of the project, including a new bus drop off and pick-up area along Glencoe Street. The School District is also working with the Glen Ellyn Public Works and Police Departments to explore of the possibility of installing a new drop-off and pick-up area in the adjacent Hawthorne Boulevard right-of-way.

Recommendation. The Plan Commission reviewed the request at a public hearing on March 22, 2012. Two people spoke at the hearing and raised concerns about traffic. By a vote of 7-0, the Plan Commission recommended approval of the requested variation subject to the condition that the project is constructed in substantial conformance with the plans submitted.

Action Requested. The Village Board may approve, approve with conditions or deny the requested zoning variation. In accordance with the recommendation of the Plan Commission, an Ordinance approving the request has been prepared for consideration at the April 9, 2012 Village Board meeting.

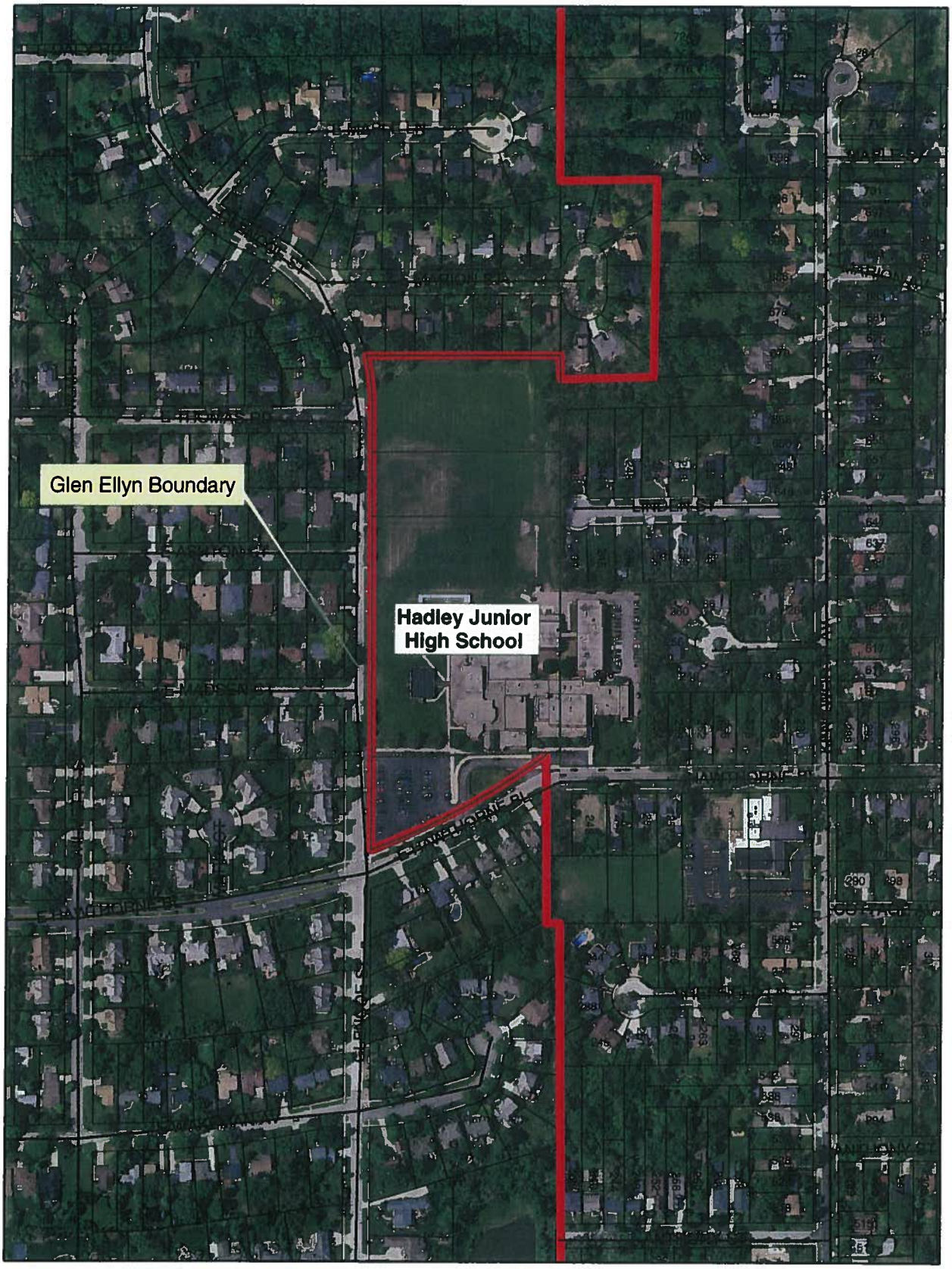
Attachments.

- Aerial Photo
- Draft Minutes from March 22, 2012 Plan Commission Meeting
- Ordinance
- Petitioner's Application Packet

Cc: Police Chief Norton
Julius Hansen, Public Works Director
Bob Ciserella, School District 41
Ron Richardson, Project Architect

X:\PLANDEV\PLANNING\DEVELOPMENT PROJECTS\HAWTHORNE\HADLEY PARKING LOT\VB MEMO 032912.DOCX

Hadley Junior High School
240 Hawthorne Boulevard



Prepared By: Planning and Development
Date: March 5, 2012

N

0 175 350 700 Feet

PUBLIC HEARING – HADLEY JUNIOR HIGH SCHOOL, 240 HAWTHORNE BOULEVARD – ZONING VARIATION. PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST BY SCHOOL DISTRICT 41 FOR APPROVAL OF AN IMPERVIOUS SURFACE SETBACK VARIATION TO ACCOMMODATE THE PROPOSED EXPANSION OF THE EXISTING PARKING LOT LOCATED IN FRONT OF THE SCHOOL ALONG HAWTHORNE BOULEVARD. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF HAWTHORNE BOULEVARD AND GLENCOE STREET IN THE R2 RESIDENTIAL ZONING DISTRICT. THE PROPERTY BORDERS THE CITY OF WHEATON TO THE WEST.
(Hadley Junior High School, petitioner)

Staff Introduction

Village Planner Michele Stegall displayed an aerial photograph of the subject property and stated that School District 41, the owner of Hadley Junior High School, is requesting a variation to allow an impervious surface setback of as little as 3.1 feet in lieu of the minimum impervious surface setback of 34.2 feet required. Ms. Stegall described the location of the school and stated that the property borders the City of Wheaton to the west and the adjacent Glencoe Avenue right-of-way is located within Wheaton.

Ms. Stegall stated that the petitioner is proposing to reconstruct the existing parking along Hawthorne Boulevard in front of the school and to extend the parking lot east into the area of the existing stormwater detention facility. Stormwater detention would then be provided in an underground vault below the parking lot. Ms. Stegall added that the number of parking spaces with the expansion would increase from 118 to 126 spaces, and the Zoning Code requires a total of 131 parking spaces on the property. The School District is requesting approval of a variation to allow an impervious surface setback of 3.1 feet in lieu of the required impervious surface setback of 34.2 feet. Because the pavement of the existing parking lot extends over the property line into the Hawthorne Boulevard right-of-way, the proposed setbacks would be an improvement over the existing condition. The existing setback of the parking lot is grandfathered and would be permitted to be reconstructed up to the property line. Therefore, the actual area of the variation request is limited to the area of the new pavement where the existing stormwater detention facility is located, and the impervious surface setback in this area is as little as 3.1 feet.

Petitioner's Presentation

Bob Ciserella, Assistant Superintendent School District 41, 793 N. Main Street, Glen Ellyn, Illinois and Ron Richardson, Project Architect, FGM Architects, 1211 West 22nd Street, Suite 705, Oak Brook, Illinois appeared as representatives of Hadley Junior High School. Mr. Ciserella displayed an aerial view of Hadley Junior High School and identified existing patterns on the Hadley site including bus drop-off. He also displayed photos of the area and stated that drop-off of students creates a lot of congestion at the site. Mr. Ciserella indicated the aboveground detention site which is surrounded by

fencing and high bushes that create difficult sight lines. He also displayed the base bid being proposed and indicated the location of a parent drop-off zone for loading and unloading. He added that a single line drop-off and pick-up zone has been created for special education bus traffic. He added that exit points are located only along Glencoe. Mr. Ciserella stated that an aboveground detention area has been removed and an underground stormwater detention area will be located below grade. He added that Hadley has not been detaining its own water over the years. He also stated that entrance points are located along Hawthorne Boulevard and bus drop-off and pick-up will be located in the main part of the lot. Mr. Ciserella stated that a presentation to the community was held last October and that City officials had asked them about removing the bus traffic from the Hadley parking lot to provide separation of parent traffic, walking students and separating the buses from the lot pick-up. He also stated that an easement with the City of Wheaton to the north and south of the exit point along Glencoe is in process that would allow bus drop-off and pick-up in the morning and afternoon.

Mr. Ciserella displayed the existing parking summary currently at Hadley. There are currently 118 parking spaces on the site and the proposed project will increase the parking spaces to 126. He added that the easement area along Glencoe during non-student drop-off and pick-up hours will have parallel parking for approximately 34 cars.

Architect Ron Richardson stated that the subject parking lot extends over the property line so all of the proposed setbacks are an improvement over existing conditions. He indicated that if they were required to conform to the setback, the number of parking spaces would be reduced. Mr. Richardson stated that the subject site is slightly over 13 acres and State education guidelines requires approximately 32 acres for a school of the subject size. He added that there are very limited choices available regarding parking. He also indicated a diagram showing the existing lawn area that becomes impervious and stated that the proposed base bid and alternate are smaller than the current impervious area. Mr. Richardson also stated that there is excess capacity in the stormwater vault.

Responses to Questions from the Plan Commission

Mr. Richardson indicated for Plan Commissioner Strayer the location of a water quality structure that releases into the City of Wheaton stormwater system. Plan Commissioner Heming-Littwin asked if cars will be able to turn either way out of the subject site onto Glencoe as she felt the height of the buses at that location could be problematic. Mr. Ciserella stated that the recommendation to exit onto Glencoe came from the Village police department and that they had requested a one-way entrance with multiple entrances and exits along Glencoe. Mr. Ciserella responded to Plan Commissioner Ford that staff is on site during drop-off and pick-up times. Mr. Ciserella responded to Plan Commissioner Heming-Littwin that buses will be loaded along Hawthorne Boulevard where the parents load. Mr. Ciserella responded to Plan Commissioner Buckton that their recommendation is base plus C1 based on the Intergovernmental Agreement with Wheaton, Village approval and the school board's approval. Ms. Stegall responded to Plan Commissioner Buckton that there is nothing else that the Village needs to review if alternate C1 is approved.

Persons in Favor of or in Opposition to the Petition

James Truesdale, 1709 Madsen, Wheaton, Illinois asked where cars will be relocated to since most of the parking spaces currently in the triangle will be removed and added that water will run into a vault at that location Mr. Richardson responded that more parking will be provided with the subject more economical configuration so the total paved area will be reduced and more parking will be provided. He added that the center area is lawn.

Steve Miller, 1604 Glencoe Street, Wheaton, Illinois expressed concern that the only exits related to the new configuration will be on Glencoe Street. He stated that buses parked along Glencoe Street from 3:30 p.m. to 3:45 p.m. have warning signs out and traffic on Glencoe Street is essentially stopped for that 15-minute period. Mr. Miller stated that any parents loading their children in the parking lot will not be able to exit onto Glencoe Street for that 15-minute period. Mr. Miller added that there is a rise on Glencoe Street which then slopes down to the south and sight lines are such that a dangerous condition may exist. He felt that the Wheaton police chief would not be in favor of an exit onto Glencoe Street and added that the Glen Ellyn police chief recommended no exit onto Hawthorne Street. Mr. Miller also stated that the entrance on the east edge off of Hawthorne is in Glen Ellyn, however, the road is in the city of Wheaton. Mr. Miller felt that there will be much congestion in the afternoon at the subject location, particularly when buses are loading/unloading. Mr. Miller asked if another lane will be created for buses to pull over to the right in the C1 area. Mr. Ciserella stated that alternate C1 as designed will be a configuration where there will be an easement from the west edge of the sidewalk to the existing curb that will be removed and replaced with pavement. He stated that the only times traffic will be stopped when the buses are out is when the children are loading or unloading to the sidewalk. He stated that because the buses will be located off of a main street and will unload only onto a sidewalk, any traffic influence will be minimal and better than what exists currently. He added that the C1 design has been specifically requested by the Glen Ellyn police. Mr. Ciserella responded to Mr. Miller that he has not spoken to the Wheaton Police Department but has met with city officials who are supportive of the C1 design. He added that many positive comments were received regarding the base bid as well as C1 at a meeting with residents. Mr. Miller asked how far the bus drop-off zone extends to the north of the egress from the parking lot, and Mr. Richard responded that it extends north of Thomas Street.

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed request. Plan Commissioner Whalen commented that the project will improve existing conditions and traffic patterns. Plan Commissioner Heming-Littwin agreed that the current traffic pattern is a problem and the proposed plan will be a better layout in general for the entire school. Plan Commissioner Whiston also was pleased that the overall amount of impermeable space will be reduced and more parking will be added.

Motion

Plan Commissioner Girling moved, seconded by Plan Commissioner Strayer, to recommend that the Village Board approve a request of School District 41 for Hadley Junior High School at 240 Hawthorne Boulevard regarding a variation from Section 10-5-5(C) of the Glen Ellyn Zoning Code to allow an impervious surface setback of as little as 3.1 feet in lieu of the minimum impervious surface setback of 34.2 feet required, the Plan Commission hereby makes the following findings of fact: A. Granting the variation will not alter the essential character of the area because there is an existing parking lot in the area that extends over the property line and only a small expansion of the parking lot is proposed which would follow the proposed setback of the remainder of the parking lot, which setback will be an improvement over the existing condition. B. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the petitioner has indicated that if they were required to conform to the required setback, they may be restricted to 30 to 40 parking spaces and the parking lot could not be expanded east to provide additional parking. The number of parking spaces on the property is currently nonconforming and the proposed expansion brings the school closer to conformance with the code. C. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. D. The plight of the owner is due to unique circumstances because the general location of the parking lot will not be changing and it will only be expanded slightly. The recommendation for approval was subject to the condition that the project will be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.

The motion carried unanimously with nine "yes" votes as follows: Plan Commissioners Girling, Strayer, Buckton, Eliott, Ford, Heming-Littwin, Whalen, Whiston and Chairman Fullerton voted yes.

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of an
Impervious Surface Setback Variation for Hadley Junior High School
Located at 240 Hawthorne Boulevard
Glen Ellyn, IL 60137

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

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

Ordinance No. _____

An Ordinance Granting Approval of an Impervious Surface Setback Variation for Hadley Junior High School Located at 240 Hawthorne Boulevard Glen Ellyn, IL 60137

Whereas, School District 41, owner of Hadley Junior High School located at 240 Hawthorne Boulevard, has petitioned the Village President and Board of Trustees for approval of a variation from Section 10-5-5(C) of the Glen Ellyn Zoning Code to allow an impervious surface setback of as little as 3.1 feet in lieu of the minimum impervious surface setback of 34.2 feet required; and

Whereas, the request is being made to accommodate the expansion of the existing parking lot in front of the building along Hawthorne Boulevard east into the area of an existing stormwater detention facility; and

Whereas, the subject property is located at the northeast corner of Hawthorne Boulevard and Glencoe Street in the R2 Residential zoning district and is legally described as follows:

LOTS 1, 2, 3 AND 4 IN BLOCK ONE OF A.T. MCINTOSH & CO'S EAST BOULEVARD SUBDIVISION IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS; AND

LOTS 1, 2, 3 AND 5 IN A.T. MCINTOSH & CO'S GLENTON ACRES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 10 AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS; AND

LOT 8 IN HARRISON'S SECOND RESUBDIVISION IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-10-400-006, 05-10-202-012, 05-10-202-003, 05-10-202-004 and 05-10-205-011; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on March 22, 2012 at which hearing the Plan Commission considered the petitioner's request for approval of the requested Zoning Variation; and

Whereas, two (2) people spoke at the hearing and expressed concerns about traffic; and

Whereas, after having considered the evidence and testimony presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from March 22, 2012 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A" and pursuant to Section 10-10-14 of the Zoning Code, by a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested Zoning Variation; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the March 22, 2012 Plan Commission public hearing and have considered the findings of fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that granting the requested Zoning Variation is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: The minutes from the March 22, 2012 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A," and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of

Trustees based upon their review of the evidence, exhibits, and materials presented at the March 22, 2012 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Zoning Variation to allow an impervious surface setback of as little as 3.1 feet for the proposed expansion of the Hadley Junior High School parking lot at 240 Hawthorne Boulevard.

Section Three: This grant of approval of the requested Zoning Variation is subject to the condition that the parking lot shall be constructed and maintained in substantial conformance with the plans as submitted and the testimony presented at the March 22, 2012 Plan Commission public hearing and with the petitioner's application packet dated March 14, 2012, including the following plans and documents referenced below, as though they were attached to this Ordinance:

A. Narrative Statement/Use Description (no date)
B. Application for Variation filed March 15, 2012
C. Cooper Lighting Lumark Light Fixture Cut Sheet
D. Site Geometry Plan Prepared by FGM Architects dated March 14, 2012 a copy of which is attached hereto as Exhibit "B"
E. Landscape Plan prepared by FGM Architects dated March 14, 2012 a copy of which is attached hereto as Exhibit "C"
F. Enlarged Site Plan prepared by FGM Architects dated March 14, 2012
G. Electrical Site Plan prepared by FGM Architects dated February 17, 2012
H. Electrical Photometric Plan prepared by FGM Architects dated February 17, 2012
I. Enlarged Site Plan – Zoning Setbacks prepared by FGM Architects dated March 14, 2012

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

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and stormwater permits pursuant to the Zoning Variation approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other

applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of a Zoning Variation shall expire and become null and void within 24 months of the date of this Ordinance unless a permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which a permit must be applied for.

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

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

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

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

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20_____.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the ___ day of _____.)

X:\Plandev\PLANNING\Schools\Hadley\Parking Lot Expansion 2012\Ordinance.doc

Exhibit "B"

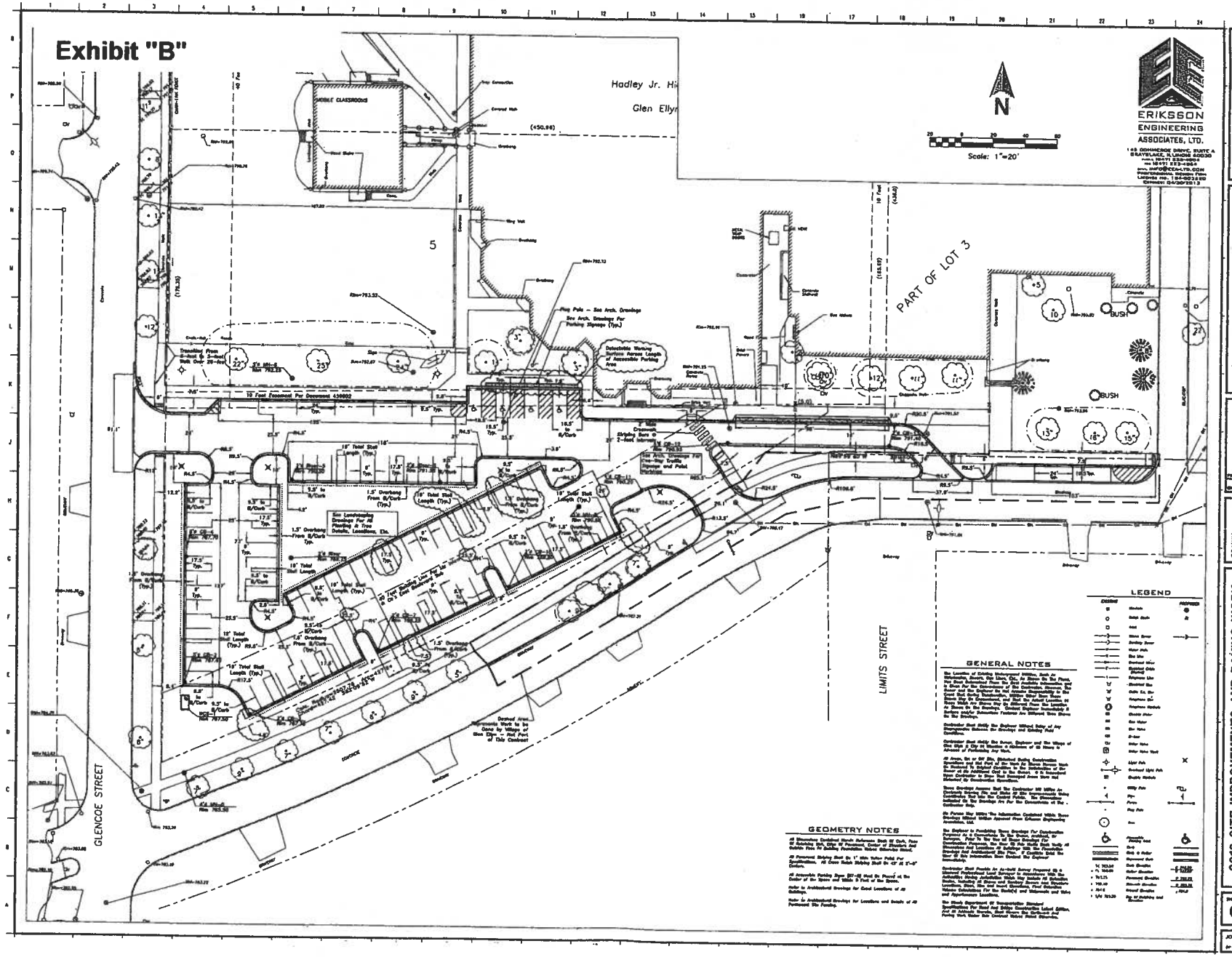

Hadley Jr. Hi
Glen Ellyn
MOBILE CLASSROOMS
PART OF LOT 3
LIMITS STREET
GLENCOE STREET
BUSH
N
Scale: 1"=20'
ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
GENERAL NOTES
GEOMETRY NOTES
LEGEND
FGM ARCHITECTS
2012 SITE IMPROVEMENTS AND PAVING WORK
HADLEY JUNIOR HIGH SCHOOL
SITE GEOMETRY PLAN
C2.01

Exhibit "C"

ALL QUANTITIES.

2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CONTACT "J.U.L.L.E" (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.

3. PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE FOR PROPER DRAINAGE. ROOTBALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE AS ILLUSTRATED ON INSTALLATION DETAILS. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER DRAINAGE PROBLEMS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.

4. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR MEASUREMENT, BRANCHING AND BALL SIZE SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIALS FOR GROUPINGS OR WHERE SYMMETRY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.

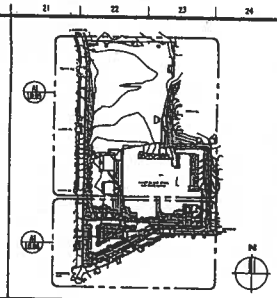
5. CONTRACTOR SHALL OBTAIN ONE (1) COMPLETE SOIL EVALUATION PERFORMED BY A CERTIFIED SOIL TESTING LABORATORY, INCLUDING RECOMMENDATIONS FOR SPECIFIC SOIL AMENDMENTS. SAMPLES ARE TO BE TAKEN PRIOR TO INSTALLATION OF PLANT MATERIALS AND ANY ADDITION OF SOIL AMENDMENTS.

6. CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITIES AND RESTORE TO ORIGINAL CONDITION. RESTORATION SHALL BE SODDED.

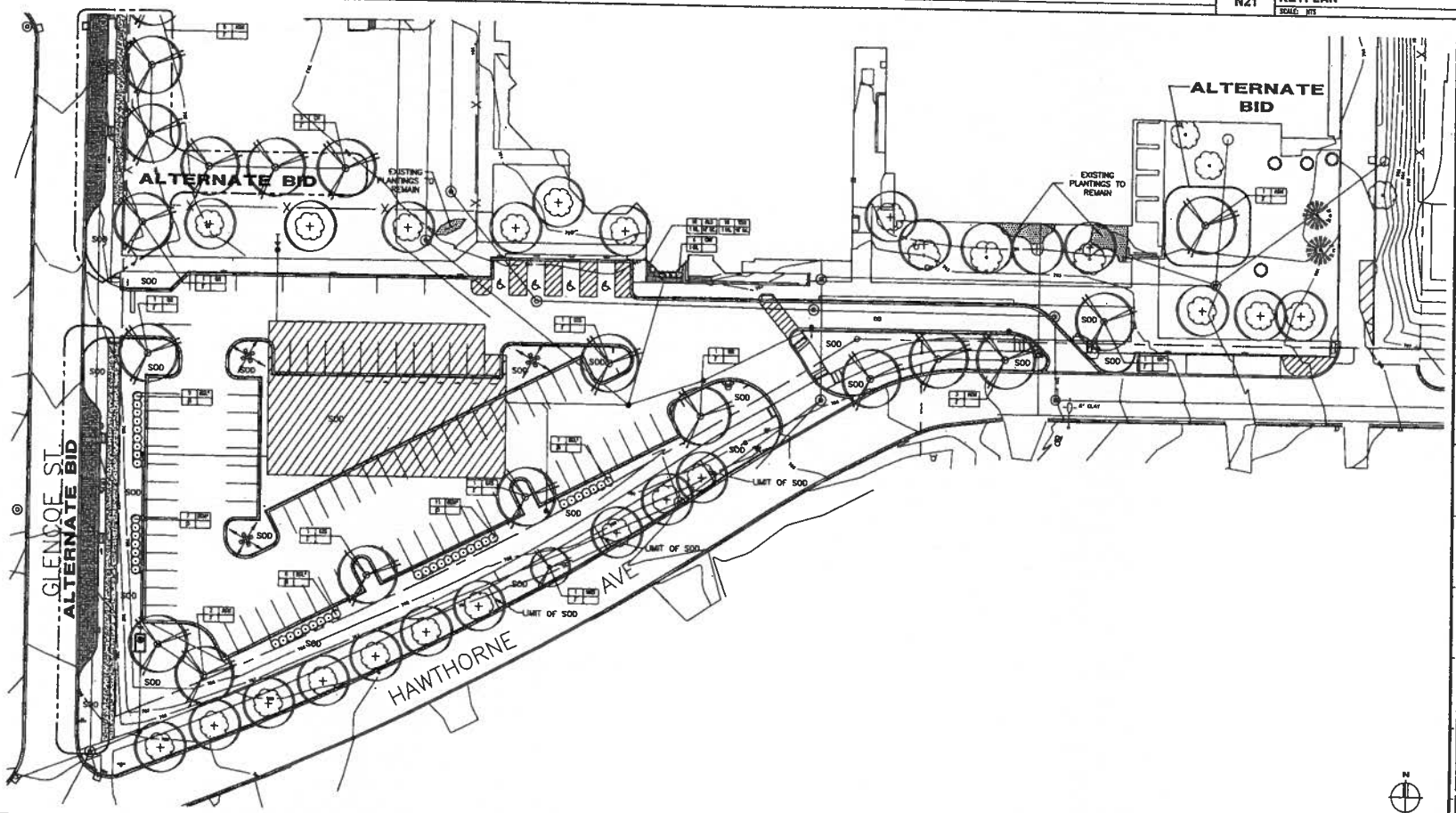
7. WHEN MULTIPLE SPECIES OF PERENNIALS ARE SPECIFIED FOR THE SAME AREA, UNIFORMLY INTERPLANT TOGETHER IN THE SAME AREA.

8. UNDER THE BASE BID CONTRACT, MULCH ALL NEW TREES AND PLANTINGS ACCORDING TO THE INSTALLATION DETAILS. ADDITIONALLY, TOPDRESS THE MULCH AROUND EXISTING TREES DESIGNATED TO REMAIN (TREES #23-52 AS IDENTIFIED ON THE TREE INVENTORY PLANS). MULCH QUANTITY IN MATERIAL SCHEDULE INCLUDES MULCH REQUIRED FOR BOTH EXISTING AND NEW MATERIALS.

N1 GENERAL NOTES
SCALE: NTS



N21 KEYPLAN
SCALE: NTS



A1 LANDSCAPE PLAN - SOUTH (ALTERNATE BID C-1)
SCALE: 1/32" = 1'-0"

NO	DATE	DESCRIPTION
		ISSUANCE
	1/17/12	ISSUED FOR BID
	2/17/12	REISSUED FOR BID
	2/28/12	REISSUED FOR VARIANCE
	3/14/12	REISSUED FOR VARIANCE

FGM ARCHITECTS
OAK BROOK OTTAWA CHICAGO
2211 West 22nd Street, Suite 705
Oak Brook, IL 60523-2019
Phone: 630.574.4300
Fax: 630.574.8292
www.fgmarchitects.com

PROFESSIONAL SEAL
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2012 SITE IMPROVEMENTS AND PAVING WORK
HADLEY JUNIOR HIGH SCHOOL
GLEN ELLYN SCHOOL DISTRICT #41
793 N. MAIN ST, GLEN ELLYN, IL 60137

LANDSCAPE PLAN - SOUTH AND NOTES (ALTERNATE BID C-1)

SHEET NO.
L0.06

JOB NO. 9-1023.01