A-6K

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michele Stegall, Village Planner
Kasey Matthews, Planning Intern

DATE: May 7, 2012

RE: 413 N. Main Street – Downtown Interior Improvement Grant Application

Background

The Downtown Interior Improvement Grant Program was created to strengthen the downtown shopping district by attracting new retail businesses and assisting existing retailers with eligible expansion plans. Approved projects are eligible to receive a matching grant of fifty (50) percent of the actual improvement costs up to a maximum of $15,000. $100,000 has been budgeted this fiscal year for the Village's two grant programs. Including this request, three (3) grant applications have been received requesting a total of $31,430 in funding.

On April 11, 2012, Lesley Vesevick, a local resident and owner of the proposed business Papier Girl and lessee of the property at 413 N. Main Street, applied for a $15,000 Downtown Interior Improvement Grant for an interior renovation of the tenant space located on the aforementioned property. This mixed-use building is located in the C5A Central Business District Central Retail Core Sub-district on the east side of N. Main Street, north of Hillside Avenue and south of Duane Street. The first floor retail space was previously occupied by Larc Jewelers. Lesley Vesevick is requesting assistance for the renovation of this tenant space making it suitable for her boutique stationary business. Ms. Vesevick is proposing to relocate her business from downtown Naperville to the proposed location.

The previous interior space has been demolished including the drop ceiling, drywall, floor coverings lighting and bathrooms. The applicant plans to completely update the space including the replacement of broken floor joists and boards, installation of hardwood flooring, upgrade of the electrical panel, installation of new can lighting, drywall ceiling and five (5) audio visual fire protection devices to the exiting panel, and the construction of an ADA bathroom, an office and a storage room. The applicant also plans to install new permanent shelving throughout the space. The total cost estimate for the project is $36,300 and the applicant is requesting a grant of $15,000. $29,100 of the total project costs is eligible for grant assistance. Because the grant program allows a maximum reimbursement of only fifty (50) percent of actual project costs up to $15,000, the applicant is only eligible for assistance up to $14,550.

Issues

Downtown Interior Improvement Grants are available to all new or expanding retail businesses which generate retail sales tax in the Village's downtown commercial district. Eligible applicants include commercial property owners and retail business owners. On April 23, 2012 the Village

Board approved several changes to the Downtown Interior Improvement Grant Application including changes to the list of eligible improvements. Work which qualifies for assistance through the Downtown Interior Improvement Grant Program according to the new application includes walls, ceilings, sub-floors, permanent fixtures excluding shelving that is bolted on, hard surface materials for exterior retail space, life safety upgrades, utility related improvements, and major kitchen equipment that will remain with the building.

Because the request was submitted on April 11, 2012 prior to the changes to the eligibility requirements, it should be reviewed based the requirements in the pre-April 23 application. According to the old application, the following proposed improvements are eligible for grant assistance: drywall walls and ceiling, ADA bathroom, hardwood flooring, lighting, electrical upgrade, HVAC reconfiguration, fire protection devices, permanent wall shelving and carpentry. If the request was reviewed based on the new eligibility requirements, the proposed lighting and shelving may no longer qualify for assistance.

Staff has reviewed the request and believes the following proposed improvements are eligible for the Downtown Interior Grant Application: drywall walls and ceiling, ADA bathroom, hardwood flooring, lighting, electrical upgrade, HVAC reconfiguration, permanent shelving, carpentry and fire protection devices.

Action Requested

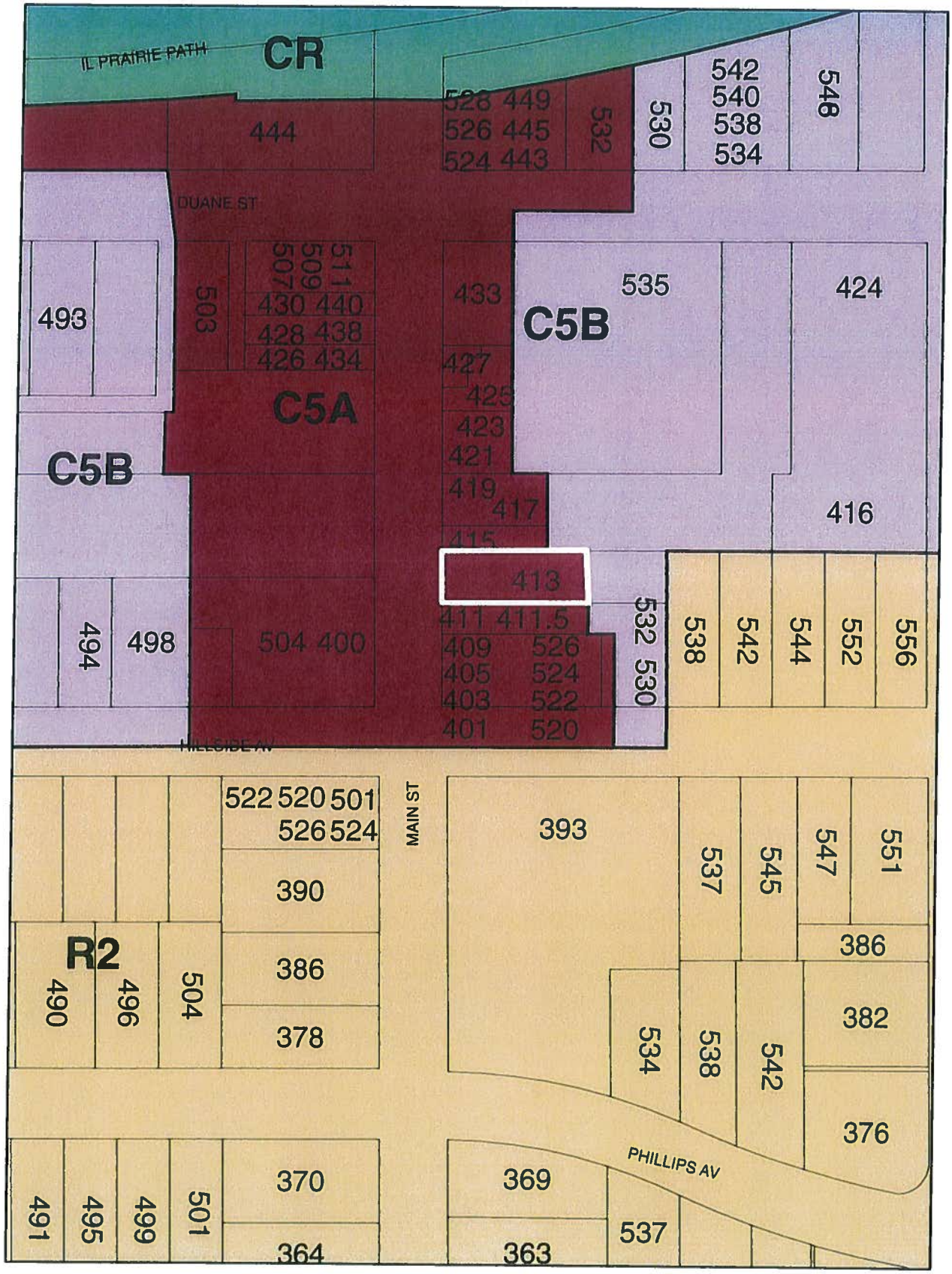
The Village Board may approve this request for a $14,550 Downtown Interior Improvement Grant, approve a different grant amount, or choose to deny the request.

Attachments

- Location Map
- FY 12-13 Village Grant Programs Summary chart updated May 1, 2012
- Papier Girl Downtown Interior Improvement Grant Application

CC: Lesley Vesevick, Business Owner - Papier Girl

413 N Main Street



Prepared By: Kasey Matthews
Date: May 7, 2012
Aerial Photo Circa 2009

0 175 350 700 Feet

N

VILLAGE GRANTS PROGRAM

Updated 5/3/12

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	TOTAL # OF REVIEWS	REVIEW TIME/DAYS	WEEKS	MONTHS	AMOUNT REQUESTED	AMOUNT APPROVED
FY 10/11											
Gratto		433 Main	Façade		11/18/2010					$ 10,000.00	$ 10,000.00
Treasure House		479 Pennsylvania	Façade		12/16/2010					$ 3,000.00	$ 3,000.00
Marcel's	Jillian Foucre	490 N. Main	Interior	1/9/2011	1/20/2011	1	11	1.57	0.37	$ 15,000.00	$ 12,341.00
									TOTAL ENCUMBERED FY 10/11	**$ 28,000.00**	**$ 25,341.00**
FY 11/12											
Marcel's	Jillian Foucre	490 N. Main	Façade	6/8/2011	6/27/2011	1	19	2.71	0.63	$ 15,000.00	$ 15,000.00
Costello	Joe Costello	474 N. Main	Interior	6/20/2011	6/27/2011	1	7	1.00	0.23	$ 20,000.00	$ 15,000.00
Key Investment	Jeanine Valdez	462 Park	Façade	6/22/2011	7/25/2011	3	33	4.71	1.10	$ 10,000.00	$ 5,000.00
Larc Jewelers	Jay Gilbert	479 N. Main	Façade	4/27/2011	4/23/2012	1	362	51.71	12.07	$ 1,876.00	$ 1,876.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Façade	7/8/2011	11/14/2011	2	129	18.43	4.30	$ 526.00	$ 526.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Interior	10/14/2011	11/14/2011	2	31	4.43	1.03	$ 12,500.00	$ 12,500.00
Subway	Suryakant Patel	572 Crescent	Interior	10/3/2011	11/14/2011	2	42	6.00	1.40	$ 15,000.00	$ 15,000.00
Subway	Suryakant Patel	572 Crescent	Façade	10/3/2011	not approved	1				$ -	$ -
Veiled by Cha Cha	Antoinette Cervantes	524 Duane	Façade	9/6/2011	*incomplete*						
New Business	Andy Hortatsos	542 Crescent		*expected 2012*							
				AVERAGE REVIEW TIME		**1.63**	**89.00**	**12.71**	**2.97**		
										$ 74,902.00	**$ 64,902.00**
FY 12/13											
New Business	Andy Hortatsos	542 Crescent		*expected 2012*							
Katy's Boutique	Katy Balabinis	427 Main	Façade	3/27/2012	5/14/2012	2	48	6.86	1.60	$ 3,480.00	
AliKat	Sandra Moore	499 Pennsylvania; #B	Interior	4/11/2012	5/14/2012	1	33	4.71	1.10	$ 12,950.00	
Papier Girl	Lesley Vesevick	413 Main	Interior	4/11/2012	*5/14/2012*	1	33	4.71	1.10	$ 15,000.00	
				AVERAGE REVIEW TIME		**1.33**	**38.00**	**5.43**	**1.27**		
										$ 31,430.00	**$ - **

RECEIVED
APR 11 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN
Downtown Interior Improvement Grant Program Application

REQUIRED SUBMITTALS WITH APPLICATION:

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

BUSINESS OWNER INFORMATION

Business Owner Name: Lesley Vesevick

Home Address: 864 Western Avenue, Glen Ellyn IL 60137

Business Name: Papier Girl

Business Address: 413 N. Main Street, Glen Ellyn IL 60137

Business Phone:

Other Phone: 708-601-4226

Email Address: lesley@sentimentsinc.com

Fax Number:

Estimated Opening Date of Business: June 1, 2012

PROPERTY OWNER INFORMATION

Property Owner Name:	413 Main Street LLC
Address:	580 N. Bank Lane, Suite 33, Lake Forest IL
Phone:	847 735 0656
Email Address:	svigosoffice@svigos.com
Fax Number:	847 735 8060

DESCRIPTION OF PROPOSED IMPROVEMENTS

I propose to demolish the former Larc Jeweler space removing the existing drop ceiling drywall, floor coverings, lighting and bathrooms. I plan to completely update the space including the following: Update electrical panel, install hardwood floor, new can lighting, drywall ceiling, new ada bathroom, paint the walls, replace any broken joists or floor boards when installing hardwood, build a small office and storage room. Additionally, I will install new permanent shelving throughout the space. We would also make any other updates as per the architects advice. We will add fire protection devices through out the space comply with any applicable codes.

ITEMIZED ACTIVITY DESCRIPTION	COST
Demolish Premises	$3000
Drywall walls and ceiling	$2,500
Architectural Plans	$2,400
ADA Bathroom - fixtures, grab bars etc	$4,000
Hardwood Flooring	$5,800
Lighting	$2,000
Electrical Update	$7,500
HVAC Re-configuration	$800
Painting	$1,800
Wall Shelving	$2,000
Carpentry	$3,000
Fire Protection Devices	$1,500

TOTAL PROJECT COST:	$36,300
AMOUNT OF GRANT ASSISTANCE REQUESTED:	$15,000

APPLICATION CERTIFICATION

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

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

Lesley Vesevick
Applicant Name (PRINT)

Applicant Signature

4/11/12
Date

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

413 Main Street LLC
Property Owner Name (PRINT)

Property Owner Signature

4/11/12
Date

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

Application is: _____ Approved _____ Denied

_____ _____
Village President Date

_____ _____
Planning and Development Director Date

STORE LEASE

STORE LEASE DATED April 4, 2012, BETWEEN 413 MAIN STREET LLC C/O SVIGOS ASSET MANAGEMENT ("LANDLORD") AND SENTIMENTS DESIGN INC. D/B/A PAPIER GIRL ("TENANT") FOR 413 N. MAIN STREET – STORE FRONT 1&2 (FORMERLY LARC JEWELERS) ("PREMISES") LOCATED IN THE MIXED USE BUILDING AT 413 N. MAIN STREET, GLEN ELLYN, IL (THE BUILDING) WITH A SQUARE FOOTAGE OF APPROXIMATELY 1,100 S/F.

1. **Term of the Lease.** The term of the Store Lease (hereinafter the "Lease") shall be 39 Months, commencing upon the earlier date of the following, Completion of construction being Landlord passing the "Final Building Inspection" **or** Tenant opening for business (the "Commencement Date").

2. **Base Rent.**
   a. Tenant shall pay to Landlord a minimum annual rent (not including proportional share of real estate tax, common area maintenance or any other charges or fees), commencing on the Commencement Date and continuing throughout the Term, in lawful money of the United States, the rental amounts as set forth in the following schedule:

Lease Year	Rent Per Foot
Month 1-2	Free
Month 3-14	$18.50
Month 15	Free
Month 16-27	$19.00
Month 28-39	$19.50

   b. Base Rent shall be calculated on per foot basis on the actual square footage of Tenant's space in accordance with the standard method of floor measurement as determined by the Building Owners and Managers Association International (BOMA).
   c. Upon signing this Lease Tenant will pay Landlord the full Security Deposit of $1,695.83 as described herein and one month's rent $1,695.83 which will be applied to Month three (3) of the Lease agreement.
   d. Such Base Rent shall be payable in advance, without demand and without abatement, reduction, set-off or deduction, on the first day of each calendar month during the Term. If the Commencement Date shall fall on a day other than the first day of a calendar month, the Base Rent shall be apportioned pro rata on a per diem basis for said month.
   e. Tenant covenants to pay the Base Rent and additional payments are independent of any other covenant, condition, provision or agreement herein contained. Except as otherwise herein expressly provided, nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder, or limit any other remedy of Landlord.
   f. All rents must be paid via ACH Transfer, otherwise known as "Direct Deposit" to

Svigos Asset Management's account at Landlord's bank of choosing, if Tenant is unable or refuses to pay rent via ACH/Direct Deposit there will be a $15 handling fee per check which must be included with each rent payment or paid upfront yearly ($180 per year); no third party checks accepted under any circumstances.

g. All payments of base rent, any real estate taxes, any common area maintenance fees and any other additional monies due monthly and or periodically as herein described shall be defined Rent for any purposes pertaining to this Lease

3. **Delinquency Charges.** To each and every installment of Rent including but not limited to base rent, tax, cam or other charges or fees which are not received by Landlord within five (5) days after the due date, there shall be added a delinquency charge equal to 5% of total rent due or any other outstanding amount on Tenant's ledger due, payable immediately without the necessity of notice or demand by Landlord and said amount shall be Additional Rent as defined herein. This delinquency charge is not an interest charge and is charged to insure prompt payment of rent and reimburse Landlord for late rent collection processing. This delinquency charge shall be imposed on the entire balance of rent and any other fees charged by Landlord for each period that said payments are due. Monthly Rent payments together with any additional rental amounts outstanding shall be due and payable not later than the first (1st) day of each calendar month. Any delinquency charge imposed by Landlord is in addition to the Landlord's right to treat Tenant in default in accordance with any provisions listed above, and shall be cumulative of all of Landlord's remedies. Any delinquency charge owing hereunder shall be considered additional rent due hereunder and the failure of the Tenant to pay any delinquency charge due hereunder shall be deemed a default by Tenant. In addition, interest shall accrue on all past due sums at an annual rate equal to three percent (3%) in excess of the prime rate of interest announced from time to time by Chase Bank, Chicago, or its successor institution, but not in excess of the maximum legal rate. Such interest shall also be deemed additional rent. Notwithstanding this service and interest charge, Tenant shall be in Default if all payments required to be made by Tenant are not made at or before the times herein stipulated. Additionally in the event that Tenant makes a payment by check for rents and charges is returned for any reason, Tenant agrees to pay Landlord the sum of One Hundred Dollars ($100) as a handling charge in addition to any applicable late charge. Returned checks must be redeemed by cashier's check or money wire in addition to any late charges.

4. **Security Deposit**. As security for the performance of its obligations under this Lease, Tenant upon signing of this Lease, Tenant shall pay to Landlord a security deposit (the "Security Deposit") of $1695.83 to be held for the duration of this Lease and any extension or option periods. Landlord may commingle such Security Deposit with other funds held by Landlord. Within thirty (30) days after the termination of this Lease, if such termination is not the result of Tenant's default hereunder, Landlord agrees to refund the balance of the Security Deposit without interest thereon, together with a statement for any expenditure made therefrom.

5. **Acceptance of Premises**. The Tenant's taking possession shall be conclusive evidence as against the Tenant that the Premises were in good order and satisfactory condition when the Tenant took possession. No promise of the Landlord to alter, remodel, decorate, clean or improve the Premises and to representations respecting the condition of

the Premises have been made by the Landlord to the Tenant, other than as may be contained herein or as a separate amendment to this agreement. Tenant's taking possession shall be subject to Landlord's reasonable approval of Tenant's work.

6. **Maintenance, Repair, Replacement and Real Estate Tax**.
   a. Landlord shall maintain and make all necessary structural repairs, replacements and alterations to the Building, including, but not limited to, foundations, roofs, exterior walls, marquees, structural columns and structural beams (excluding all windows and window frames, plate glass and doors); and plumbing outside of tenant's premises provided, however, that
      i. the cost of repairing any damage to the Building caused by the act or neglect of Tenant, its agents, employees or invitees shall be paid by Tenant, and;
      ii. Landlord will operate maintain and repair the common areas of the building and shall pay expenses incurred in maintaining, restoring, and repairing the common areas including Landlord's building property insurance and liability insurance;
      iii. Landlord shall not be responsible for the maintenance or repair of electrical or plumbing fixtures located within or as part of the Premises or the maintenance or repair of any system, fixture of structure installed as a part of or in connection with Tenant's Work. Tenant shall take possession of premises as is or in accordance with any attached work letter. Landlord is responsible for the maintenance and or repair of electrical or plumbing fixtures outside the premises as long as the maintenance and or repair is not caused by the neglect of Tenant.
   b. Landlord shall pay or cause to be paid all real estate taxes assessed or imposed upon the property, which become due or payable during the Lease Term. The term "real estate taxes" shall mean and include all real estate taxes, public and governmental charges and assessments, including incurred by Landlord in contesting or negotiating with public authorities as to any of the same, and all sewer and other taxes and charges, but shall not include Tenant's machinery, equipment, inventory or other personal property or assets of the Tenant, Tenant agrees to pay all taxes upon or attributable to such excluded property without Landlord's request.

      Tenant agrees to pay their overall proportionate share of real estate taxes in excess of the base year real estate taxes of 2011, and that shall be that portion thereof which bears the same ratio to the total of such taxes as the store floor area bears to all rentable floor areas in the building as of the first day of the calendar year in which such taxes are payable being 6.06%. Landlord agrees that Tenant's real estate tax responsibility will not exceed a 7% increase over the previous year. Tenant agrees to pay any shortfall between Tenant's monthly tax payment and the actual Real Estate Taxes paid by Landlord for Tenant's proportionate share of the building within 30 days of receipt of invoice from Landlord.

   c. The term "Common Areas" shall mean the interior and exterior areas and facilities within the Shopping Center/Building, which are: (i) not leased to a tenant, or (ii) by nature not leasable to a tenant for the purpose of the sale of merchandise or the rendition of services to the general

public. Common Areas shall include but shall not be limited to all parking areas and facilities, roadways, driveways, entrances and exits, truck service ways and tunnels, utilities, water filtration and treatment facilities, retention ponds or basins located within or outside the Shopping Center/Building, retaining and exterior walls, sidewalks, open and enclosed malls, outside courts, inside courts, arcades, covered hallways, landscaped and planted areas, escalators, stairways, elevators, service corridors, service areas, loading docks, hallways, public restrooms, community rooms or areas, wooden or metal porches used for the means of ingress or egress, roofs, equipment, signs and any special services provided by Landlord for the common or joint use and benefit of all tenants or other occupants of the Shopping Center/Building, their employees, customers and invitees.

During the Term of this Lease Tenant is granted, subject to Landlord's rules and regulations promulgated by Landlord from time to time, the nonexclusive license to permit its customers and invitees to use the sidewalks, the entrance and exit ways designated by Landlord for access and egress to and from the Premises from a public street or highway. Notwithstanding anything contained in this Lease to the c o n t r a r y Landlord shall have the right, at any time and from time to time, without notice to or consent of Tenant, to change the size, location, elevation and nature of any of the stores in the Shopping Center/Building or of the Common Areas, or any part thereof, or of the common areas of the Shopping Center/Building, including, without limitation, the right to locate and/or erect thereon kiosks, structures and other buildings and improvements of any type. Subject to any easements and restrictions of record granted or approved by Landlord from time to time, Common Areas shall be subject to the exclusive control and management of Landlord, and Landlord shall have the right, at any time and from time to time, to establish, modify, amend and enforce rules and regulations with respect to the Common Areas and the use thereof. Tenant agrees to abide by and conform with such rules and regulations on notice thereof and to cause its permitted concessionaires, invitees and licensees and its and their employees and agents to do the same.

d. Tenant shall, at its own cost and expense completely maintain the Premises including but not limited to:
   i. keep the Premises decorated, in good order and repair and in a tenantable condition during the Term;
   ii. maintain in good condition and repair all electrical, plumbing and sewer fixtures and systems located within or serving the Premises, and all the heating, ventilating and air conditioning systems located within or serving the Premises;
   iii. Tenant shall pay its proportionate share of, heating and other such systems common to the Building;
   iv. install, maintain, repair and replace as needed such fire protection devices as may be required by any governmental body or insurance underwriter for the Building, including but not limited to 24hr illuminated exit signs with battery back up, emergency lights with battery back up, fire extinguishers (inspected and retagged yearly). In the event that relevant governing authority requires Landlord to install a fire alarm panel and associated devices Tenant is responsible for the yearly maintenance of such items including but not limited to strobes, fire/smoke detectors, fire alarm panel, and fire monitoring service but not repair of the panel in the event of damage not due to fault of Tenant;
   v. Tenant is responsible for the maintenance, repair, starting up or initial

service and or replacement of any heating, cooling or ventilation devices/systems serving the premises whether existing or installed during or prior to the commencement of the lease. Tenant is further required to change Tenant's air conditioning / furnace filter as necessary, but not less than five (5) times a year and have Tenant's air conditioner and heater serviced as necessary, but not less often than three (3) times a year by a qualified and licensed HVAC technician and at the sole discretion of the Landlord, Landlord may request proof from Tenant, in the form of receipts and work orders, proving HVAC devices serving the premises have indeed been properly maintained, failure to provide will constitute a breach of Tenant's maintenance obligation thus breaching this lease;

vi. Tenant is responsible for the maintenance, repair, and replacement of all plate glass within or part of the Premises, such as but not limited too doors, store fronts, windows, partitions, transits and sky lights;

vii. Tenant is responsible for the maintenance, repair and replacement of all windows/doors, such as but not limited too window frames, moldings, window/door systems, doors, doorframes, door locks, door opening/closing mechanisms, door handles, any door hardware, etc for all windows/doors serving or within the premises;

viii. Tenant, at its expense, shall make any and all repairs to the Premises as may be necessitated by any break-in, forcible entry or other trespass into or upon the Premises, regardless of whether or not such entry and damage is caused by the negligence or fault of Tenant or Landlord or occurs during or after business hours;

ix. Tenant is responsible for providing adequate heat during winter to ensure the free flow of all plumbing, sewage, and sprinkler systems including free flow up to the common sewer line being a temperature of at least 64 degrees Fahrenheit;

x. Tenant is responsible for the replacement of any damaged ceiling tiles regardless of the cause of the ceiling tile's damage;

xi. make all other repairs and replacements to the Premises, and

xii. Tenant shall remove all debris from Premises during tenancy.

xiii. If Tenant fails to make or commence to make such repairs or replacements promptly after written notice thereof from Landlord, Landlord may, in its sole discretion, do so and Tenant shall pay to the Landlord the reasonable cost with a 20% surcharge thereof within five (5) days of being billed therefore.

e. Landlord may enter the Premises at all reasonable times to make such repairs and alterations to the Premises or any property or equipment located therein as Landlord shall desire, deem necessary or be required to do by any governmental authority or judicial order. In making such entry, Landlord shall use its best efforts not to unreasonably interfere with Tenant's occupancy of the Premises, and, except in the event of an emergency, shall enter only upon reasonable prior notice to Tenant explaining the reasons thereof.

7. **Tenant & Landlord Work.**

All Tenant work is to be performed by Tenant at its expense ("Tenant's Work") in accordance with the provisions hereof:

a. All entry into the Premises and work done by Tenant shall be at Tenant's risk.

b. Tenant shall prepare and submit to Landlord store design and working drawings of Tenant's Work with respect to the Premises prepared in the manner and within any agreed time periods. In the event Tenant's plans and specifications, in the sole judgment of Landlord or Landlord's architect, are incomplete, inadequate or inconsistent with the terms of this Lease and/or do not conform to the standards of design, motif, decor and quality established or adopted by Landlord and/or would tend to create an imbalance with or be incompatible with adjoining premises, and/or would subject Landlord to additional costs or expenses in the performance of Landlord's Work, and/or would provide for or require any installation or work which is or might be unlawful or create an unsound or dangerous condition or adversely affect the structural soundness of the Premises or the building of which the same forms a part, and/or would interfere with the use and enjoyment of any adjoining space in the building in which the Premises are located, then, in the event Landlord determines that Landlord and Tenant are unable to agree upon store design drawings and/or working drawings, Landlord shall have the option, upon ten (10) days' written notice to Tenant instructing Tenant to cure said errors in architectural plans/drawings.

   i. If Tenant does not cure the errors requested within 10 days Landlord and Tenant agree this is a material default of the lease.

   ii. Tenant will be required to cease all work and vacate the space immediately until architectural plans and drawings are corrected, Lease will remain in full force and effect for the remainder of the term.

c. All work performed by Tenant shall be subject to Landlord's prior written approval and shall be in accordance with good construction practices, all applicable laws, codes, ordinances, regulations, and insurance requirements and Landlord's reasonable rules and regulations.

d. No material deviations from the formal plans and specifications, once approved by Landlord, shall be permitted. Landlord's review of Tenant's plans and specifications shall not constitute the assumption of any responsibility by Landlord for their accuracy or sufficiency, and shall in no event create an express or implied confirmation that Tenant's design and/or working drawings have been prepared in accordance with the requirements of applicable laws, codes, ordinances and regulations. Further, Landlord shall have no responsibility or liability for any loss or damage to any property belonging to Tenant. Tenant agrees to pay for all the utilities used or consumed in the Premises by Tenant on and after the date Tenant commences their work within the Premises (Delivery Date). Tenant shall obtain, at Tenant's sole expense, all certificates and approvals, which may be necessary so that a certificate of occupancy for the Premises may be issued. Copies of all such certificates shall be delivered to Landlord prior to Tenant commencing Tenant's Work. Tenant shall give Landlord immediate written notice of any and all structural problems and building code violations encountered in accordance with Tenant's Work. Landlord shall have the right, but not the duty, to inspect construction operations in connection with any work on the Premises. Upon the issuance of the certificate of occupancy, a copy thereof

shall be immediately delivered to Landlord.

Except for Landlord's Work, Tenant shall ready the Premises for the opening of Tenant's business by the Term Commencement Date. Tenant may not make any exterior or structural alterations to the Premises without the prior written consent of Landlord. In addition, Tenant shall not make any interior alterations, except for alterations to the decor of the Premises provided such alterations affect color or merchandising aspects of the interior only, without giving prior written notice to Landlord and Landlord giving Tenant its written consent therefore. Any such alterations shall be performed in a good and workmanlike manner and in accordance with applicable legal and insurance requirements and the terms and provisions of this Lease.

In the event that any mechanic's lien is filed against the Premises or Shopping Center as a result of any work or act of Tenant, Tenant, at its expense, shall discharge or bond off the same within ten (10) days from the filing thereof. If Tenant fails to discharge said mechanic's lien, Landlord may bond or pay without inquiring into the validity of merits of such lien and all sums so advanced shall be paid to Landlord as Additional Rent. Prior to the commencement of any work by Tenant, Tenant shall obtain public liability and worker's compensation insurance to cover every contractor to be employed by Tenant, and shall deliver duplicate originals of all certificates of such insurance to Landlord for written approval.

If, in an emergency, it shall become necessary to make repairs required to be made by Tenant, Landlord may reenter the Premises and proceed to have such repairs made and pay the costs thereof. Tenant shall pay Landlord the costs of such repairs as Additional Rent.

8. **Rights Reserved by Landlord**. Landlord reserves and shall have the following rights, execrable, unless otherwise herein provided, without notice, without liability to Tenant for damage or injury to person, property or business, without being deemed an eviction or disturbance in any manner of Tenant's use or possession of the Premises and without relieving Tenant from its obligation to pay Base Rent and Additional Payments when due or from any other obligation hereunder:
   a. To change the Building's name or on one (1) year's notice unless otherwise required by law to change the street address of the Building;
   b. To install, affix and maintain any and all signs on the exterior and/or interior of the Building consistent with the operation of a first-class office building;
   c. On advance notice to and approval by an employee of Tenant, to display the Premises to prospective tenants at reasonable hours during the last one hundred and twenty (120) days of the Term (or, if the Term of this Lease has been extended pursuant to Paragraph 22 hereof, during the last one hundred and twenty (120) days of the Term of this Lease as extended) and, if the Premises are vacant during the Term, to decorate, remodel, repair or otherwise prepare the Premises for re-occupancy, provided it will not disrupt normal business activities;
   d. To change the arrangement and/or location of entrances, doors, corridors, stairs, toilets or other public parts of the Building; provided, that such alterations do not allow other tenants of the Building or the public access to or passage through the Premises and as to no unreasonably interfere with Tenant's normal business operations;

e. To take any and all reasonable measures, including inspections, repairs, alterations, decorations, additions and improvements to the Premises or to the Building, as may be necessary or desirable in the operation thereof for the safety, protection or preservation thereof or Landlord's interest therein, provided Landlord will make reasonable efforts to minimize interference with Tenant's business;

f. To retain at all times master keys or passkeys to the Premises other than that portion of the Premises designated by Tenant as record keeping or vault areas which, when locked, shall be under Tenant's exclusive control, provided, however, that Landlord agrees that, except in cases of emergency, Landlord will not enter the Premises unless Landlord has provided Tenant with prior notice and Tenant shall have the right to accompany Landlord in each instance of Landlord's entry onto the Premises;

9. **Damage by Fire or other Casualty**.

a. If the Premises or the Building are damaged by fire or other casualty, but are not made substantially un-tenantable, the Landlord shall proceed with due diligence to repair and restore the Building or Premises unless such damage occurs during the last eighteen (18) months of the Term (or, if the Term has been extended pursuant to Paragraph 26 hereof, during the last eighteen (18) months of the Term as extended), in which event Landlord shall have the right to terminate this Lease by delivery of written notice of such termination within thirty (30) days following the damage. If Landlord does not elect to terminate this Lease as hereinafter provided, it shall proceed with due diligence to repair and restore the Building or Premises. Substantially untenable shall be defined as more than 50% of the Premises or Building being un-tenantable.

b. If the Building or the Premises are made substantially un-tenantable by fire or other casualty, then Landlord shall, no later than sixty (60) days following the damage, give Tenant a notice in writing electing either:
   i. to terminate this Lease or
   ii. to repair and restore the Building or Premises, including, at Landlord's option, demolishing and rebuilding the same.

c. If Landlord notifies Tenant of its election to repair and restore (or demolish and rebuild) the Premises or Building, said notice shall contain Landlord's reasonable estimate of the time required to substantially complete the repair and restoration (or demolition and repair). If such estimate states that the time so required will exceed 60 days from the date of the damage, the Tenant shall have the right to terminate this Lease by delivery of written notice not later than twenty (20) days after the date of Landlord's notice. If Tenant fails to exercise its right to terminate this Lease, as herein provided, or if Landlord's estimate indicates that the repair and restoration (or demolition and rebuilding) can be substantially completed within 60 days, this Lease shall remain in full force and effect and Landlord shall proceed with due diligence to repair and restore the Building or Premises. If Landlord or Tenant elects to terminate this Lease, as provided above, the term of this Lease shall expire upon the thirtieth (30th) day after such notice is given. Tenant shall vacate the Premises, and surrender the same to Landlord. If all or any part of the Premises are rendered un-tenantable by fire or other casualty and this Lease is not terminated, the Base Rent due shall abate of all or the part of the

Premises which are un-tenantable on a per diem basis from and after the date of the fire or other casualty and until the Premises are substantial repaired or restored, unless the fir or other casualty was caused by the intentional or negligent act or failure to act of Tenant or any of Tenant's agents, guests or employees.

10. **Condemnation.** In the event that the whole or any substantial part of the Premises shall be taken in any proceeding by any public authority by condemnation or otherwise, or be acquired for public or quasi-public purposes, this Lease shall terminate as of the date of the taking of possession by the condemning authority and the Base Rent and all Additional Payments payable by Tenant shall cease as of the date Tenant vacates the Premises.

11. **Event of Default.** Each of the following shall be an "Event of Default":

    a. If Tenant fails to pay any installment of Base Rent, Additional Payments, or any other payment of money to be paid by Tenant under this Lease, within five (5) days after the same is due; or
    b. If Tenant fails to observe or perform one or more of the other terms, conditions, covenants or agreements of this Lease and such failure shall continue for a period of twenty (20) days after written notice from Landlord specifying such failure (unless such failure requires work to be performed, acts to be done, or conditions to be removed which cannot by their nature reasonably be performed, done or removed, as the case may be, within such twenty (20) day period, in which case no Event of Default shall be deemed to exist so long as Tenant shall have commenced to same within such twenty (20) day period and shall diligently and continuously prosecute the same to completion); or
    c. If Tenant makes an assignment for the benefit of creditors, admits its inability to pay its debts or takes any action towards a general compromise of its debts or a composition with its creditors; or
    d. If all or a substantial part of the assets of Tenant, including the leasehold interest hereunder of Tenant, are attached, seized or become subject to a writ or distress warrant, are levied upon or come within the possession of any receiver, trustee, custodian or assignee for the benefit of creditors and such attachment, seizure, writ, warrant of levy is no withdrawn or removed within forty-five (45) days of its filing; or
    e. If a notice of lien or levy is filed with respect to all or any of Tenant's assets located on the Premises by any federal, state, county or municipal body, department, agency or instrumentality for taxes or debts then owing by Tenant and such notice is not released or withdrawn within forty-five (45) days of its filing; or
    f. If a judgment or other claim becomes a lien or encumbrance upon all or any of Tenant's assets located on the Premises and such judgment or claim is not vacated or satisfied within forty-five (45) days after its entry or filing; or
    g. If Tenant abandons the Premises by leaving the Premises or by failing to operate the premises more than three hours a day on normal working days or closes the shop for more than 5 consecutive days during normal working hours for a similar shop.

12. **Termination.** Upon the occurrence of an Event of Default under Paragraph 11, Landlord may, at its option, at any time thereafter, without notice, terminate this Lease or without terminating this Lease, forthwith terminate the Tenant's right to possession of the Premises and Tenant's obligations under this lease shall continue under said Lease. Whether Landlord elects to terminate this Lease or Tenant's right to possession, or effect upon and after Landlord's entry into possession without termination of this Lease, Landlord shall make reasonable efforts to re-let the Premises or any part thereof to any person, firm or corporation other than Tenant for such rent, for such term and upon such conditions as Landlord, in Landlord's sole discretion shall determine, and Landlord shall not be required to accept any tenant offered by Tenant (provided that such acceptance shall not be unreasonably refused) or to observe any instructions given by Tenant covering such re-letting as per awarded by a court.

In any such case, Landlord my incur expenses for repairs, alterations, improvements, additions and decoration of or to the Premises to the extent deemed necessary or desirable by Landlord for the purpose of re-letting the Premises. All such expenses plus all brokers' commissions and reasonable attorneys' fees incurred by Landlord in connection with any re-letting of the Premises shall be paid by Tenant to Landlord upon demand. If Landlord terminates Tenant's possession without termination of the Lease, Tenant shall, for the remainder of the Term, reimburse Landlord, on demand, for (a) any deficiency between rent and other charges reserved hereunder and the rent received by Landlord upon re-letting the Premises, and (b) the amount of any rent abatement given to Tenant pursuant to this Lease. If Landlord terminates the Lease, Landlord shall be entitled to recover from Tenant Base Rent and additional Payments including but not limited to Tenant's proportionate share of real estate taxes and common area maintenance fees which have accrued but are unpaid up to the date of termination, or for which Tenant has agreed. Tenant further agrees to indemnify Landlord under any provisions of the Lease, and all costs and expenses, including court costs and attorneys fees incurred by Landlord in the enforcement of its rights and remedies hereunder, and in addition Landlord shall be entitled to recover as damages for loss of the bargain (i) the un-amortized cost to Landlord, computed in accordance with generally accepted accounting principles, of the tenant improvements and alterations paid for by Landlord for the Premises on Tenant's behalf, (ii) the amount of any rent abatement given to Tenant, (iii) the aggregate sum which at the time of termination represents the excess, if any, of the present value of the aggregate rents (including Base Rent and Additional Payments) at the same annual rate for the remainder of the Term as then in effect over the present value of the aggregate fair market value of the Premises for the Term, such present worth to be computed on the basis of the per annum discount rate of six percent (6%) from respective dates upon which such Base Rent and Additional Payments would have been payable hereunder had the Lease not been terminated, and (iv) any of the damages suffered by Landlord arising form Tenant's default hereunder.

13. **Surrender of Possession**. Upon termination of this Lease, whether by lapse of time or otherwise, or upon any termination of Tenant's right to possession of the Premises without termination of the Lease, Tenant shall surrender and vacate the Premises immediately and deliver possession thereof to Landlord in clean, good and tenantable condition, ordinary wear and damage by fire or other casualty excepted. Upon any termination which occurs other than by reason of Tenant's default, Tenant shall be

entitled to remove from the Premises any built-in furniture, wall mounted shelving fixtures as long as walls are properly repaired, attached data or word processing or duplication equipment, trade fixtures, cables or appliances, provided that Tenant shall repair all damage resulting from such removal and shall restore the Premises to a tenantable condition. Subject to Paragraph 7, all other additions, decorations, fixtures, hardware and all improvements, temporary or permanent, in or about the Premises, whether placed there by Tenant or by Landlord shall remain Landlord's property and shall remain upon the Premises without compensation, allowance or credit to Tenant. In the event possession is not immediately delivered to Landlord or if Tenant shall fail to remove all of such property which it is entitled or directed to remove, Tenant hereby grants to Landlord to the extent permitted by law, full and free license to enter into and upon the Premises with or without process of law for the purposes of returning to Landlord the Premises as of Landlord's former estate, to expel or remove Tenant and any others who may be occupying the Premises and to remove any and all property therefrom using such force as may be necessary and permitted by law, without being deemed guilty of trespass, eviction or forcible entry or detained, and without relinquishing Landlord's right to rental or any other right hereunder.

14. **Holding Over.** If Tenant retains possession of the Premises or any part thereof after the termination of this Lease by lapse of time or otherwise, Tenant shall pay to Landlord Base Rent at one and one-half (1-1/2) the per diem rate payable for the month immediately preceding said holding over, computed on a per diem basis, for each day or part thereof that Tenant thus remains in possession, and, in addition thereto, Tenant shall pay to Landlord all reasonable direct damages sustained by reason of Tenant's retention of possession. Alternatively, Landlord by written notice to Tenant and not otherwise, may elect to treat such retention of possession by Tenant as an extension of the Term of this Lease for an additional one (1) year period (such extension commencing on the thirty-first (31st) day following the date of such notice) at a monthly Base Rent equal to one hundred fifty percent (150%) of the monthly Base Rent in effect for the last month of the Term, unless Tenant has by that time vacated the Premises. In the event Landlord elects to extend the term of this Lease, the provisions of the first sentence of this paragraph shall not be applicable. The provisions of this paragraph shall not be deemed to limit or exclude any of Landlord's rights of re-entry or any other right granted to Landlord hereunder or under law.

15. **Landlord's Performance of Tenant's Obligations.** If Tenant shall default in the performance of any of its obligations, other than nonpayment of rent, tax, cam or any other charges or fees, hereunder and such default shall continue after the expiration of any notice or grace period herein provided, Landlord may perform such obligation for the account and expense of Tenant upon five (5) days' written notice except in cases of emergency, and Tenant shall reimburse Landlord therefor upon demand.

16. **Waiver of Claims and Indemnity.**

    a. Tenant hereby releases and waives all claims against Landlord, the managing agent of the Building, and said persons' agents, employees and servants for injury or damage to person, property or business sustained in or about the Building or the Premises by Tenant, its agents, employees or servants, which injury or

damage results from any act, neglect, occurrence or conditions in or about the Building or the Premises, except to the extent that such injury or damage is caused by the negligence or willful or wanton act or omission by Landlord, the managing agent, or said persons' agents, employees or servants.

b. Landlord hereby releases and waives all claims against Tenant, and said persons' agents, employees and servants for injury or damage to person, property or business sustained in or about the Building or the Premises by Landlord, its agents, employees or servants, which injury or damage results from any act, neglect, occurrence or conditions in or about the Building or the Premises, except to the extent that such injury or damage is caused by the negligence or willful or wanton act or omission by Tenant, or said persons' agents, employees or servants.

c. Tenant hereby agrees to indemnify and hold Landlord, its agents, employees and servants harmless against any and all claims, demands, costs and expenses of every kind and nature, including reasonable attorneys' fees for the defense thereof, arising from Tenant's occupancy of the Premises or from any breach or default on the part of Tenant in the performance of any agreement of Tenant to be performed pursuant to the terms of this Lease, or from any act, omission or negligence of the Tenant, its employees, servants and agents in or about the Premises. In case any such proceeding is brought against Landlord, its agents, employees or servants, Tenant covenants to defend such proceeding at its sole cost and expense by legal counsel reasonably satisfactory to Landlord, if requested by Tenant.

d. Landlord shall have no responsibility for loss or damage to Tenant's personal property and no responsibility to insure the personal property of Tenant of whatever nature and wherever located on or within the Premises in the Building against any loss or damage thereto, however occasioned, it being understood and agreed that Tenant will so insure such personal property.

17. **Tenant's Insurance Coverage.**

a. Tenant, at Tenant's sole cost and expense, shall obtain and maintain, for the Term of this Lease, as extended, insurance policies in form and content, and issued by an insurer, reasonably acceptable to Landlord, providing the following coverage:

   i. all perils included in the classification "fire and extended coverage" under insurance industry practices in effect from time to time in the jurisdiction in which the Building is located covering Tenant's fixtures, equipment, furnishings, merchandise, alterations, improvements, Tenant's Work, and other contents in the Premises, for the full replacement value of said items;

   ii. plate glass insurance, if available; and

   iii. comprehensive generally liability insurance (including contractual liability) naming Landlord, and any mortgagee, as additional insureds, which policy is to be in the minimum amount of One Million Dollars ($1,000,000.00) combined single limit. Tenant shall deliver to Landlord certificates of insurance or duplicate originals of each such policy. Such policies described in this paragraph shall contain in provision that it shall;

   iv. not be cancelable and that it shall continue in full force and effect unless Landlord has received at least thirty (30) days' prior written notice of such cancellation or termination, and;

   v. not be materially changed without prior notice to Landlord.

vi. Landlord reserves the right to charge Tenant the equivalent of $500 per month or the equivalent to the monthly premium of Tenant's insurance coverage, whichever is higher, for any period of time that Tenant is un-insured.

18. **Rights of Recovery of Insurance.** Landlord and Tenant agree to have all fire and extended coverage and material damage insurance which may be carried with respect to the Premises or to the property located therein endorsed with a clause substantially as follows: "This insurance shall not be invalidated should the insured waive in writing prior to a loss any or all rights of recovery against any party of loss occurring to the property described herein." Landlord and Tenant hereby waive all claims for recovery from each other for any loss or damage to them or to any of their property insured under valid and collectible insurance policies to the extent of the proceeds collected under such insurance policies.

19. **Subordination for Lease.** This Lease and the rights of Tenant hereunder shall be and are hereby made expressly subject and subordinate at all times to the lien of any mortgage or trust deed now existing against the Building, and to all advances made or hereafter to be made upon the security thereof. Tenant agrees to execute and deliver such further instruments subordinating this Lease to the lien of any such mortgage or trust-deed as may be requested in writing by Landlord from time to time. Tenant agrees that it will, by appropriate instrument, subordinate this Lease to any future mortgage or trust deed imposed on the Property.

20. **Assignment and Subletting.** Tenant may not assign, encumber or otherwise transfer this Lease, or any interest hereunder, or sublet the Premises, in whole or in part, without on each occasion first obtaining the prior express written consent of Landlord, which consent shall not be unreasonably withheld. Tenant agrees that in the event that Landlord consents to Tenant's assignment they will pay a $2,500 assignment fee.

21. **Freedom from Liens.** Tenant shall keep the Premises free from any liens arising out of any work performed, material furnished or obligations incurred by Tenant, and shall indemnify, protect, defend and hold Landlord harmless from any liens and encumbrances arising out of any work performed, material furnished or obligations incurred by or at the direction of Tenant. In the event that Tenant does not, release any liens within fifteen (15) business days following the placement of such encumbrance, or provide Landlord with cash, deposit or other security in an amount or form reasonably satisfactory to Landlord, Landlord shall have, in addition to all other remedies provided herein and by law, the right, but not the obligation, to cause the same to be released by such means as it shall deem proper, including payment of and/or defense against the claim giving rise to such lien. All such sums paid by Landlord and all expenses incurred by it in connection therewith, including reasonable attorneys' fees and costs, shall be payable as Additional Payments to Landlord by Tenant on demand.

22. **Option.** Landlord agrees to offer Tenant two (2) extension option periods for the length of five (5) years each and Tenant's proportionate share of real estate taxes above base year as determined in the aforementioned Lease specifically paragraph 6(b). Tenant shall provide Landlord with written notice of intention to vacate or exercise option at least four

(4) months prior to the expiration of any term. All terms shall remain in force as noted in this lease.

(Option Period 1) Year	Minimum Rent Per Foot
1	$20.50
2	$21.00
3	$21.50
4	$22.00
5	$22.50

(Option Period 2) Year	Minimum Rent Per Foot
1	$23.50
2	$24.00
3	$24.50
4	$25.00
5	$25.50

23. **Notices.** In every instance where it shall be necessary or desirable for the Landlord to serve any notice of demand upon Tenant, or for Tenant to serve any notice or demand on Landlord, except as otherwise expressly provided, such notices or demand shall be in writing and served at the following addresses:

If to Landlord: Svigos Asset Management
580 N. Bank Lane, Suite 33
Lake Forest, IL 60045

If to Tenant: Sentiments Inc d/b/a Papier Girl
413 N. Main Street
Glen Ellyn, IL 60137

or to such other person(s) or address(es) as either party shall designate by notice to the other.

Notices shall be given effectively, in the case of notice by mail, on the date of mailing such notice properly addressed, by certified or registered mail, postage prepaid, return receipt requested, and in the case of notice by hand delivery, on the date such notice is received.

24. **Brokers.** Tenant and Landlord represent and warrant to each other that they have not dealt with any broker or finder in connection with this Lease, and to their knowledge, no broker or finder initiated or participated in the negotiation of this Lease, submitted or showed the Premises to Tenant or is entitled to any commission in connection with this Lease. Tenant and Landlord hereby indemnify and hold each other harmless from and against any and all claims, damages and expenses based upon or arising out of any claim by any person with whom it is ultimately determined that Landlord or Tenant has dealt in violation of the foregoing representations and warranties of any other real estate broker for commissions resulting from a breach of the foregoing representations and warranties.

25. **General.**

a. All rights and remedies of Landlord or Tenant, as the case may be, under this Lease shall be cumulative and none shall exclude any other rights and remedies allowed by laws.

b. Each of the provisions of this Lease shall extend to and shall, as the case may require, bind or inure to the benefit, not only of Landlord and of Tenant, but also of their respective heirs, legal representations, successors and assigns.

c. All of the representations, agreements, and obligations of Landlord are contained herein, and no modification, waiver or amendment of the Lease or of any of its conditions provisions shall be binding up the Landlord unless in writing signed by Landlord.

d. Submission of this instrument by Landlord to Tenant for examination shall not bind Landlord in any manner, and no lease, option, agreement to lease or other obligation of Landlord shall arise until this instrument is signed and delivered by Landlord to Tenant.

e. No rights to light or air over any property, whether belonging to Landlord or any other person, are granted to Tenant by this Lease.

f. No receipt of money by Landlord from Tenant after the termination of this Lease or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the Premises shall reinstate, continue or extend the Term of this Lease or affect any such notice, demand or suit.

g. If Tenant is a corporation, the officers of Tenant executing this Lease represent that they and each of them have been authorized by their respective Board of Directors to execute this Lease in this form and containing the aforesaid covenants.

h. If requested by either party to this Lease, a memorandum of this Lease in recordable form duly executed and acknowledged shall be entered into by the parties hereto.

i. The headings or captions of paragraphs are for convenience only, are not part of this Lease, and shall not affect the interpretation of this Lease.

j. Whenever the consent or approval of either party hereto is required, that party shall not unreasonably withhold or delay such consent or approval.

k. This Lease may be executed in any number of counterparts, all of which when put together shall be deemed an original.

l. Tenant shall not disclose the financial terms of this Lease, except to its attorneys, accountants or as required by law, without the permission of Landlord.

m. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois. If any provision or part of this Lease or the application thereof to any persons or circumstances shall, to any extent, be invalid, illegal or unenforceable, the remainder of this Lease, or the application of such provision or part to persons or circumstances other than those as to which it is held invalid, illegal or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and enforced to the fullest extent permitted by law in the relevant Illinois Circuit Court.

n. Tenant agrees that in the event Tenant is adversely affected by any other commercial or residential Tenant of the shopping center or building, directly or indirectly, Tenant will seek recourse for damages sustained directly from the party in question and will hold Landlord harmless as stipulated in paragraph 16.

o. Tenant agrees to prevent items introduced by Tenant, in amounts outside ordinary household usage, from travelling through the building's plumbing system and causing clogs and backups, which may be outside Tenant's space but are the result of Tenant's activity, such items may include but are not limited too, paper, residues, grease, food, hair, dirt, soil, gravel, rocks, wood, metal, fabrics, plastics, paste, grout, cement, glass, mud, sand, clay, etc. Tenant assumes the responsibility for all costs and expenses including but not limited to the cost of clean up, repair, emergency recovery services, cost of equipment rentals, equipment replacement, etc, resulting from the damage caused by said clog or backup.

p. The premises shall by used and occupied for the following purpose only, and for no other purpose whatsoever: Gift Card & Stationery Store, wedding invitations and wedding event planning shop, consistent with out typical stores of its type on the date of this Lease. If any governmental license or permit shall be required for the proper and lawful conduct of Tenant's business or other activity carried on in the Premises, or if a failure to procure such a license or permit might or would in any way adversely affect Landlord or the Shopping Center, then Tenant, at Tenant's expense, shall duly procure and thereafter maintain such a license or permit and submit the same for inspection by Landlord. Tenant, at Tenant's expense, shall, at all times, comply with the requirements of each such license or permit

q. Landlord and Tenant hereby waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on or in respect of monetary matters whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant hereunder, Tenant's use or occupancy of the Premises and/or any claim of injury or damage.

r. Non-prevailing party shall pay all costs, charges and expenses, including the fees of counsel, agents and others of the prevailing party incurred in enforcing rights and remedies under this Lease, as awarded by a court of competent jurisdiction if such court enters an order, decree, judgment or issues other equitable relief.

26. **Tenant Obligation.** In addition to the monthly rent, Tenant shall pay for the following with reference to the Premises:
    a. Tenant is responsible for all electric and gas services, which are separately metered, provided to the Premises and used specifically by Tenant in the operation of the store thereon by Tenant even if not separately metered. In the event utilities are not separately metered Tenant agrees to pay their prorated share of utility use including but not limited to abovementioned services with the exception of water which is included as long as Tenant does not exceed normal office usage;
    b. All scavenger services supplied to the Premises and used specifically by Tenant in the operation of the store thereon by Tenant.

27. **Signage.** Tenant may affix a façade sign above their store being a size, color, and configuration that is in accordance with the rules, regulations of the relevant governing authority and Landlord's written approval. Landlord reserves the right to refuse the approval of any signage for any reason whatsoever. Tenant does not have the right to affix any signage on any pylon or monument sign located on the property or associated with the property.

28. **Access.** Tenant will have access to the premises 24 hours per day 365 days per year upon the signing of this lease.

29. **Exclusivity.** Landlord agrees not to rent any other premises within the building to another wedding invitation or gift card shop.

WITNESS WHEREOF, Landlord and Tenant have caused this AGREEMENT to be duly executed as of the April 4, 2012.

LANDLORD: 413 Main Street LLC c/o Svigos Asset Management
By: _____
Its: Prop. Mgr. Date: 4/4/12

TENANT: Sentiments Inc. d/b/a Papier Girl
By: _____
Its: owner Date: 4/4/12
FEIN#: _____

GUARANTY

FORMING A PART OF THAT CERTAIN LEASE ("LEASE"), DATED April 4, 2012 BETWEEN Sentiments Design Inc. d/b/a Papier Girl ("TENANT") AND 413 Main Street LLC C/O Sivogs Asset Management ("LANDLORD") for the premises located at 413 N. Main Street

In consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned

Lesley & John Vesevick

(hereinafter collectively referred to as the "Guarantor"), hereby, jointly and severally, guarantees to Landlord, its successors and assigns, the full and prompt payment of Rent, and any and all other sums and charges payable under the Lease by the Tenant, its successors and assigns, and hereby further guarantees the full and timely performance and observance of all of the covenants, terms, conditions and agreements under the Lease provided to be performed and observed by the Tenant, its successors and assigns; and the Guarantor hereby covenants and agrees to and with the Landlord, its successors and assigns, that if the Tenant shall at any time be in default, or if Tenant should fail to pay any other sums and charges required of the Tenant under the Lease, or default in the performance and observance of any of the terms, covenants, conditions or agreements contained in the Lease, the Guarantor shall and will immediately pay such Rent and other such sums and charges to the Landlord, its successors and assigns, and any arrears thereof, and shall and will immediately perform and fulfill all of such terms, covenants, conditions and agreements, and will immediately pay to the Landlord all damages that may arise as a consequence of any default by the Tenant, its successors and assigns, under the Lease, including, without limitation, all reasonable attorneys' fees and costs incurred by the Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional Guaranty of payment and performance. The obligations of Guarantor hereunder are independent of the obligations of the Tenant and shall be enforceable against the Guarantor, and the Guarantor's heirs, administrators, executors, successors and assigns, without the necessity for any suit or proceedings on the Landlord's part of any kind or nature whatsoever against the Tenant, its successors and assigns, and without the necessity of any notice of nonpayment, non-performance or non-observance or of any notice of acceptance of this Guaranty or of any other notice or demand to which the Guarantor might otherwise be entitled, all of the Guarantor hereby expressly waives; and the Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert by the Landlord against the Tenant, or its successors and assigns, of any of the rights or remedies reserved to the Landlord pursuant to the provisions of the Lease.

This Guaranty shall be a continuing Guaranty, and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extension of time that may be granted by the Landlord to the Tenant, its successors or assigns, or by reason of any dealings or transactions or matter or thing occurring between the Landlord and the Tenant, its successors or assigns, whether or not notice thereof is given to the Guarantor.

The Guarantor further represents and warrants to the Landlord, as an inducement for it to execute the Lease, that the Guarantor has a financial interest in the Tenant, and if Guarantor is a corporation, that the execution and delivery of this Guaranty is not in contravention of its charter or by-laws and has been duly authorized by its board of directors.

Notices. In every instance where it shall be necessary or desirable for the Landlord to serve any notice of demand upon Guarantor, or for Guarantor to serve any notice or demand on Landlord, except as otherwise expressly provided, such notices or demand shall be in writing and served at the following addresses:

Landlord: 413 Main Street LLC c/o Svigos Asset Management
580 N. Bank Lane, Suite 33
Lake Forest, IL 60045

Guarantor: Lesley & John Vesvenick c/o Papier Girl
413 N. Main Street
Glen Ellyn, IL 60137

All of the Landlord's rights and remedies under the Lease and under this Guaranty are intended to be distinct, separate and cumulative and no such right or remedy therein or herein mentioned is intended to be in exclusion of or a waiver of any of the others.

This Guaranty shall be governed by and construed in accordance with the laws of the State of Illinois. All terms used herein shall have the same meaning herein provided in the Lease.

Guarantor: _____ **DATE:** 4/4/12

Guarantor: _____ **DATE:** _____

Guarantor(s) Home Address: 864 Western Avenue
Glen Ellyn IL 60137

John Social Security#:
Lesley Social Security #:

Svigos Asset Management
Property Development & Asset Management

May 4, 2012

Lesley Vesenick
864 Western Ave
Glen Ellyn, IL 60137

RE: Permanent Wall Shelving
PROPERTY: 413 N. Main Street

Dear Lesley,

We received your inquiry regarding the removal of permanent wall shelving throughout your new location at the above property. We refer to paragraph 13 of the signed lease agreement which states the following:

> *"Tenant shall be entitled to remove from the Premises any built-in furniture, wall mounted shelving fixtures as long as walls are properly repaired...provided that Tenant shall repair all damage resulting from such removal and shall restore the Premises to a tenantable condition"*

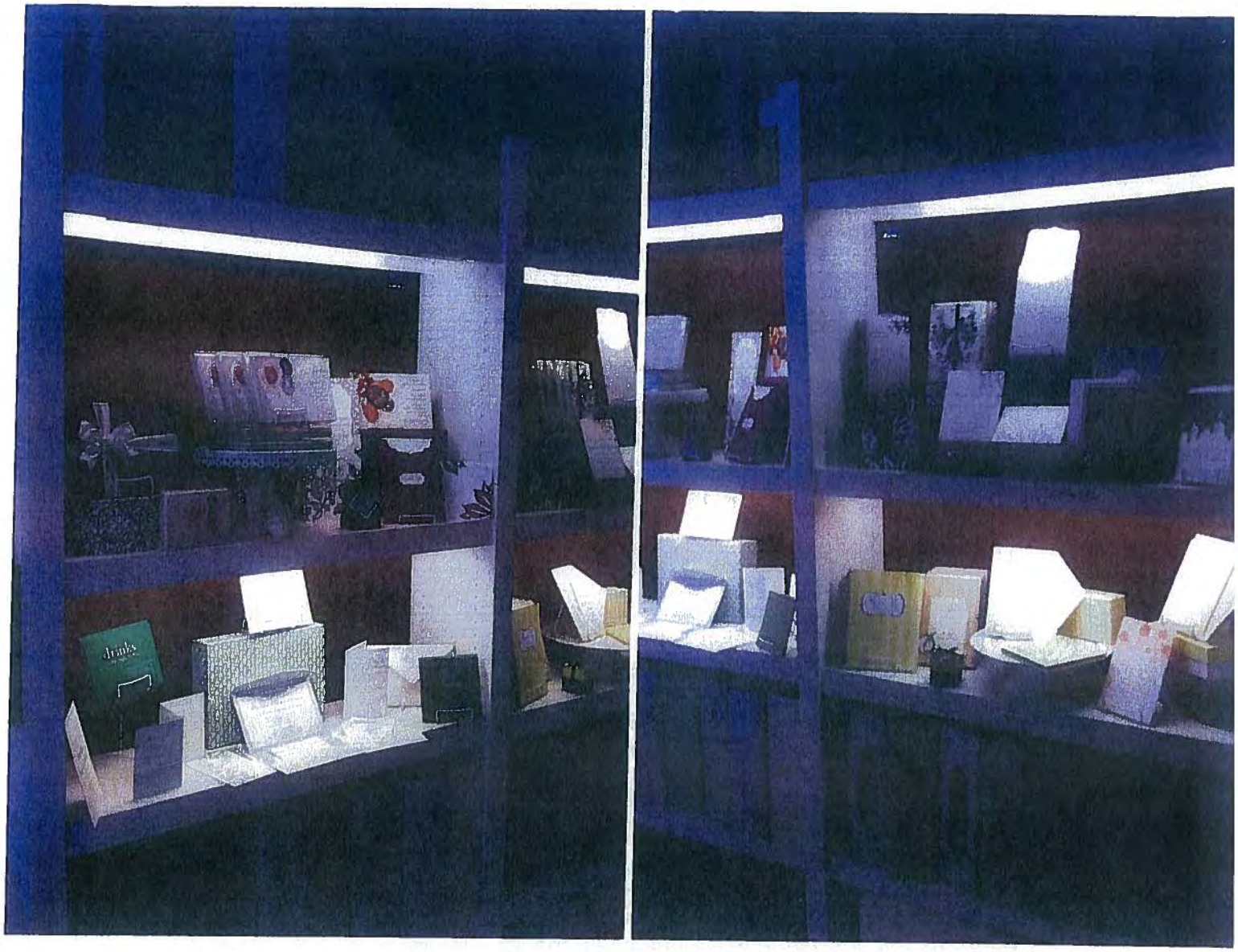
Due to the configuration and large amount of exposed brick throughout the premises we do not believe that any permanent wall shelving can be removed without permanently damaging the wall. Further, based on our discussions your intent has been to permanently affix the shelving to the walls throughout the space to create built-in shelving. In the event that Tenant removes such shelving, Landlord will consider this to be a breach of the Lease agreement.

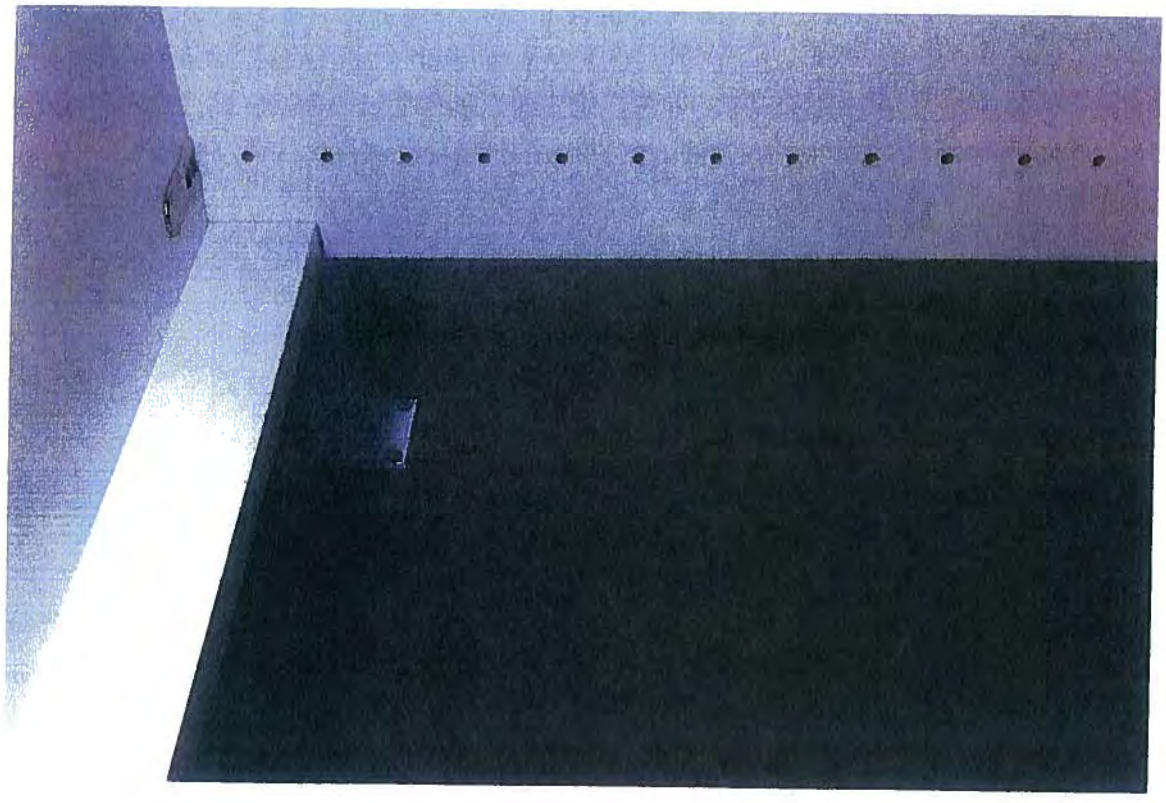
Please feel free to contact us with any questions or concerns.

Best Regards,

Svigos Asset Management

580 N. Bank Lane • Suite 33 • Lake Forest • IL • 60045 • t (847) 735 – 0656 • f (847) 735 – 8060 • www.svigos.com


drinks



CONTRACTORS INVOICE

FROM:	NO. 3262012-2
Creative Maintenance Solutions	WORK PERFORMED AT:
TO: Papier Girl Lesley Vesevick 413 N. Main Street Glen Ellyn, IL	413 N. Main Street, Glen Ellyn IL

DATE	YOUR WORK ORDER NO.	OUR BID NO.
3-26-2012		3262012-2

DESCRIPTION OF WORK PERFORMED

·Contractor will act as a project manager for the work described below Contractor will hire subcontractors to complete portions of the work as needed.

1. Demolish the existing space - remove existing drywall, remove carpet, under-flooring, expose brick throughout, remove and cap un-needed plumbing, remove abandoned or unneded electrical.
2. Electric: Install new electrical panel and service if needed. Run new conduit and wiring throughout including can light fixtures and outlets to code. Install data lines for point of sale and office.
3 Plumbing: Install new ADA bathroom next to the existing Teas and Toes bathroom. Install mop sink if required by code. Fixtures supplied by contractor. Install FRP or tile around the mop sink. Contractor to supply all ada fixtures such as grab bars and under sink pads if required. Remove any abandoned pipes and repair any existing leaks when ceiling is open
4. Carpentry: Replace any broken joists throughout the space. Install new hardwood flooring - Red Oak - Select or Better. Stain the flooring upon installation. Install crown molding and baseboard throughout of a wood and finish of contractor's choosing. Install one office in a location of Customer's choosing.
5. HVAC: Reconfigure the HVAC system to take into account the deletion of space in the rear.
6. Masonry: Clean, scrape, & seal any and all exposed brick being entire north wall.
7. Drywall: Install drywall tape and sand for office and any new walls such as bathroom.
8. Fire: Installation of any fire protection devices such as emergency lights, strobes, pull stations as required per code.

This is not an exhaustive list and Contractor will provide a turn key space but customer is responsible for all costs in excess of quoted amounts in the form of a signed change order.

This contract will be paid in payments through out the job within 5 days of being billed.

If this proposal is being accepted please sign and return

X: _____ Date: 4/22/12

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of thirty four thousand eight hundred Dollars ($34,800.00).

This is a ☒ Partial ☐ Full invoice due and payable by: UPON RECIEPT

in accordance with our ☐ Agreement ☒ Proposal No. 3262012-1 Dated 3.26.2012

© E-Z CONTRACTORS FORMS FORM NO. INV

Nicholas Vittore

From: Betsy Gensburg <Betsy@gensburgltd.com>
Sent: Monday, March 26, 2012 8:36 AM
To: Nicholas Vittore
Subject: Re: 413 N. Main Street - Glen Ellyn
Attachments: WorkOrderForm_Fill-In.pdf; Fee-schedule_2012.pdf

Fees will be $2,340 and include:
- Field verification of approximately 1,300 sq.ft. including as-built ceiling, electric, lighting, etc.
- Preparation of construction documents (primarily interior demolition) and creation of vanilla box
- Storefront replacement (if requested)
- Expansion of music studio (on same set of construction drawings)

Note:
1) there does not seem to be a handicap-accessible washroom to the tenant as well as for the music studio. If the village makes you update a toilet room this will be additional fees... and it will obviously change the floor plan.
2) if you want us to administer obtaining the building permit add $250.

If you want us to go ahead kindly fill out the attached work order form and send back. A copy of our current fee schedule is also attached for your information.

Betsy Gensburg, AIA
847-715-9591 ext. 108

Sara EF Gensburg, Ltd.
Architecture / Design
www.gensburgltd.com
105 Revere Drive, Suite G
Northbrook, Illinois 60062

----- Original Message -----
From: Nicholas Vittore
To: Betsy Gensburg
Sent: Monday, March 26, 2012 7:51 AM
Subject: 413 N. Main Street

Betsy,

We need pricing to do a simple box build out for a stationary store. Let me know.

Best Regards,

Nick Vittore
Svigos Asset Management
580 N. Bank Lane, Suite 33
Lake Forest, IL 60045
(847) 735 - 0656
f (847) 735 - 8060
nick@svigos.com
www.svigos.com

Sara E.F. Gensburg, Ltd. Telephone: (847) 715-9591

COMMERCIAL FEE SCHEDULE

AS-BUILT DRAWING

Size	S.F. Rate	Minimum Fee
Office / Retail:	$ .15	$ 375
Industrial Property (with approximately 10% office)		
Under 8,000 S.F.	$ .07	$ 375
8,001 to 12,000 S.F.	$ .06	$ 560
12,001 to 20,000 S.F.	$ .05	$ 720
20,001 to 32,000 S.F.	$ .04	$1,000
32,001 to 50,000 S.F.	$ .03	$1,280
50,001 to 100,000 S.F.	$ .02	$1,500
Over 100,000 S.F.	$ .01	$2,000

- Above rates include measurements for interior floor plan only
- Fees for additional on-site information gathered for ceiling grid, HVAC grilles, lights, outlets, sprinklers & parking layout shall not exceed twice the S.F. rate

SPACE PLANNING

Size	S.F. Rate	Minimum Fee
0 to 2,500 S.F.	$ .18	$ 375
2,501 to 4,000 S.F.	$ .16	$ 575
over 4,000 S.F.	$ .14	$ 750

- Above includes: 1 client meeting, initial layout plan at the desired scale and 1 minor revision
- Subsequent plans or Client Revisions for same space billed at current hourly rates
- Additional fees for As-Built Drawing may be necessary if no base plan of space is provided
- Drawing reproductions if required is extra

CONSTRUCTION DOCUMENTS

Type	S.F. Rate	Minimum Fee
Standard - Building Permits & Construction		
Basic permit set	$ 1.50	$950.00
Chicago permit set	$ 2.50	$1,950.00
Specialty - Building Permits & Construction		
Basic permit set	$ 2.50	$1,850.00
Chicago permit set	$ 4.00	$2,850.00

- Basic permit set includes: Demolition Plan, Floor Plan, Ceiling Plan, Basic Electric, Plumbing & HVAC, Elevations, Sections, & Details necessary for a standard building permit
- Revisions per Building Department comments covered
- Additional fees for As-Built Drawing AND Space Planning services to construction document fee if needed
- Drawings above and beyond our basic set (i.e. specialties) are charged at current hourly rate
- Additional fees apply if engineering consultation is required
- Client's changes after initial approval of layout will result in additional charges at current hourly rate

PRELIMINARY DRAWINGS

Type	S.F. Rate	Minimum Fee
Preliminary Drawings For budget pricing (not for permits)	$ .75	$475.00

*Note: Cost of preliminary drawings will be credited towards construction documents.

REPRODUCTIONS OF DRAWINGS

18" x 24" print	$ 2.00 each
24" x 36" print	$ 3.00 each
30" x 42" print	$ 4.00 each
8 ½" x 11" b&w copy (single sided)	$ 0.15 each
8 ½" x 14" b&w copy (single sided)	$ 0.20 each
11" x 17" b&w copy (single sided)	$ 0.30 each
8 ½" x 11" color copy (single sided)	$ 0.50 each
11" x 17" color copy (single sided)	$ 1.00 each

ADDITIONAL SERVICES

Service	Rate
Drafting / CAD service	$ 90/hr. (no minimum)
Area Calculations	$ 90/hr. (no minimum)
Admin. Building Permit	$ 150/hr. / 1 hr. min.
Admin. Self-Cert. Permit	$ 1,000 + const. docs.
Parking Fees	Actual cost
Architectural Consultation	$ 150/hr. / 1 hr. min.
Engineering Consultation	Actual cost + admin.
Interior Design Consultation	Actual cost + admin.
Specifications	Actual cost + admin.
Postage	Actual cost + admin.
Federal Express	Actual cost + admin.
Messenger Service	Actual cost + admin.

Current Hourly Rates:

Licensed Architect / Principal: $120 per hour
Project Architect / Manager: $100 per hour
Draftsman / Design Architect: $90 per hour

Rush Orders: Prices quoted per this fee schedule are for our standard turnaround time. Add 50% to all services requiring immediate turnaround.

Mileage Fee: Typical project is within a 40 mile radius of our office in Northbrook Illinois. Add $0.50/mile for travel beyond this radius.

Fee Basis Note: Our Services are also available as a fixed fee per specific proposal for services or per current hourly rates based on actual time expended.

Payment Terms: Full payment is due upon receipt. Any outstanding balance due after 30 days accrues late payment of .05% daily (equivalent to 1.5% per month.) Fifty percent deposit due for first-time clients. Mastercard and Visa are accepted.

Note: This fee schedule is effective 01/01/2012 and is to be used for estimation purposes only and is based on average building types. Actual charges may vary due to non-standard building conditions. Prices may change without notice.

CONTRACTORS INVOICE

FROM:
MAC-AIDEN ENTERPRISES, INC.
26730 NORTH MAIN ST.
WAUCONDA,IL. 60084
773-457-2877

NO. 2012-3-26-1

WORK PERFORMED AT:

TO:
Creative Maintenance Solutions
580 N. Bank Lane, Suite 33, Lake Forest IL

Papier Girl
413 N. Main Street
Glen Ellyn IL

DATE	YOUR WORK ORDER NO.	OUR BID NO.
3-25-12		2012-3-26-1

DESCRIPTION OF WORK PERFORMED

1. Install ADA bathroom in location next to Teas and Toes bathroom. Price will increase if Tenant chooses to relocate bathroom to another location which is not in a reasonable proximity to existing plumbing
2. Include the following:
   - -One toilet
   - -One Wall hung sink
   - -One soap dispenser (installed by others)
   - -One hand towel dispenser (installed by others)
   - -One set of heat protector ADA pads for bottom of sink
   - -One set of ADA grab bars supplied by other
   - -One mirror (installed by others)
3. Connect drain to existing teas and toes drain.
4. Branch hot and cold water from basement water supply.
5. Install mop sink if required by the village next to tenant bathroom.
6. Abandon unused waste stack, drains, and copper lines from demolished bathroom(s).
7. Repair/replace any damaged or rotted out pipes discovered during construction (additional cost)

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications ~~provided for the~~ above work and was completed in a substantial workmanlike manner for the agreed sum of four thousand Dollars ($4,000.00).

This is a ☐ Partial ☒ Full invoice due and payable by: UPON RECIEPT

in accordance with our ☐ Agreement ☒ Proposal No. Dated 3.26.12

© E-Z CONTRACTORS FORMS FORM NO. INV

HARDWOOD FLOORS FOR LESS!
LUMBER LIQUIDATOR$
1-800-HARDWOOD

BOLINGBROOK IL 1086
345 Remington Blvd.
Bolingbrook , IL 60440

Phone: 6303644600
Fax: 6303644605
Email: Store086@lumberliquidators.com

05/04/2012 10:55:34 AM

Sales Quotation

Sold-To-Party

SVIGOS ASSET MANAGMENT
272 EAST DEERPATH
LAKE FOREST , IL 60045
8477350656
NICK@SVIGOS.COM

Ship-To-Party

SVIGOS ASSET MANAGMENT
272 EAST DEERPATH
LAKE FOREST , IL 60045
8477350656
NICK@SVIGOS.COM

Information

Sales Order No	700198650
Document Date	05/04/2012
Customer No.	1014702
Currency	USD
Contact Person	Eddy Padilla
Validity Start Date	05/04/2012
Validity End Date	05/11/2012

Header Information

Purchase Order No: 700198650
Purchase Order Date: 00000000
Gross Weight: 3300.000 LB
Net Weight: 3300.000 LB

ITEM	PRODUCT	QUANTITY	PRICE	AMOUNT
10	10012753/RO2S/1086 RLC Red Oak 3/4x2-1/4" Sel	1,200.00 FT2	2.29 USD	2,748.00

Items Total:	2,748.00
Tax:	233.58
Final Amount:	2,981.58

Shopping Cart

Chat With Customer Service

FREE Shipping on eligible items.

Merchandise: 2 item(s)

	Description	Unit Price	Qty	Ship or Pick Up	Total	
	6 in. Shallow New Construction Recessed Housing, IC and Non-IC Model # P86-TG Store SKU # 0 Internet/Catalog SKU 202650190	$21.78	24	Ship MYSELF	$522.72	Remove Move to My List
	Discounts & Coupons					
	Free Shipping on Most Orders over $45 See Details					
	Shipping Method: [Standard (3 to 5 business days)] plus [3] business days for order processing. Learn more about [Standard]					
	Ultra Silent 80 CFM Ceiling Exhaust Bath Fan, ENERGY STAR® Model # QTN80E Store SKU # 133058 Internet/Catalog SKU [illegible]	$97.00	1	◉ Ship MYSELF ○ Pick Up Choose a Store for Pick Up	$97.00	Remove Move to My List
	Discounts & Coupons					
	Free Shipping on Most Orders over $45 See Details					
	Shipping Method: FREE [Standard (3 to 5 business days)] plus [3] business days for order processing. Learn more about [Standard]					

Promotion Code		
If you have a promotion code, please enter it here. Please note that promotion codes are case-sensitive.		

Free Shipping on Most Orders over $45 See Details

Merchandise Subtotal	$619.72	
Standard	FREE	
Estimated Total Shipping Charges*	FREE	
Sales tax determined during later steps		
Estimated Total	**$619.72**	

Need Help?

See our online FAQs or phone us:

homedepot.com: 1-800-430-3376
Seven days a week: 6 a.m. - 2 a.m. ET
Closed on Christmas day.

homedepot.com Major Appliances: 1-800-455-3869
Seven days a week: 6 a.m. - 2 a.m. ET
Closed on Christmas day.

BEGIN CHAT

Customers Who Bought Items In Your Shopping Cart Also Purchased...

$268.00

KOHLER Cimarron 2-Piece High-Efficiency Bongated Toilet (87)

$154.00

KOHLER Forte Show er Faucet Trim Only in Vibrant Brushed Nickel (3)

$139.00

NuTone Ultra Silent 50 CFM Ceiling Exhaust Bath Fan, ENERGY (1)

$226.00

NuTone Ultra Silent 110 CFM Ceiling Humidity Sensing Exhaust (5)

$339.00

NuTone Ultra Silent 110 CFM Ceiling Exhaust Fan with Light (4)

$200.00

KOHLER Forte 8 in. 2-Handle Low-Arc Lavatory Faucet with (7)

We accept the following payment methods:

Lightology

Online Store | Project Manager | Your Account | Help | SEARCH | -- Brands --

Our Story | Resources | Events/Media | Contact Us | Home

1-866-554-4487

312-94[illegible]-1000

Interior Lighting
Accessory
[illegible]
Recessed
Stage Fixtures
Table & Desk
Track Track
Troffer
Wall

Exterior / Outdoor
Furniture
Hot Deals
New Products
Energy Efficient
Installation Gallery
Favorites
Design Professionals

View Cart

QTY	Item Information	Price	Total
	Item #: [illegible]		
	Description: [illegible]	[illegible]	$1,173.24
	Item #: [illegible]		
	Description: [illegible]	[illegible]	179.62
	Item #: [illegible]		
	Description: [illegible]	[illegible]	68.34

NOTE [illegible]

[illegible]

Subtotal: $1,421.40

Continue Shopping

Proceed to Checkout

Trade Professionals:
East Coast: 1-866-554-4487
West Coast: 1-866-846-7747

Homeowner To Free:
1-866-954-4489

American lighting association

IALD

Showroom: 215 W. Chicago Ave., Chicago, Illinois 60654 Phone: 312-94[illegible]-1000
Warehouse/Corporate: 718 W. [illegible] Chicago, Illinois 60614 [illegible]

McAfee SECURE
TESTED DAILY

LIGHTCLOG ACCEPTS
VISA

[illegible] 2022 [illegible]

WISHBONE AR111

Lightology

Description:

Trac-master avant-garde wishbone low voltage series t480, t484 and t485 feature the sleek sculptured look and style of wishbone fixtures is unparalleled in the industry. The elegance is carried through the entire design for a fresh, contemporary appeal. Molded polycarbonate yoke with die-formed steel ring. Greater than 360 degree horizontal rotation eliminates aiming dead spots. 90 degree vertical aiming capability. Vertical aiming locking screws secure lamp holder position during relamping cycles. Transformer t537 or t538 12v solid state electronic transformer with on/off switch (sold separately). 20-50w mr16, 35-50w par36 or 35-75w AR111 lamp (not included). Accessories sold separately. Dimmable. Available in white, black, satin chrome w/black adjusting bottons and silver w/black adjusting buttons. UL listed, CSA certified. Union made, afi-clo. 6-3/8w5h

Shade Color:
Body Finish: SILVER
Lamp: AR111/M4/75W/12V
Wattage: 75W
Dimmer:
Dimensions: 0.00(L) x 6.38(W) x 5.00(H)

TRANSFORMER NOT INCLUDED

SHOWN WITH WHITE FINISH

Specifications Guide:

Lightology Vendor Code:	Department:	Description:	Size:	Lamp:	Shade Color:	Body Finish:
1000	TR	WISAR11	006	H1	00	SI

Showroom: 215 W. Chicago Ave. Chicago, IL 60610 phone: 312.944.1000 fax: 312.642.6605
Corporate: 1718 W. Fullerton Chicago, IL 60614 phone: 773.883.6111 fax: 773.883.6131
ww.lightology.com

NYSA INC.
ELECTRICAL CONTRACTORS

Invoice

Number: 032012-003
Date: March 20 2012
Term: 30 days

5630 Westview Lane
Lisle, IL 60532
p: 630.737.0177
f: 630.969.8152

Bill To:

Creative Maintenance Solutions
272 E. Deerpath Rd. Suite 236
Lake Forest, IL 60045
p: 847.735.0656
f: 847.735.8060

Job Site:

413 N. Main St
Glen Ellyn IL
Card Stationary Store

Description	Quantity	Price/Rate	Amount
1. Receptacle outlets	8	80	640
2. Single pole switches	6	80	480
3. Can lights (not included)	24	95	
4. Gfci outlets	2	100	2280
5. Track light power only (track light not included)	1	100	200
6. Bathroom vent fan	1	180	100
7. Em lights	2	160	180
8. Exits lights	2	180	320
9. Smoke detector	1	100	360
10. Upgrade existing service and panel	1		100
			2850
	24	**Total:**	**$7,550**

Mechanical Standard International, Inc.

DESIGN BUILD
*Commercial * Industrial * Residential*
*New Installation * Remodeling * Repairs * Service*
527 North Wolf Rd. Wheeling, IL 60090
Phone (847) 465-9277 **Fax (847) 465-9278**

March 20, 2012

To: Creative Maintenance Solutions
272 E. Deerpath Rd.
Lake Forest, IL 60045

Customer phone # 847/735-0656
Fax # 847/735-8060

Re: 413 N. Main Street
Gift Card Store

As requested we are providing proposal for project referred above.

Proposal:

1. Reuse existing HVAC equipment (total one roof top units and one furnace in basement).
2. Disconnect the lines feeding rear room which will no longer be a part of the storefront.
3. Reconnect the disconnected lines and redirect lines to discharge throughout the existing space to prevent RTU and Furnace from overheating/building pressure.
4. Provide additional return as needed.
5. Provide new duct work via basement and supply bathroom.
6. Clean out each duct and repair and replace existing registers.

We propose to accomplish the outlined scope of work for the sum of $ 800.00

Exclusions:

Permit, permit fee, permit expediting, and permit documentation.
Design drawings and calculation.
Certified testing and balancing.
Structural support for HVAC equipment
Cutting, patching, painting, and refinishing.
Concrete cutting.
Masonry work.
Power wiring.

Kasey Matthews

From: Sentiments [lesley@sentimentsinc.com]
Sent: Monday, May 07, 2012 10:26 AM
To: Kasey Matthews
Subject: Fwd: 413 n main, glen ellyn

Hi Kasey,

I have attached pricing for the fire devices that are going to be needed in my new space. Are you able to add this to the package you are preparing today?

Thank you,
Lesley

Sent from my iPhone

Begin forwarded message:

> **From:** Nicholas Vittore <Nick@svigos.com>
> **Date:** May 7, 2012 10:17:51 AM CDT
> **To:** "lesley@sentimentsinc.com" <lesley@sentimentsinc.com>
> **Subject: Fwd: 413 n main, glen ellyn**
>
> Please forward
>
> Best Regards,
>
> Nick Vittore
> Svigos Asset Management
> 580 N. Bank Ln
> Lake Forest, IL. 60045
> (847) 735-0656
> f (847) 735-8060
> nick@svigos.com
>
> Sent via the Samsung Galaxy S™ II Skyrocket™, an AT&T 4G LTE smartphone.
>
> -------- Original message --------
> Subject: RE: 413 n main, glen ellyn
> From: Alex Ratner <AlexR@LaMarCoSystems.COM>
> To: Nicholas Vittore <Nick@svigos.com>
> CC:
>
> The price to add 5 audio visual devices to existing panel is $1,500.00.
>
> **Alex Ratner, CET**
> Vice President
> http://www.LaMarcoSystems.com
> Advanced Technology. Focus on Your Safety

475 Lindberg Lane,
Northbrook, IL 60062
DIRECT 847. 513. 6462
TEL 847. 239. 7590
FAX 847. 239. 7591

From: Nicholas Vittore [mailto:Nick@svigos.com]
Sent: Friday, May 04, 2012 4:06 PM
To: Alex Ratner
Subject: 413 n main, glen ellyn

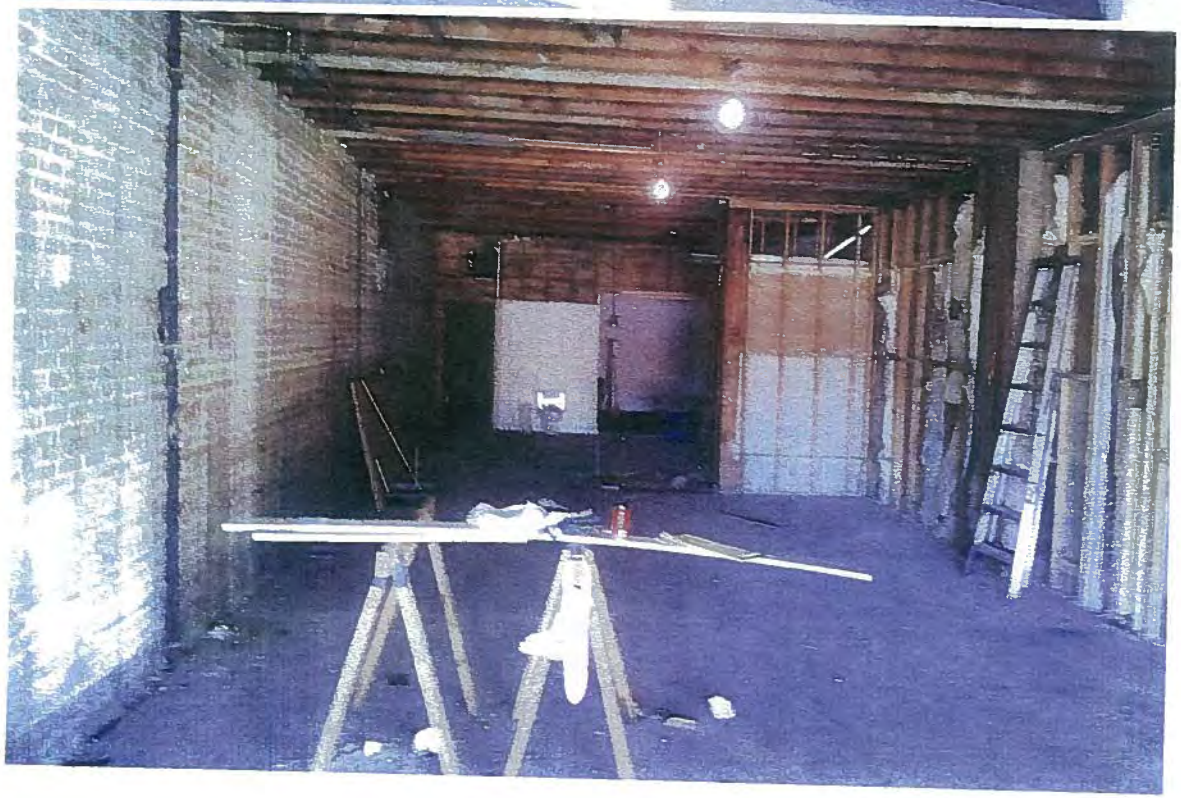
Need five devices off an addressable panel

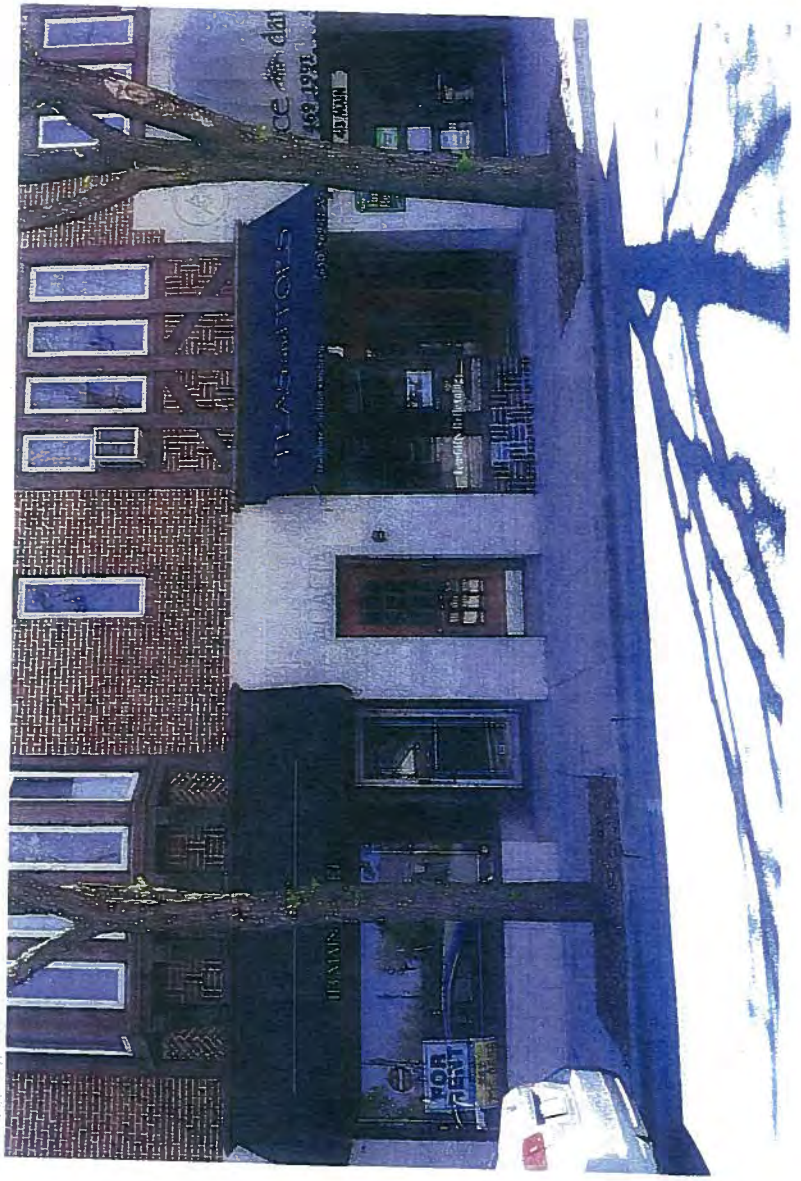
Best Regards,

Nick Vittore
Svigos Asset Management
580 N. Bank Ln
Lake Forest, IL. 60045
(847) 735-0656
f (847) 735-8060
nick@svigos.com

Sent via the Samsung Galaxy S™ II Skyrocket™, an AT&T 4G LTE smartphone.

413 MAIN STREET




FOR RENT

Village of Glen Ellyn
Downtown Interior Improvement Grant Program Application

a) Description of your business and the related industry – *Papier Girl is an exceptional invitation, stationery and gift boutique.. We specialize in wedding invitations offering a full service experience that makes the process of designing and ordering fun and efficient. We carry custom invitation albums from quality vendors such as William Arthur, Crane and Smock letterpress to name a few. We sell unique greeting cards and wrapping paper, custom and boxed stationery and an extensive selection of boxed invitations for all special events; birthdays, baptism, communion, graduation, baby and bridal shower, anniversary, and general party. We sell holiday cards, both custom and boxed and the Caspari line of plates and napkins.*

b) Features and advantages of your product such as quality, competitive advantage, proprietary position, and future potential – *Our ideal client loves and appreciates paper. For that reason, I carry boutique brands that cannot be found online and in larger retail stores such as Target and Bed, Bath and Beyond. I visit the National Stationery store each year in search of new and exciting products that feature trends in color and texture. Our clients will always see new and fresh product which I hope will inspire their love of paper and writing. Our ideal client also wants to consult with experts when it comes to selecting the right invitation design for their event and creating invitation wording that is unique yet proper.*

c) Credentials and experience of business owner and management assistance – *I started Sentiments Designs in May 2004. At that time, I was designing wedding invitations out of my home studio in Glen Ellyn. In October 2009, Sentiments Designs purchased Papier Girl (one of my retailers at the time), and those wedding invitation designs were then exclusively sold through Papier Girl. I have recently completed a wedding sales and marketing class offered by one of the industries leaders in wedding invitation sales. I am an advertiser and member of The Knot (prominent wedding website) and attend regular webinars through them on industry related topics. I attend the annual National*

Stationery show in New York where I meet with a group of other retailers to network and share best practices.

d) Timing of critical activities before opening/expanding such as company incorporation, space built-out, supplies ordered, employees hired, and opening date – *My employees and inventory will move with me to my new location in Glen Ellyn. It will be critical for me to communicate my move to my existing clients in a timely fashion as we are now in our very busy wedding season. We work with our brides for about 3 months before their order is complete so they will need to travel to Glen Ellyn to complete their order. In addition, I have many long standing loyal Naperville clients that will receive a special offer to visit my new store.*

e) Projected tangible benefits to Downtown Glen Ellyn from the business activity including how the business will contribute to the downtown retail mix, shopper traffic, extended store hours, number of jobs created, etc. – *I'm really excited to bring this store to Glen Ellyn for many reasons. My store is a destination since my ideal client is a bride and her mother. My clients now come from all parts of the Chicagoland area. During the first appointment, I give each bride a welcome packet with information about Papier Girl. In that packet, I plan to include information about neighboring stores that offer complimentary services. For example, Marcel's is now doing bridal registry, Camp Cosmetics can offer wedding day make up service, Veiled by Cha Cha has bridal gowns and custom veil services and Katy's boutique offers gowns for bridesmaids or mother of the bride.*

f) Market research and analysis including a definition of your customers and markets, market size, market trends, competition and estimated market share. *My clients are primarily women of all ages that host parties, correspond through written notes, brides 25-40 years of age, mothers of the bride and event planners. My clients are not looking for the least expensive invitation as they value the quality and uniqueness of boutique products to set their event apart and excite their guests. There is not any competition in the downtown Glen Ellyn area. I would compete with other boutiques in surrounding towns such as Ashley's in Hinsdale, Thia & Co. in Wheaton, Paper Affair in Lombard and many of the Chicago paper boutiques. Regarding market research, please see the*

attachment. This analysis is a sample from one of the networking groups of which I belong. It represents data from 30 stationery boutiques across the U.S. and I have circled my percentage in each category.

Wedding Marketing Blueprint Sales Survey Results

Type of Store

Brick & Mortar	83%
Studio	10%
Home-Based	7%

Primarily focused on Stationery & Invitations

Yes	89%
No	11%
2 focus areas ~ parties/events & invitations	
Stationery, invitation & gift	
Print shop, graphic & design services	

Average monthly sales in 2011

$3,500-$5,000	10%
$7,500-$10,000	7%
$11,000-$20,000	21%
$21,000-$30,000	24%
$31,000-$39,000	17%
$40,000-$50,000	14%
$80-$115,000	6%

Percent of sales coming from:

Custom album orders

2%-10%	21%
15%-25%	17%
26%-49%	10%
50%-75%	38%
76%-100%	13%

Imprintables

0-1%	31%
2-10%	35%
15-25%	31%
30%	3%

In-store printing & design

4-10%	26%
15-25%	37%
26-50%	26%
60%	4%
80%	4%
95%	4%

Gifts

0-5%	40%
6-10%	24%
20-35%	16%
45-60%	12%
63-70%	8%

Greeting cards

0%	13%
1-5%	74%
10%	9%
13%	4%

Wedding Marketing Blueprint Sales Survey Results

Sales related to wedding invitations & accessories

8-20%	15%
24-30%	22%
45-50%	7%
60-75%	19%
80-85%	26%
90-98%	11%

A-6L

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: May 8, 2012

RE: 499 Pennsylvania Avenue – Downtown Interior Improvement Grant Application

Background.
On April 11, 2012, Sandra Moore, owner of AliKat located at 499 Pennsylvania Avenue, applied for a $15,000 Downtown Interior Improvement Grant for an interior build out and expansion into an adjacent space. AliKat is a woman's clothing and apparel boutique that offers a variety of apparel, bags, jewelry, accessories and gifts. AliKat has been growing in annual sales since 2006, and is seeking to expand into an adjacent retail space in order to accommodate more sales area and storage space. The scope of the work includes installation of dressing rooms, new electrical and HVAC equipment, new flooring, shelving, brick penetrations, and additional cosmetic improvements. A complete overview describing the expansion plans is included in the application packet.

The applicant is seeking grant assistance to fund part of the improvement costs for the expansion into an approximately 700 square foot tenant space. The total projected cost for the project is $35,200.

Issues.
Downtown Interior Improvement Grants are available to new and existing businesses that are located in the downtown commercial district. Existing businesses are eligible if they are increasing their retail sales area by enlarging the square footage of their space or by relocating to a larger space. The applicant is seeking to increase their current retail area by thirty-nine (39) percent from approximately 1,300 to roughly 1,800 square feet, which is estimated to increase revenues by 35%.

Eligible improvements have been highlighted on the grant application and include the installation of additional dressing rooms, lighting and electrical improvements, floor refinishing and replacement, brick penetrations and tuck pointing, carpentry of new baseboards (flooring), life safety upgrades (Fire alarm control panel and five audio-visual devices), and HVAC reconfiguration. Those items that are not eligible include interior demolition of the units and dressing rooms ($2,750), and painting costs ($1,300). With consideration of these ineligible improvements, the total amount of eligible expenses equals $31,150 with a total maximum eligible matching grant equal to $15,000. If this application had been submitted based on the new grant guidelines approved by the Village Board on April 23, 2012, the lighting fixtures and floor refinishing improvements would not have been eligible. However, since the application was submitted prior to the revisions to the grant programs, those items can be considered eligible.

Recommendation.
AliKat has indicated that the narrow and deep shape of their space has made it difficult to effectively display merchandise, provide for storage and made it difficult for customers to navigate the store. The proposed improvements should help create a more inviting space for patrons and the petitioner has estimated that the project should increase sales resulting in approximately $2,000 of additional sales tax revenue for the Village. The planned improvements are consistent with the intent of the grant program and will improve the permanent building infrastructure for the current and future tenants that occupy the space. Village staff recommends that the Village Board approve the maximum eligible amount of $15,000 for the project.

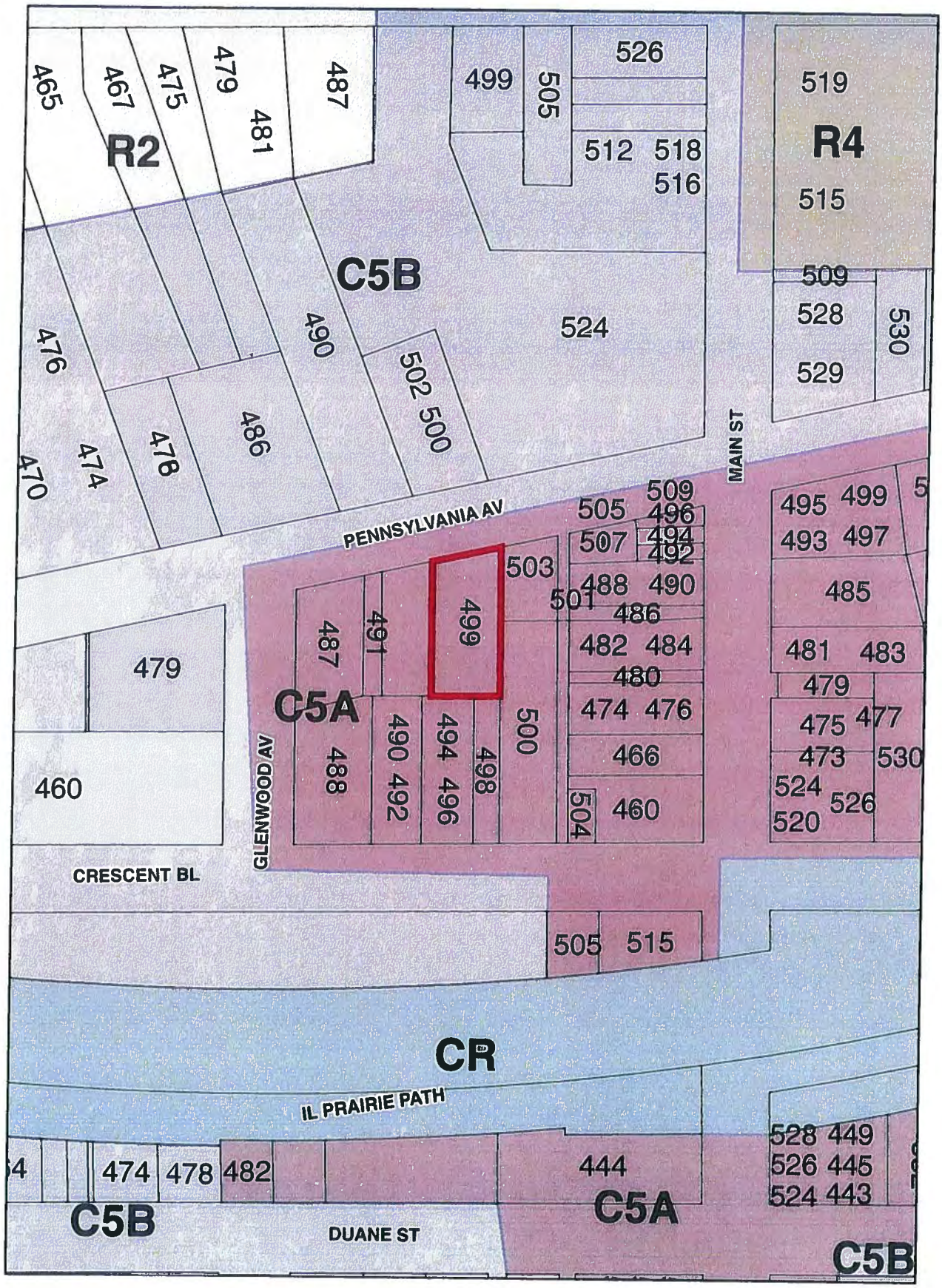
Action Requested.
The Village Board may approve this request for a $15,000 Downtown Interior Improvement Grant, approve a different grant amount, or choose to deny the request.

Attachments.
- Location Map
- Downtown Interior Improvement Grant Application with Submittals

cc: Sandra Moore, Owner/Applicant

X:\Plandev\PLANNING\Grants\Interior Improvement\499 Pennsylvania\AliKat; B\VB Memo - 042412.doc

499 Pennsylvania Avenue, Glen Ellyn, IL 60137



Prepared By: Michael Strong
Date Prepared: April 24, 2012

0 175 350 700 Feet

N

RECEIVED
APR 11 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN
Downtown Interior Improvement Grant Program Application

REQUIRED SUBMITTALS WITH APPLICATION:

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

BUSINESS OWNER INFORMATION

Business Owner Name: Sandra Moore

Home Address:

Business Name: Alikat

Business Address: 499 Pennsylvania, Unit B, Glen Ellyn

Business Phone: 630 469 5760

Other Phone: 630 469 0284

Email Address: alikat@ameritech.net

Fax Number:

Estimated Opening Date of Business: Business Expansion 4/15/2012

PROPERTY OWNER INFORMATION

Property Owner Name:	413 Main Street LLC
Address:	580 N. Bank Lane, Suite 33, Lake Forest IL 60045
Phone:	847 735 0656
Email Address:	svigosoffice@svigos.com
Fax Number:	847 735 8060

DESCRIPTION OF PROPOSED IMPROVEMENTS

499 Unit A: demolish demising wall, bathroom and build out 1 office space, refinish and replace hardwood flooring throughout, paint walls, repair base hang new light fixtures throughout. Construct three dressing rooms with 3/4 walls.

499 Unit B: Make two penetrations through brick wall, tuck point where needed repair transitions and thresholds.
Demolish existing 3/4 wall which provides sales space, demolish existing office to increase the existing storage space. Install permanent shelving and cubbies throughout ~~space. Reconfigure and or extend existing outlets.~~ We will add a fire panel and fire protection devices if required and as per code.

ITEMIZED ACTIVITY DESCRIPTION	COST
Demolition - Unit A/B - removal of existing office/unit b	$2,500
Dressing Rooms - removal of existing & 3 additional	$3,500 → $250 DEMO $3,250
Lighting & Electrical - outlets & new fixtures	$5,300
Floor Refinishing, patching, repair, & carpet	$4,600
Brick Penetrations & Tuck Pointing	$9,000
Permanent Cabinet Shelving	$4,500
Painting	$1,300
~~Carpentry- baseboard and threshold repair~~	
HVAC - reconfigure space A	$1,200
Fire Protection Devices / Panel	$800 $2,500
TOTAL PROJECT COST:	35,200
AMOUNT OF GRANT ASSISTANCE REQUESTED:	15,000

APPLICATION CERTIFICATION

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

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

Sandra Moore
Applicant Name (PRINT)

Sandra Moore
Applicant Signature

4/9/12
Date

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Paul Svigos
Property Owner Name (PRINT)

Property Owner Signature

4/11/12
Date

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

Application is: _____ Approved _____ Denied

_____ _____
Village President Date

_____ _____
Planning and Development Director Date

CONTRACTORS INVOICE

FROM:
Creative Maintenance Solutions

NO. 3252012-1

WORK PERFORMED AT:

TO:
Sandy Moore
499 Pennsylvania
Glen Ellyn IL 60137

499 Pennsylvania Unit A&B

DATE	YOUR WORK ORDER NO.	OUR BID NO.
3-25-2012		3252012-1- breakdown from original

DESCRIPTION OF WORK PERFORMED

· Contractor providing specific breakdown for the carpentry, demolition, and painting portions of the work to be completed specifically by Creative Maintenance Solutions and not via a sub contractor for agreed bid 3252012 1.

·Contractor agrees to repair, patch or refinish the hardwood thresholds and or the transitions between Unit A & Unit B where new penetrations are added. This will most likely entail a new portion of specialty transition wood to be added and purchased exclusively for these thresholds.
·Contractor agrees to refinish the existing hardwood floor in Unit A (entire space) and repair damaged areas in Unit B from the removal of fixtures and or walls.
·Contractor agrees to remove and dispose of the ¾ wall and door and drywall along demising wall to expose brick in Unit A. Contractor will patch and refinish floor and baseboard after removal. Contractor will need to recreate baseboard or re-use from other sections of the space..
·Contractor agrees to demolish and dispose of bathroom, bathroom fixtures, and hot water heater, in the 499 Unit A. Contractor will cap the unused plumbing pipes but the condition of the walls, exposed meters and floor in rear area will remain "rough" and unfinished. Contractor will only demolish the existing bathroom if the relevant governing authority grants permission upon the issuance of a building permit.
·Contractor agrees to demolish and dispose of the following in 499 Unit B: Existing office and ¾ wall enclosure where new penetration will exist. Contractor will remove the existing office door and refinish drywall and repair baseboard as needed.
·Contractor will construct up to 3 dressing rooms within Unit B with ¾ walls. Contractor will not provide doors for dressing rooms but will install curtain rods. Upon Tenant's request Contractor will provide reclaimed wood to Tenant for additional cost to be determined at a later date.
·Contractor agrees to paint 499 Unit A including façade to match with paint provided by Tenant.

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of Dollars ($17,600.00).

This is a ☐ Partial ☒ Full invoice due and payable by: UPON RECIEPT

in accordance with our ☐ Agreement ☒ Proposal No. 3252012-1 Dated 3.25.2012

© E-Z CONTRACTORS FORMS FORM NO. INV

- Demolition
  Dressing Rooms
  Floor refinishing, patching, repair, : Carpet
  Permanent CABINETS for front counter
  PAINTING
  Carpentry - baseboards : Threshold repair

Michael Strong

From: Sandy Moore [alikat@ameritech.net]
Sent: Tuesday, May 08, 2012 12:00 PM
To: Michael Strong
Subject: IMG-20120508-00218.jpg
Attachments: IMG-20120508-00218.jpg

Mike - this is our other room - we put up 2 pillars with a wood bar to hold them in place anchored to the walls and curtains create the 'walls' for privacy - this will require minimal demolition. Use $250 - that will be more than needed - might be an hours worth of work - thank you. The main cost is building the three rooms. Sandy

(2) Demolition for dressing rooms

PAUL BUILDING IMPROVEMENT INC.

2407 N Lafayette St Arlington Heights Il, 60004
Tel 708 351 6140 Fax 866 884 6290
e-mail pawelsobolak@yahoo.com

January 13, 2012

Client: **Alikat**
499 Pennsylvania Glen Ellyn

Job: ***Alikat***
499 Pennsylvania, Glen Ellyn

The price for masonry work inside the store is:

1. East and West wall grinding and tuck pointing, repair after openings **$2500**
2. Contractor estimates that wall is between 3-4 courses thick.
3. Two doors (10x8 and 7x8)
   - with metal beam, simple opening **$5200**
   - without metal beam, with decorative arch **$6500**

$9000

The Contractor furnishes all labor, supplies, equipment and supervision necessary to perform the work.
Contractor guarantees his work for a period of 1 year fallowing a date of final acceptance of work. The warranty is for repair all damages, which may have resulted because of defective work.
DATE OF ACCEPTANCE _____

SIGNATURE _____ _____
Sandy Moore Paul Building Improvement Inc

PAUL BUILDING IMPROVEMENT INC.
2407 N Lafayette St, Arlington Heights, Il 60004
Tel 708 351 6140 Fax 866 884 6290
e-mail pawelsobolak@yahoo.com

To Whom It May Concern,

I undersigned Pawel Sobolak, Masonry License # MC6368 will supervise work at 499 Pennsylvania, Glen Ellyn Il 60137

All work will be done as specified in the contract and approved specifications submitted for permit.

If you have any questions regarding this matter please do not hesitate to call me at 708 351 6140

Sincerely,

Pawel Sobolak

Subscribed and sworn to before me this 2nd day of May, 2012

Marzena Lis

OFFICIAL SEAL
MARZENA LIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/15/14

Mechanical Standard International, Inc.

DESIGN BUILD
*Commercial * Industrial * Residential*
*New Installation * Remodeling * Repairs * Service*
527 North Wolf Rd. Wheeling, IL 60090
Phone (847) 465-9277 **Fax (847) 465-9278**

February 20, 2012

To: Creative Maintenance Solutions
272 E. Deerpath Rd.
Lake Forest, IL 60045

Customer phone # 847/735-0656
Fax # 847/735-8060

Re: 499 Pennsylvania – Alikat Clothing

As requested we are providing proposal for project referred above.

Proposal:

1. Reuse existing HVAC equipment (total one roof top units) in expansion space.
2. Provide additional supply and return as needed.
3. Remove the existing supply for bathroom and redirect for new office space.
4. Uncover entire run of ductwork.
5. Paint ductwork joints with sealant paint.
6. Paint entire ductwork.
7. Relocated and update Thermostat including wiring.
8. Clean out each duct and repair and replace existing registers.

We propose to accomplish the outlined scope of work for the sum of $ 800.00

Exclusions:

Permit, permit fee, permit expediting, and permit documentation.
Design drawings and calculation.
Certified testing and balancing.
Structural support for HVAC equipment
Cutting, patching, painting, and refinishing.
Concrete cutting.
Masonry work.
Power wiring.

Subject: Fwd: 499 Pennsylvania, glen Ellyn, il
Date: Monday, May 7, 2012 10:17 AM
From: Nicholas Vittore <Nick@svigos.com>
To: "alikat@ameritech.net" <alikat@ameritech.net>
Conversation: 499 Pennsylvania, glen Ellyn, il

-------- Original message --------
Subject: RE: 499 Pennsylvania, glen Ellyn, il
From: Alex Ratner <AlexR@LaMarCoSystems.COM>
To: Nicholas Vittore <Nick@svigos.com>
CC:

The price to install new fire alarm control panel and 5 audio visual devices is $2,500.00

Alex Ratner, CET
Vice President

http://www.LaMarcoSystems.com <http://www.lamarcosystems.com/>
Advanced Technology. Focus on Your Safety

475 Lindberg Lane,
Northbrook, IL 60062
DIRECT 847. 513. 6462
TEL 847. 239. 7590
FAX 847. 239. 7591

From: Nicholas Vittore [mailto:Nick@svigos.com]
Sent: Friday, May 04, 2012 4:04 PM
To: Alex Ratner
Subject: 499 Pennsylvania, glen Ellyn, il

I need a proposal for the above being

1 addressable panel with five devices.

NYSA INC.
ELECTRICAL CONTRACTORS

Proposal
Number: 020312-001
Date: February 3, 2012
Term: 30 days

5630 Westview Lane
Lisle, IL 60532
p: 630.737.0177
f: 630.969.8152

Bill To:

Creative Maintenance Solutions
272 E. Deerpath Rd. Suite 236
Lake Forest, IL 60045
p: 847.735.0656
f: 847.735.8060

Job Site:

499 Pennsylvania, Glen Ellyn
Clothing Store

Description	Quantity	Price/Rate	Amount
1. Receptacle outlets	8	100	800
2. Floor Outlet	1	260	260
3. Track light power only (track light not included)	3	100	300
4. Abandon all electrical outlets in section of wall being removed, bathroom being removed, office being removed.	1	500	500
5. Relocate lighting in existing office to new office area.	4	100	400
6. Run new circuit for fire panel	1	150	150
		Total:	$2410

$5300 - $5400 TOTAL

plus 2492 fixtures & 500 chandeliers for dressing rooms

Toll-Free Live Help
1-866-954-4489
Trade Professionals
West Cost
1-866-846-7747
East Coast
1-866-554-4487
Chicago Showroom
312-944-1000

Interior Lighting
Accessory
Art & Picture Light
Bathroom & Mirror
Ceiling
Display & LED
Fan
Flex Strip
Floor
Fluorescent
Freejack
Light Bulbs & Lamps
Light Channel
Light Control
Linear Suspension
MonoRail & Kable
Power Supply
Recessed
Signage
Soft Strip
Stage Fixtures
Suspension
Table & Desk
Tech Track
Track System
Troffer
Undercabinet
Wall

Exterior / Outdoor
Furniture
Hot Deals
New Products
Energy Efficient
Installation Gallery
Favorites
Design Professionals

Online Store: View Cart

QTY	Item Information	Price	Total	
4	**Item #:** [redacted] **Description:**PJ SPOT INC PAR30 12 IN;SATIN NICKEL	$124.00	$496.00	[redacted]
16	**Item #:** [redacted] **Description:**WISHBONE 12V AR111 SILVE;R W/BLK ADJ	$97.77	$1,564.32	[redacted]
4	**Item #:** [redacted] **Description:**PJ CANOPY INCANDESCENT S;ATIN NICKEL	$48.00	$192.00	[redacted]
4	**Item #:** [redacted] **Description:**6 FT TRAC 1 CIRCUIT NATU;RAL	$59.94	$239.76	[redacted]

NOTE: If you changed any quantities, click to Recalculate
If you would like to delete multiple items, set item qty to 0 and click recalculate.

Subtotal: $2,492.08

Continue Shopping

Proceed to Checkout

Trade Professionals:
East Coast: 1-866-554-4487
West Coast: 1-866-846-7747

1-866-954-4489

Lightology Is a Proud Member of

american lighting association | AIA Chicago | Illuminating Engineering Society | IALD

Showroom: 215 W. Chicago Ave., Chicago, Illinois 60654 Phone: 312-944-1000
Warehouse/Corporate: 1718 W. Fullerton Ave., Chicago, Illinois 60614 Phone: 773-883-6111

McAfee SECURE TESTED DAILY 04-MAY | BBB Accredited Business | LIGHTOLOGY ACCEPTS: VISA

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Toll-Free Live Help
1-866-954-4489
Trade Professionals
West Cost
1-866-846-7747
East Coast
1-866-554-4487
Chicago Showroom
312-944-1000

Online Store: Interior Lighting: Track System: WISHBONE AR111

Interior Lighting
Accessory
Art & Picture Light
Bathroom & Mirror
Ceiling
Display & LED
Fan
Flex Strip
Floor
Fluorescent
Freejack
Light Bulbs & Lamps
Light Channel
Light Control
Linear Suspension
MonoRail & Kable
Power Supply
Recessed
Signage
Soft Strip
Stage Fixtures
Suspension
Table & Desk
Tech Track
Track System
Troffer
Undercabinet
Wall

Exterior / Outdoor
Furniture
Hot Deals
New Products
Energy Efficient
Installation Gallery
Favorites
Design Professionals

WISHBONE AR111

TRANSFORMER NOT INLCUDED

SHOWN WITH WHITE FINISH

Trac-master avant-garde wishbone low voltage series t480, t484 and t485 feature the sleek sculptured look and style of wishbone fixtures is unparalleled in the Industry. The elegance is carried through the entire design for a fresh, contemporary appeal. Molded polycarbonate yoke with die-formed steel ring. Greater than 360 degree horizontal rotation eliminates aiming dead spots. 90 degree vertical aiming capability. Vertical aiming locking screws secure lamp holder position during relamping cycles. Transformer t537 or t538 12v solid state electronic transformer with on/off switch (sold separately). 20-50w mr16, 35-50w par36 or 35-75w AR111 lamp (not included). Accessories sold separately. Dimmable. Available in white, black, satin chrome w/black adjusting bottons and silver w/black adjusting buttons. UL listed, CSA certified. Union made, afi-cio. 6-3/8w5h

Price: $97.77
+ Free Shipping*

Select Options

JUNO

Dimensions:
6.38 (W) x 0.00 (L) x 5.00 (H)

Product Options

FREE SHIPPING on orders over $50 * Details
* CLICK FOR MORE DETAILS

Product /#	Shade Color	Finish	Bulb	Availability	List Price	Lightology Price	Select...
T485BL	NA	BLACK	AR111/M4/75W/12V		$153.62	$92.17	BUY
T485SL	NA	SILVER	AR111/M4/75W/12V		$162.95	$97.77	BUY
T485WH	NA	WHITE	AR111/M4/75W/12V		$153.62	$92.17	BUY

**Please call customer service to schedule pickup. Lightology has 3 locations and in some cases warehouse transfer is required.

Related Products

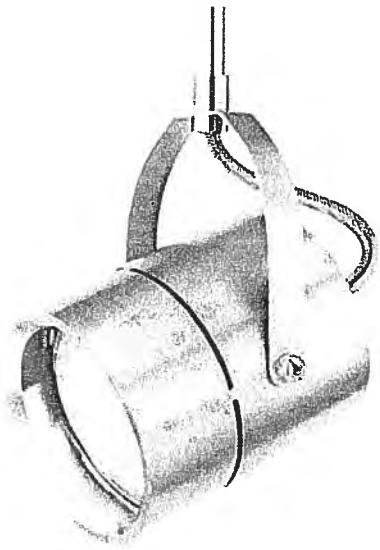
Toll-Free Live Help
1-866-954-4489
Trade Professionals
West Cost
1-866-846-7747
East Coast
1-866-554-4487
Chicago Showroom
312-944-1000

Online Store. **Interior Lighting: Freejack: SPOT INC P30 12**

Interior Lighting
Accessory
Art & Picture Light
Bathroom & Mirror
Ceiling
Display & LED
Fan
Flex Strip
Floor
Fluorescent
Freejack
Light Bulbs & Lamps
Light Channel
Light Control
Linear Suspension
MonoRail & Kable
Power Supply
Recessed
Signage
Soft Strip
Stage Fixtures
Suspension
Table & Desk
Tech Track
Track System
Troffer
Undercabinet
Wall

Exterior / Outdoor
Furniture
Hot Deals
New Products
Energy Efficient
Installation Gallery
Favorites
Design Professionals

SPOT INC P30 12



Classic die cast aluminum head, pivots vertically 180 degrees, rotates horizontally 350 degrees. Features vertical and horizontal locking mechanisms. Dimmable with standard incandescent dimmer. Satin nickel finish. 120 Volt incandescent PAR20 lamp up to 50 watts PAR30 short lamp up to 75 watts (lamp not included). Holds up to two, eggcrate louver, or glass lens (sold separately). ETL listed. 4.7w12h4.3d

Price: $124.00
+ Free Shipping*

Select Options

TECH LIGHTING L

Dimensions:
4.30 (W) x 4.70 (L) x 12.00 (H)

You must select a canopy or system connector with a head or pendant fixture

Product Options

FREE SHIPPING on orders over $50 * CLICK FOR MORE DETAILS

Product /#	Shade Color	Finish	Bulb	Availability	List Price	Lightology Price	Select...
700PJSPT30S08S	NA	SATIN NICKEL	PAR20/MED/50W/120V	—	$150.00	$120.00	BUY
700PJSPT30S12S	NA	SATIN NICKEL	PAR20/MED/50W/120V	—	$155.00	$124.00	BUY

**Please call customer service to schedule pickup. Lightology has 3 locations and in some cases warehouse transfer is required.

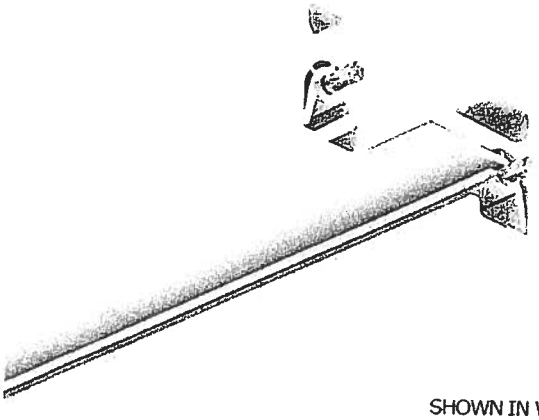
Toll-Free Live Help
1-866-954-4489
Trade Professionals
West Cost
1-866-846-7747
East Coast
1-866-554-4487
Chicago Showroom
312-944-1000

Online Store: Interior Lighting: Track System: T6SL

Interior Lighting
Accessory
Art & Picture Light
Bathroom & Mirror
Ceiling
Display & LED
Fan
Flex Strip
Floor
Fluorescent
Freejack
Light Bulbs & Lamps
Light Channel
Light Control
Linear Suspension
MonoRail & Kable
Power Supply
Recessed
Signage
Soft Strip
Stage Fixtures
Suspension
Table & Desk
Tech Track
Track System
Troffer
Undercabinet
Wall

Exterior / Outdoor
Furniture
Hot Deals
New Products
Energy Efficient
Installation Gallery
Favorites
Design Professionals

T6SL



SHOWN IN WHITE

Trac-master low-profile, single-circuit trac sections for surface or pendant mounting. I-beam cross section provides added strength and rigidity in pendant suspended applications. Accepts all trac-master and trac-lites fixtures. Extruded aluminum I beam channel. One-piece thermoplastic insulator. Injection molded polycarbonate dead-end with set screw. Available in 2, 4, 6, 8 and 12 foot lengths. Finish available in white, black, silver, natural and polished brass. UL listed, CSA certified. Union made afl-cio. 43-7/8 long

Price: $59.94
+ Free Shipping*

Select Options

JUNO

Dimensions:
0.00 (W) x 72.00 (L) x 0.00 (H)

Product Options

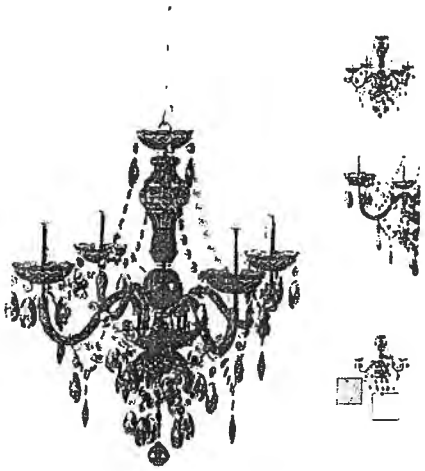
FREE SHIPPING on orders over $50 * Details
* SEE POLICY FOR MORE DETAILS

Product /#	Shade Color	Finish	Bulb	Availability	List Price	Lightology Price	Select...
T6BL	NA	BLACK	NA		$99.90	$59.94	BUY
T6PB	NA	POLISHED BRASS	NA		$140.67	$84.40	BUY
T6NA	NA	SILVER	NA		$99.90	$59.94	BUY
T6SL	NA	SILVER	NA		$99.90	$59.94	BUY
T6WH	NA	WHITE	NA		$99.90	$59.94	BUY

**Please call customer service to schedule pickup. Lightology has 3 locations and in some cases warehouse transfer is required.

URBAN OUTFITTERS

Women's
Men's
Apartment
Sale
Gift
Blog



Duchess Chandeli
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$159.00

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ONE SIZE 1

Size

Check Availability: Online

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Backordered
05/20/2012

ORDER NOW!
And Get Free
Shipping

Add to Wishlist

Send to a Friend

Tweet 0

Like 12

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SKU #25160607

TAGS [?] [ADD YOUR OWN TAG]

BE THE FIRST TO TAG THIS ITEM!

Overview:
* Elegant chandelier dripping with faceted acrylic jewels
* 4 curved candelabra-style light fixtures radiating out from the center on curved spokes
* This tested item meets UL standards and has a UL label
* Plug-in, no professional assembly required
* Simple assembly required
* Requires 4 - 25 watt bulbs, max
* 21.5"diameter, 23"h; 10'l chain

Content & Care:
* Acrylic, metal, glass, wiring
* Imported
* Wipe clean

Shipping Information:
* Shipping charge: $10
* This item will ship via UPS Ground and is only available for delivery within the continental United States. Shipment to international locations, U.S. territories, Alaska, Hawaii, P.O. boxes, APO/FPO addresses and express ship methods are unavailable for this item.

3 @ 159.00 =

dressing room - 477

1 Item(s) has been added to your bag.

Continue Shopping

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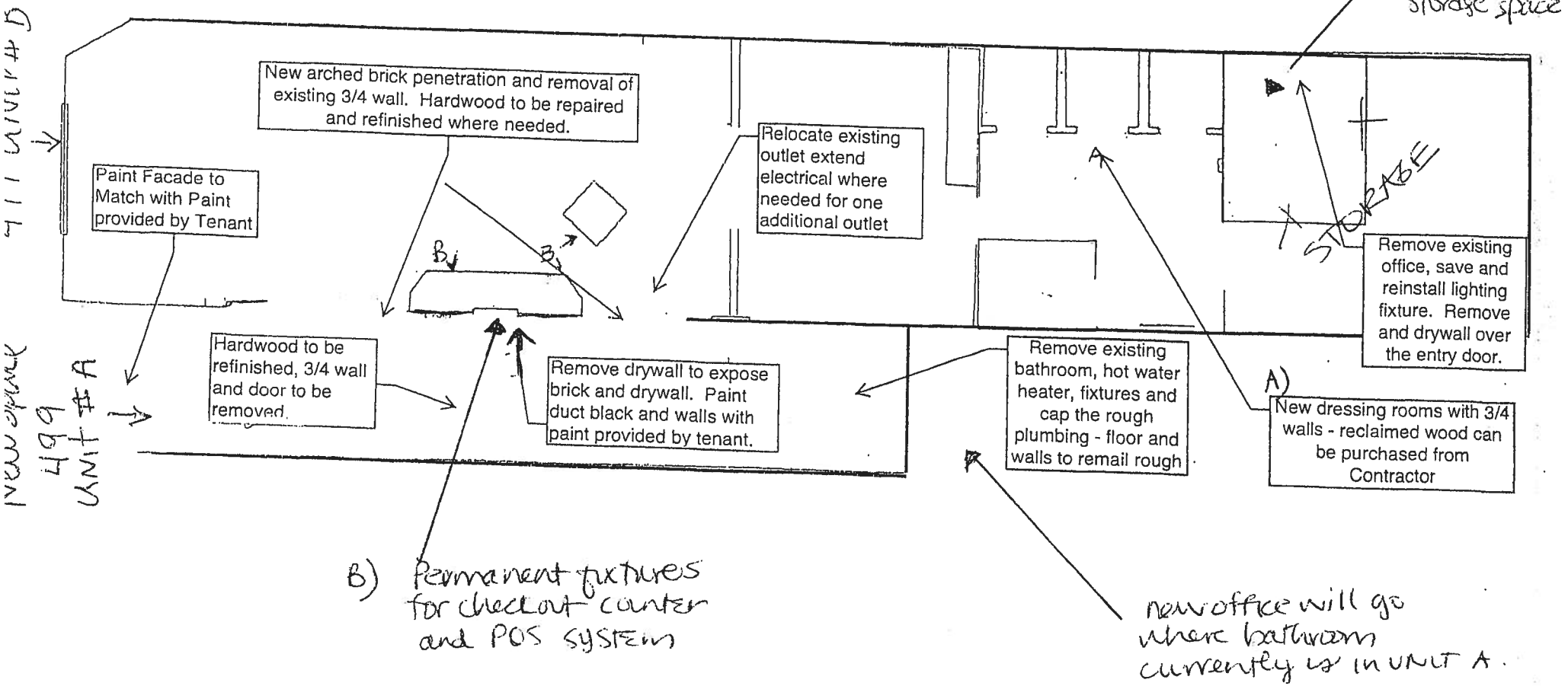
APR 12 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



Village of Glen Ellyn
Downtown Interior Improvement Grant Program Application

a) Description of your business and the related industry: AliKat is a boutique which sells apparel, bags, jewelry, accessories and gifts targeted to women and teen girls.

b) Features and advantages of your product such as quality, competitive advantage, proprietary position, and future potential: Our merchandise would be considered moderate to expensive with a price range that appeals to a broad customer base. The merchandise is good quality and considered a good value for the price. We constantly change and update our products based on sales and customer buying habits. We offer a range of 'gifts' for almost any age so women shop for themselves, daughters, friends, mothers, etc. We are unique to Glen Ellyn – the first store to market to both teens and women. We feel very positive about our future growth – we are established, with a great customer loyalty and have a friendly sales staff and good customer service.

c) Credentials and experience of business owner and management assistance: The owner has a degree in business management and worked in the financial services industry for 20 years. She has 5 years of retail experience as a business owner, manager & buyer. AliKat now has approximately 10 part time sales associates, an assistant manager, store designer and marketing person. All sales associates have been employed for a minimum of 4 years – with the exception of our college and high school hires.

d) Timing of critical activities before opening/expanding such as company incorporation, space built-out, supplies ordered, employees hired, and opening date: We are ready for build out – we have already purchased additional display pieces and have a new store design in place once the work is completed. We have added changes to our front counter to relocate it and improve our customer check out process; we also have incorporated changes to our storage/package receiving space which we outgrew 4 years ago.

e) Projected tangible benefits to Downtown Glen Ellyn from the business activity including how the business will contribute to the downtown retail mix, shopper traffic, extended store hours, number of jobs created, etc.: With the expansion we

feel that AliKat will be an anchor store on the north side of town. We are already established with a strong customer base and a better functioning retail space will allow us to bring in more apparel and a greater gift selection which are the areas we would primarily expand. It will also allow us to process new inventory more quickly, improve our customer check out service and allow for better customer flow in store during holiday walk, ladies night and other community events. Additional employee shifts will be added once the new space is occupied. Hours will likely remain the same which meet or exceed current suggested 'core' hours; open 7 days a week with one late evening. AliKat is also a strong supporter of our schools and local charitable organizations. We do charity 'shopping' days; offer merchandise for local silent auctions; support our schools PTA, Boosters & athletic programs. We also are involved in the 3/50 project which supports downtown communities and feature a downtown Glen Ellyn store/service establishment in our monthly newsletter.

f) Market research and analysis including a definition of your customers and markets, market size, market trends, competition and estimated market share: Our customer base is primarily women aged 13 and older - mothers and daughters frequently shop together. We have a great customer following and draw people from surrounding communities that include Naperville, Wheaton, Elmhurst, and Lombard. We are known for having a great selection of merchandise and a friendly staff – a very popular place for all Glen Ellyn community events. Our competition is primarily chain stores such as Urban Outfitters, Francescas and Anthropoligie. Annual revenue is currently around $700,000 and has increased every year since we opened in 2006. This expansion will allow us to stay on top of new trends, keep our merchandise changing and continue to bring in customers from surrounding communities to Glen Ellyn.

To: Village of Glen Ellyn
From: Sandy Moore/AliKat
Date: April 21, 2012
RE: Grant Application

RECEIVED
APR 24 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Additional information was requested for the space expansion at 499 W. Pennsylvania Avenue since we are an existing store front in Glen Ellyn.

With regard to our projected sales revenue - our current gross sales are approximately $750,000 with 1300 square feet of retail space. We are generating roughly $575 per square foot – using this as a benchmark, our goal with this expansion is to increase revenues by $250,000 - $275,000. This expansion will allow us to increase our women's apparel selection and offer better dressing rooms. We will also offer more accessories (belts, scarves, flip/flops & casual shoes), bags/purses, jewelry and a better gift selection.

I feel it is important to note that as an existing store, who has been in business for 5+ years (in a struggling economy!) our business 'plan' is well known. We are open 7 days a week, and have been for 5 years; we expand our hours for all of the community and alliance events; we have an experienced staff; we bring in repeat customers from surrounding communities; and we are a strong supporter of our downtown businesses through our 3/50 project support. We have expanded our product offerings, increased our social media presence and improved our customer service guidelines since we first opened. There was not a grant program available when we opened in 2006 so we are not asking for additional funds; this is our first grant request proposal.

This expansion is important to AliKat for 3 primary reasons:

1) We outgrew our space after 1 year in business – not only was the community very supportive but we also chose to expand our 'apparel' which was limited to t-shirts and some casual teen apparel when we first opened. When MK-3 and Banana's closed (two apparel stores in Glen Ellyn that closed in the fall of 2006), many of our customers asked us to become more extensively involved in clothing which we did. We had to add dressing rooms in an already tight space, clothing racks, mannequins, etc. and our back storage area became even more limiting with more boxes.

2) Storage space – it is honestly quite unbelievable how we manage to get the merchandise we do onto the sales floor with our restricted storage space. I have very patient employees who are beginning to grow rather frustrated – as am I! This issue alone may require us to look for a better space when our lease comes up next May 2013 if we do not expand next door.

3) Both spaces at the 499 Building are difficult spaces to occupy. The current vacant space is very small, set back from the rest of the building and 'off' of Main street which can be challenging. Our space is very narrow and deep; not inviting from the outside; difficult to display merchandise; difficult for customers to navigate;

very challenging on high traffic nights such as holiday walk, ladies night, etc. Combining these two spaces will improve all of the above.

Our preference is to stay at this location. Even though we are off of Main street, we have become a destination store and often are the first stop for customers coming to town. It would be great to have an 'anchor' store on Pennsylvania which this expansion, and your help, would provide. We truly believe the expansion of AliKat would be a worthwhile investment to our downtown community.

EXIT

499

Transmission Report

Date/Time	05-09-2012	11:26:27 a.m.	Transmit Header Text	Village of Glen Ellyn
Local ID 1	6304698849		Local Name 1	Line 1vge
Local ID 2			Local Name 2	Line 2

This document : Confirmed
(reduced sample and details below)
Document size : 8.5"x11"

Business Registration and Zoning Occupancy Certificate Application

Fire Prevention Inspection, Product Sales License, and Emergency Contact Registration

Application Instructions:
Complete the first page of the Application. Call the Planning & Development Department at 630-547-5250 for applicable fees that must accompany this application. Submit payment and application in person to the Planning and Development Department or mail to :

The Village of Glen Ellyn
Planning and Development
535 Duane Street
Glen Ellyn, IL 60137

MAY - 9 2012
CK#426 #80

APPLICATION INFORMATION

____New Business
____Existing Glen Ellyn Business (select one of the following)
____Name Change __X__Ownership Change
____Address Change ____Update Contact Information

Is this a non profit organization? ☐ Yes ☒ No
Is this the only business that will operate under this address? ☐ Yes ☐ No
Will a Building Permit application be submitted for proposed alterations or improvements? ☐ Yes ☒ No

BUSINESS INFORMATION

Business Name:	Bear Torch P/O Inc.		
Doing Business As:	Next stop Coffee Shop	Date:	5/7/12
Business Owner:	Craig Yerly	Owner Phone:	630-744-9372
Property Owner:	Union Pacific Railroad Co.	Property Owner Phone	402-501-0340
Business Contact Person:	Craig Yerly	Business Contact Phone	630-744-9372
Business Address:	551 Cresscent Blvd	Glen Ellyn IL 60137	
IL Business Tax ID:	4077-6417	Email Address:	Cmyerly@gmail.com
Maximum Number of Employees at this location at any time:	FT: 1 PT: 0	* Square Foot Area or Space:	100 sq ft
Business Phone:	630-744-9372	Business Fax:	—
Describe all activities and operations performed and all products and materials stored or sold:	Coffee + Tea / convenience shop. We will be selling coffee, Tea, soda beverages. Muffins + Pastries. Snacks. Newspapers, magazines books.		

BILLING INFORMATION (If different from above)

Billing Address:	171 Fairfield Ln.				
Contact Name & Dept.:	Craig Yerly				
Phone:	630-744-9372			Fax:	
City:	Carol Stream	State:	IL	Zip Code:	60188

EMERGENCY CONTACT INFORMATION (minimum of 2 contacts)

Name	Phone 1	Phone 2
Joy Yerly	630-430-0239	630-765-7109
Mike Yerly	630-390-8679	630-893-4482
Alarm Company Name	Address	Phone No.

REGISTRATION INFORMATION

Will tobacco products be sold over the counter?	☐ Yes	☒ No
Will tobacco products be sold or dispensed through a vending machine?	☐ Yes	☒ No
Will liquor be dispensed or sold at this location?	☐ Yes	☒ No

Total Pages Scanned : 2 Total Pages Confirmed : 2

No.	Job	Remote Station	Start Time	Duration	Pages	Line	Mode	Job Type	Results
001	552	6304690426	11:24:38 a.m. 05-09-2012	00:01:20	2/2	1	EC	HS	CP14400

Abbreviations:
HS: Host send
HR: Host receive
WS: Waiting send
PL: Polled local
PR: Polled remote
MS: Mailbox save
MP: Mailbox print
CP: Completed
FA: Fail
TU: Terminated by user
TS: Terminated by system
RP: Report
G3: Group 3
EC: Error Correct

A-6m

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

DATE: May, 2012

RE: Bryant/ Thain's Addition Improvements Project Final & Balancing Change Order (CO #1) and Project Closeout

---

Background:
The Bryant Avenue – Thain's Addition Improvements Project involved roadway reconstruction of 2.2 miles of Village streets and underground improvements such as water main replacements, sanitary sewer rehabilitation and storm sewer upgrades. The improvements began in the spring of 2010 and were finalized by the end of November 2010. The project is now ready for closeout.

Issues:
The contract amount for this project was $5,709,919. The final cost of the project was less than the contract amount by $673,000 with the revised amount being $5,036,121. The amount of this change order exceeds $20,000; therefore Village Board approval is required. The attached memorandum from Professional Engineer Bob Minix provides detailed information on project work adjusted to meet field conditions.

Recommendation:
Approve the resolution set forth.

Action Requested:
Motion to approve a resolution for Change Order Number 1 and Final Payment with Martam Construction, Inc. for a decrease of $673,798 which is required for the Bryant Avenue – Thain's Addition Improvements Project for a Revised and Final Contract Cost of $5,036,121 and a Time Extension of 21 Days.

Attachments:
Memo from Bob Minix, Professional Engineer

3

MEMORANDUM

TO: Julius Hansen, Public Works Director

FROM: Bob Minix, Professional Engineer

DATE: May 5, 2012

SUBJECT: Bryant / Thain's Addition Improvements Project
Final and Balancing Change Order (CO #1) and Project Closeout

The purpose of this memorandum is to convey the appropriate paperwork – including a change order form with the final pay estimate spreadsheet and Resolution for Village Board action – to provide the details necessary to close out the Bryant Avenue / Thain's Addition Improvements Project constructed in 2010. Change Order No. 1 (Final) for the project would **decrease** the contract price by **$673,798** from the original $5,709,919 for a revised and final cost of **$5,036,121**, about 12% below the contract bid price. As the amount of change exceeds $20,000 Village Board action is mandated for approval of the change order and a written determination is required.

CONSTRUCTION PROJECT OVERVIEW

The **Bryant Avenue – Thain's Addition Improvements Project** area is essentially bounded by Carleton, Walnut, Whittier and Hillside as shown on the enclosed map. Included in the work were the reconstruction of Bryant Avenue from Turner to Walnut and a short section of Whittier north of Walnut, and resurfacing of Walnut, Duane, Hillside, Lowell, Longfellow and Whittier.

A total of about 11,750 feet (2.2 miles) of roadway improvements were performed. Included with this comprehensive infrastructure betterment project were water main replacements, sanitary sewer rehabilitation and storm sewer upgrades. Martam Construction of Elgin submitted the lowest of five bids received at the March 15, 2010 bid opening. Civiltech Engineering of Itasca provided construction oversight services for the project.

Installation of improvements occurred primarily during the spring, summer and fall of 2010, interrupted for about three weeks in July due to a strike by laborers and operators. Project work was somewhat delayed, but the construction team was successful in re-opening a key segment of Bryant Avenue near Ben Franklin School in time for the start of 2010-2011 school year in late August. Overall project construction was substantially completed by the end of November 2010.

Some final restoration and punch list work occurred in 2011. Final agreement on quantities was reached in the spring of 2012 and the project is now ready for close-out.

The following table summarizes the scope of work at each of the project locations:

BRYANT / THAIN'S ADDITION IMPROVEMENTS PROJECT			
Street Segment	**Limits**	**Length (ft)**	**Type of Rehabilitation**
Bryant Avenue	Turner to Walnut	2,500	Sanitary Sewer Rehabilitation Storm Sewer Replacement and Extensions Water Main Replacement Roadway Reconstruction in Concrete
Lowell Avenue	Hillside to Walnut	1,450	Sanitary Sewer Rehabilitation Storm Sewer Improvements Enhanced Roadway Resurfacing
Longfellow Avenue	Hillside to Walnut	1,450	Sanitary Sewer Rehabilitation Storm Sewer Improvements Enhanced Roadway Resurfacing
Whittier Avenue	North of Walnut	200	Storm Sewer Construction Roadway Reconstruction in Asphalt
Whittier Avenue	Hillside to Walnut	1,500	Sanitary Sewer Rehabilitation Storm Sewer Improvements Water Main Replacement (Duane to Walnut) Enhanced Roadway Resurfacing
Walnut Street	Bryant to Whittier	1,200	Sanitary Sewer Rehabilitation Storm Sewer Improvements Mill and Overlay Resurfacing
Duane Street	Carleton to Bryant	500	Sanitary Sewer Rehabilitation Storm Sewer Improvements Water Main Replacement Roadway Reconstruction in Asphalt
Duane Street	Bryant to Whittier	1,050	Sanitary Sewer Rehabilitation Miscellaneous Storm Sewer Improvements Water Main Replacement Enhanced Roadway Resurfacing
Hillside Avenue	Taylor to Whittier	1,900	Sanitary Sewer Rehabilitation Mill and Overlay Resurfacing
TOTALS		**11,750**	**2.2 miles**

CHANGE ORDER NO. 1 (FINAL)

The change order covers two principal items: The final balancing between original and as-constructed quantities for the 173 original bid items (resulting in an **decrease** of about **$783,300**) and the accounting of 26 contract extras (amounting to an **increase** of about **$109,500**). Hence, the net overall change in the contract cost was slightly less than $673,800 and constitutes the amount of the change order. Very detailed documentation of all original and new contract items and quantities was performed by Civiltech and is part of the project records maintained by the Engineer and available in the Public Works office. Summaries of items and quantities will be provided as part of this memo to give an overview of project accounting leading to the final contract price of just over $5 million.

Original Contract Items

Many of the individual original contract pay items can be grouped into similar or related categories of work. The following **Quantity Balancing** table provides a summary review of the final contract status for an individual item or related group, based on the final pay estimate spreadsheet.

BRYANT AVENUE / THAIN'S ADDITION IMPROVEMENTS PROJECT BALANCING OF ORIGINAL CONTRACT QUANTITIES			
Category of Work	**Original Contract Cost**	**Costs in Excess of Original Contract Amounts**	**Costs Less Than Original Contract Amounts**
Tree Protection / Removals	$55,400		$10,700
Temporary Ramps	$52,100		$5,400
Erosion and Dust Control	$37,300		$35,000
Traffic Control	$226,400		$3,100
Removals	$395,700		$5,800
General Utility Items	$65,600		$41,200
Water Main Items	$836,500		$111,800
Sanitary Sewer	$1,039,400		$138,400
Storm Sewer	$936,400		$50,100
Roadway Undercuts	$103,200		$12,900
General Road Construction	$108,000		$36,500
Concrete Pavement Construction	$366,800		$67,200
Asphalt Pavement Construction	$527,200		$121,100
Curb & Gutter	$287,200		$21,400
Sidewalk	$161,900	$6,100	
Driveway	$216,200		$31,600
Specialty Restorations (Pavers)	$27,000		$24,100
Retaining Walls	$26,100	$4,900	
Pavement Markings	$6,400	$2,200	
Sod / Restorations	$208,100		$80,200
General / Miscellaneous	$27,000		
Subtotals	**$5,709,900**	**$13,200**	**$796,500**
Net Reduction in Cost			**$783,300**

As shown above, the project experienced under-runs in most classes of work, with essentially minor over-runs in just a few areas. The significant reduction in quantities generally resulted from overestimates of the original work items by the design engineers or items not needed to perform the work based on field conditions, or substitution of some original items with new contract items. The design engineer generally used quite conservative estimates for the work and provided contingency items in anticipation of worst-case field conditions.

New Contract Items

Twenty-six **new contract items** were required through the course of construction, as summarized in the following table:

BRYANT AVENUE / THAIN'S ADDITION IMPROVEMENTS PROJECT NEW ITEMS REQUIRED TO MEET FIELD / PROJECT CONDITIONS		
Item	**Description**	**Cost**
X-1	Additional 3/4" Copper Water Service	$4,920
X-2	Additional 1" Copper Water Service	$1,595
X-3	Sanitary Sewers, PVC, SDR 26, 12"	$960
X-4	Reconnect Existing 1-1/2" Water Service (3 locations)	$3,670
X-5	Sanitary Sewer Service Using Existing Tee or Tee-Wye (11 locations)	$26,510
X-6	Storm Sewers, 24" (Ductile Iron Pipe) Type 2 (3 locations)	$6,380
X-7	Cut and Plug Existing Water Main (4 locations)	$3,200
X-8	Rebar Reinforcement in Curbs over Trench Crossings	$10,640
X-9	Ground Stabilization Fabric	$1,870
X-10	Temporary Asphalt, Hand Method	$5,090
X-11	Lowell Avenue Additional Concrete Removal	$750
X-12	Gas Service Exploration, Hand Dig (4 locations)	$3,000
X-13	Cut- In 4" Valve in Box	$3,700
X-14	Water Main Break Repair at 458 Longfellow (Time & Materials)	$2,335
X-15	Pavement Excavation in Front of 470 Longfellow	$3,010
X-16	Install Ground Cover in Front of 843 Duane	$4,060
X-17	Repair Water Main Break at SW Corner of Whittier & Walnut (T&M)	$3,940
X-18	Water Service Installation for Mis-marked Pipe at 510 Whittier (T&M)	$1,230
X-19	Preparation of Base, Whittier (T&M)	$4,675
X-20	Private Driveway Work w/Project at 387 Bryant	-$925
X-21	Private Driveway Work w/Project at 467 Bryant	-$1,060
X-22	Modifications to Various Structures (T&M)	$4,415
X-23	Additional 21 Calendar Days of Traffic Control (due to July Strike)	$1,450
X-24	Additional Preparation of Base (Final Agreed-to Lump Sum Amount)	$12,035
X-25	Furnish and Install Spirea Planting	$50
X-26	Upcharge for Additional Material Costs (Tee-Wye vs. Standard Tees)	$2,000
	TOTAL ADDITIONAL ITEMS	**$109,500**

Water service line situations included additional lengths of copper pipe to extend connections in the parkway to avoid tree conflicts (X-1 and X-2), re-use of existing services except for re-connection to the new water main (X-4) and repair of a mis-marked water service (X-18). Extra

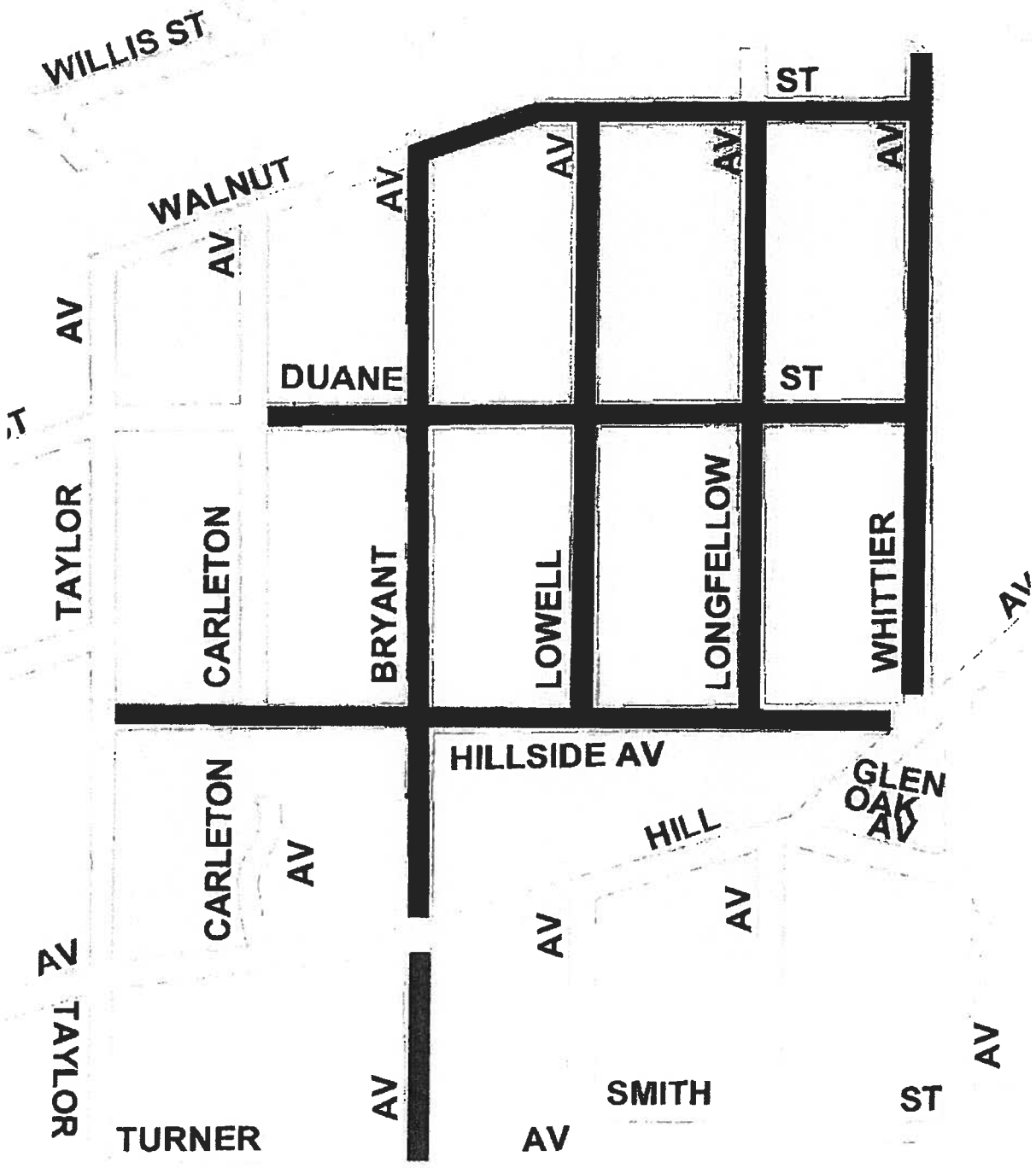
sanitary sewer work necessitated the creation of a new pay item for minor repairs to existing 12" main sewers (X-3), an item for extension of certain existing PVC service lines where an appropriate connection to the main already existed, but additional clay material was replaced (X-5) and payment for an upgraded connections (X-26). Changes in storm sewer pipe to ductile iron pipe were needed to accommodate field conditions where concrete pipe would not work (X-6) and various changes in storm sewer structures were also needed to fit connecting pipes (X-22). Various water main situations arose that were not anticipated in design, including extra plugging of water mains (X-7), water main break repairs (X-14 and X-17) and substitution of a valve box in lieu of a vault for valve construction (X-13). To accommodate certain roadway construction needs, the contractor was authorized to reinforce curb crossings with re-bar over utility trenches (X-8), provide additional geotechnical reinforcing fabric for the road base (X-9), provide temporary patching of utility trenches at key intersections involved in detours (X-10) and remove old concrete trench patching material (X-11). A developing sink hole near 470 Longfellow required removal of street base and plugging of an old clay pipe (X-15). The contractor was authorized to expose gas services to determine depths at four locations (X-12).

Roadway construction on streets where enhanced resurfacing was performed consisted of removing the existing asphalt surface down to the stone base and then base regarding. To achieve the proper depth to install the desired thickness of asphalt pavement, excess stone was removed from the roadways and two pay items (X-19 and X-24) were developed to compensate the contractor for this work; this item was needed primarily on Whittier, Duane and Longfellow. Special landscaping restoration was done at two locations as part of the project (X-16 and X-25). Two special arrangements were made to perform private driveway work to achieve improved grades, with the private work eventually paid by the residents at the contract unit price to the contractor; once paid, the contractor credited the contract. Finally, an additional 21 days of traffic control was paid, equivalent to the time of the July work stoppage period.

The contract completion date, originally established for October 31, 2010, was extended by 21 days to November 21, 2010 due to the July 2010 strike.

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer

BRYANT AVENUE – THAIN'S ADDITION IMPROVEMENTS PROJECT



CHANGE ORDER

Order No.: 1 (Final)

Date: May 14, 2012

Agreement Date: March 22, 2010

NAME OF PROJECT: BRYANT AVENUE-THAIN'S ADDITION IMPROVEMENTS PROJECT

OWNER: VILLAGE OF GLEN ELLYN

CONTRACTOR: MARTAM CONSTRUCTION, INC.

The following changes are hereby made to the **CONTRACT DOCUMENTS**:

Attached hereto is a spreadsheet dated May 7, 2012 showing the original and revised contract quantities for 173 original contract items and 26 new items. These balancing adjustments (a net decrease of $783,308.46) and new items (net increase of $109,510.93) are the result of field changes and circumstances encountered during project construction. All extra work was performed as directed by the project engineering team.

Change to **CONTRACT PRICE:**

Current **CONTRACT PRICE**): $5,709,918.85

The **CONTRACT PRICE** due to this **CHANGE ORDER** will be **DECREASED** by: **$673,797.53**

The new **CONTRACT PRICE** including this **CHANGE ORDER** will be **$5,036,121.32**

Change to **CONTRACT TIME:**

Original **CONTRACT TIME:** Project Completion: October 31, 2010

The **CONTRACT TIME** due to this **CHANGE ORDER** will be **INCREASED** by **21 days**

The **CONTRACT TIME** including this **CHANGE ORDER** will be November 21, 2010

APPROVALS:

Approved by Village Board on: May 14, 2012

Requested by: Civiltech Engineering

Reviewed by: Village of Glen Ellyn

Recommended by: Village of Glen Ellyn

Approved by: Village of Glen Ellyn

Accepted by: Martam Construction, Inc.

Project: BRYANT AVENUE / THAIN'S ADDITION IMPROVEMENTS PROJECT
Contractor:
Design Engineer: Engineering Resource Associates, Inc.
Construction Engineer: Civiltech Engineering, Inc.

5/7/2012

Original Contract Bid Price:	$	5,709,918.85
Village Board Authorized Amount:	$	6,000,000.00
Change Order No. 1	$	(673,797.53)
Change Order No. 2		
Change Order No. 3		
Change Order No. 4		
Change Order No. 5		
Revised Contract Amount:	$	5,036,121.32

Item #	Description	Unit	Quantity	Unit Cost	Fund	Est. No. 11 - Final Quantity	Final Cost	Contract	Underrun	Overrun
	ORIGINAL CONTRACT ITEMS									
1	CONSTRUCTION LAYOUT	L SUM	1.00	$25,000.00	G	1.00	$25,000.00	$25,000.00	$0.00	
2	PRECONSTRUCTION VIDEO TAPING	L SUM	1.00	$2,000.00	G	1.00	$2,000.00	$2,000.00	$0.00	
3	SODDING, SPECIAL	SQ YD	28,596.00	$7.00	G	17,366.51	$121,565.57	$200,172.00	$78,606.43	
4	SUPPLEMENTAL WATERING	UNIT	171.00	$1.00	G	0.00	$0.00	$171.00	$171.00	
5	TREE MULCHING	EACH	407.00	$19.00	G	331.00	$6,289.00	$7,733.00	$1,444.00	
6	INSTALLATION AND MAINT. OF PROTECTIVE TREE FENCE	FOOT	14,715.00	$2.00	G	12,607.00	$25,214.00	$29,430.00	$4,216.00	
7	EARTH SAW CUT OF TREE ROOTS	FOOT	7,390.00	$3.00	G	6,492.00	$19,476.00	$22,170.00	$2,694.00	
8	TREE REMOVAL (6 TO 15 UNITS)	UNIT	87.00	$20.00	C	0.00	$0.00	$1,740.00	$1,740.00	
9	TREE REMOVAL (OVER 15 UNITS)	UNIT	78.00	$26.00	C	0.00	$0.00	$2,028.00	$2,028.00	
10	DUST CONTROL, SPECIAL	GALLON	5,500.00	$1.00	G	750.00	$750.00	$5,500.00	$4,750.00	
11	DUST CONTROL WATERING	UNIT	250.00	$50.00	G	0.00	$0.00	$12,500.00	$12,500.00	
12	DRIVEWAY RAMP	EACH	181.00	$100.00	C	176.00	$17,600.00	$18,100.00	$500.00	
13	INTERSECTION RAMP	EACH	20.00	$450.00	C	19.00	$8,550.00	$9,000.00	$450.00	
14	TEMPORARY AGGREGATE	TON	2,500.00	$10.00	C	2,057.65	$20,576.50	$25,000.00	$4,423.50	
15	TRAFFIC CONTROL AND PROTECTION	L SUM	1.00	$222,000.00	G	1.00	$222,000.00	$222,000.00	$0.00	
16	CHANGEABLE MESSAGE SIGN	DAY	50.00	$88.00	G	15.00	$1,320.00	$4,400.00	$3,080.00	
17	EARTH EXCAVATION (SPECIAL)	CU YD	6,500.00	$31.00	C	6,572.40	$203,744.40	$201,500.00		$2,244.40
18	DRIVEWAY PAVEMENT REMOVAL	SQ YD	4,700.00	$6.00	C	4,387.71	$26,326.26	$28,200.00	$1,873.74	
19	SIDEWALK REMOVAL	SQ FT	35,000.00	$1.00	C	37,447.65	$37,447.65	$35,000.00		$2,447.65
20	CONCRETE CURB REMOVAL, SPECIAL	FOOT	270.00	$18.00	C	240.10	$4,321.80	$4,860.00	$538.20	
21	TIMBER WALL REMOVAL NO1	L SUM	1.00	$800.00	C	1.00	$800.00	$800.00	$0.00	
22	TIMBER WALL REMOVAL NO2	L SUM	1.00	$1,400.00	C	1.00	$1,400.00	$1,400.00	$0.00	
23	REMOVE CONCRETE STAIRS 1	EACH	1.00	$2,200.00	C	1.00	$2,200.00	$2,200.00	$0.00	
24	REMOVE CONCRETE STAIRS 2	EACH	1.00	$1,200.00	C	1.00	$1,200.00	$1,200.00	$0.00	
25	REMOVE AND REINSTALL BRICK PAVER DRIVEWAY	SQ YD	100.00	$125.00	C	18.65	$2,331.25	$12,500.00	$10,168.75	
26	REMOVE AND REINSTALL BRICK PAVER SIDEWALK	SQ FT	100.00	$15.00	C	37.08	$556.20	$1,500.00	$943.80	
27	REMOVE AND REINSTALL FLAG STONE WALK	EACH	1.00	$1,000.00	C	0.00	$0.00	$1,000.00	$1,000.00	
28	REMOVAL & DISPOSAL OF UNSUITABLE MATERIAL	CU YD	1,750.00	$29.00	C	1,530.65	$44,388.85	$50,750.00	$6,361.15	
29	POROUS GRANULAR EMBANKMENT, SUBGRADE	CU YD	1,750.00	$30.00	C	1,530.65	$45,919.50	$52,500.00	$6,580.50	
30	PREPARATION OF BASE	SQ YD	13,510.00	$1.25	C	9,036.38	$11,294.23	$16,887.50	$5,593.28	
31	AGGREGATE BASE REPAIR	TON	1,470.00	$24.00	C	557.85	$13,388.40	$35,280.00	$21,891.60	
32	SUB-BASE GRANULAR MATERIAL, TYPE B 4"	SQ YD	8,265.00	$4.00	C	7,753.70	$31,014.80	$33,060.00	$2,045.20	
33	AGGREGATE BASE COURSE, TYPE B 9"	SQ YD	2,310.00	$9.00	C	1,752.10	$15,768.90	$20,790.00	$5,021.10	
34	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	7,500.00	$0.11	C	507.14	$55.79	$825.00	$769.21	
35	AGGREGATE (PRIME COAT)	TON	51.00	$11.00	C	1.46	$16.06	$561.00	$544.94	
36	HOT-MIX ASPHALT SURFACE REMOVAL 3"	SQ YD	7,520.00	$3.00	C	7,532.90	$22,598.70	$22,860.00	$261.30	
37	HOT-MIX ASPHALT REMOVAL COMPLETE	SQ YD	13,510.00	$3.50	C	13,086.06	$45,801.21	$47,285.00	$1,483.79	
38	PCC PAVEMENT 8"	SQ YD	6,405.00	$41.00	C	6,286.53	$257,747.73	$262,605.00	$4,857.27	
39	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	FOOT	12,602.00	$4.00	C	11,030.90	$44,123.60	$50,408.00	$6,284.40	

Item #	Description	Unit	Quantity	Unit Cost	Fund	Est. No. 11 - Final Quantity	Final Cost	Contract	Underrun	Overrun
40	COMBINATION CONCRETE CURB AND GUTTER B-4.18	FOOT	11,300.00	$14.00	C	10,287.40	$144,023.60	$158,200.00	$14,176.40	
41	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.18	FOOT	8,600.00	$15.00	C	8,117.10	$121,756.50	$129,000.00	$7,243.50	
42	PCC PAVEMENT REMOVE AND REPLACE	SQ YD	1,056.00	$78.00	C	536.78	$41,868.84	$82,368.00	$40,499.16	
43	BASE PATCHING, PCC	SQ YD	475.00	$46.00	C	0.00	$0.00	$21,850.00	$21,850.00	
44	BASE PATCHING, HMA	SQ YD	275.00	$44.00	C	385.00	$16,940.00	$12,100.00		$4,840.00
45	HOT-MIX ASPHALT BASE COURSE, 5"	SQ YD	1,600.00	$19.50	C	1,467.17	$28,609.82	$31,200.00	$2,590.19	
46	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	2,800.00	$64.00	C	2,151.23	$137,678.72	$179,200.00	$41,521.28	
47	LEVELING BINDER (MACHINE METHOD), N50	TON	912.00	$73.00	C	507.80	$37,069.40	$66,576.00	$29,506.60	
48	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50	TON	3,331.00	$71.50	C	2,599.28	$185,848.52	$238,166.50	$52,317.98	
49	PCC DRIVEWAY PAVEMENT, SPECIAL	SQ YD	5,500.00	$37.00	C	4,861.22	$179,865.14	$203,500.00	$23,634.86	
50	PCC STAMPED DRIVEWAY PAVEMENT, SPECIAL	SQ YD	37.00	$108.00	C	0.00	$0.00	$3,996.00	$3,996.00	
51	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, SPECIAL	SQ YD	250.00	$35.00	C	137.33	$4,806.55	$8,750.00	$3,943.45	
52	BRICK PAVER DRIVEWAY	SQ YD	100.00	$108.00	C	0.00	$0.00	$10,800.00	$10,800.00	
53	BRICK PAVER SIDEWALK	SQ FT	100.00	$12.00	C	0.00	$0.00	$1,200.00	$1,200.00	
54	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH, SPECIAL	SQ FT	36,000.00	$4.00	C	37,835.00	$151,340.00	$144,000.00		$7,340.00
55	DETECTABLE WARNINGS	SQ FT	576.00	$31.00	C	536.00	$16,616.00	$17,856.00	$1,240.00	
56	MIXTURE FOR CRACKS, JOINTS AND FLANGE WAYS	TON	5.00	$125.00	C	0.00	$0.00	$625.00	$625.00	
57	PERIMETER EROSION BARRIER	FOOT	1,000.00	$1.50	G	0.00	$0.00	$1,500.00	$1,500.00	
58	TELEVISING OF SEWERS	FOOT	6,589.00	$2.85	C	7,204.20	$19,091.13	$17,460.85		$1,630.28
59	STORM SEWER REMOVAL 15" OR LESS	FOOT	2,500.00	$2.00	C	103.00	$206.00	$5,000.00	$4,794.00	
60	STORM SEWER REMOVAL GREATER THAN 15"	FOOT	50.00	$6.00	C	0.00	$0.00	$300.00	$300.00	
61	TRENCH BACKFILL (SPECIAL)	CU YD	550.00	$31.00	C	37.33	$1,157.23	$17,050.00	$15,892.77	
62	CONTROLLED LOW-STRENGTH MATERIAL	CU YD	90.00	$95.00	C	4.50	$427.50	$8,550.00	$8,122.50	
63	EXPLORATORY TRENCH, SPECIAL	FOOT	200.00	$36.00	S	90.00	$3,240.00	$7,200.00	$3,960.00	
64	UNDERCUTTING FOR UTILITIES	CU YD	500.00	$20.00	SPLIT	12.00	$240.00	$10,000.00	$9,760.00	
65	STORM SEWERS, TYPE 1, 6", PVC	FOOT	2,400.00	$22.00	C	1,546.90	$34,031.80	$52,800.00	$18,768.20	
66	STORM SEWERS, TYPE 1, 8" PVC	FOOT	300.00	$30.00	C	177.00	$5,310.00	$9,000.00	$3,690.00	
67	STORM SEWERS, TYPE 1, 10" PVC	FOOT	6.00	$48.00	C	6.00	$288.00	$288.00	$0.00	
68	STORM SEWERS, TYPE 1, 12", PVC	FOOT	259.00	$55.00	C	431.50	$23,732.50	$14,245.00		$9,487.50
69	STORM SEWERS, TYPE 1, 15", PVC	FOOT	75.00	$72.00	C	69.80	$5,025.60	$5,400.00	$374.40	
70	STORM SEWERS, RG, TYPE 1, 12", RCP	FOOT	1,200.00	$49.00	C	907.10	$44,447.90	$58,800.00	$14,352.10	
71	STORM SEWERS, RG, TYPE 1, 15", RCP	FOOT	800.00	$53.00	C	168.50	$8,930.50	$42,400.00	$33,469.50	
72	STORM SEWERS, RG, TYPE 1, 24", RCP	FOOT	502.00	$67.50	C	391.40	$26,419.50	$33,885.00	$7,465.50	
73	STORM SEWERS, RG, TYPE 2, 15", RCP	FOOT	806.00	$86.00	C	1,450.40	$124,734.40	$69,316.00		$55,418.40
74	STORM SEWERS, RG, TYPE 2, 24", RCP	FOOT	1,501.00	$104.00	C	1,535.30	$159,671.20	$156,104.00		$3,567.20
75	STORM SEWERS, RG, TYPE 3, 24", RCP	FOOT	696.00	$118.00	C	677.10	$79,897.80	$82,128.00	$2,230.20	
76	CATCH BASINS, TYPE A, 4' - DIAMETER TYPE R-3065-L F.&G.	EACH	1.00	$2,200.00	C	1.00	$2,200.00	$2,200.00	$0.00	
77	CATCH BASINS, TYPE A, 4' - DIAMETER TYPE R-3275 F.&G.	EACH	28.00	$2,200.00	C	24.00	$52,800.00	$61,600.00	$8,800.00	
78	CATCH BASINS, TYPE A, 4' - DIA. TYPE 1 FRAME CLOSED LID	EACH	1.00	$2,200.00	C	2.00	$4,400.00	$2,200.00		$2,200.00
79	CATCH BASINS, TYPE A, 6' - DIAMETER WITH TWO F.&G.	EACH	1.00	$4,100.00	C	1.00	$4,100.00	$4,100.00	$0.00	
80	CATCH BASINS, TYPE C, TYPE R-3065-L FRAME AND GRATE	EACH	5.00	$1,220.00	C	5.00	$6,100.00	$6,100.00	$0.00	
81	CATCH BASINS, TYPE C, TYPE R-3275 FRAME AND GRATE	EACH	22.00	$1,220.00	C	22.00	$26,840.00	$26,840.00	$0.00	
82	INLET SPECIAL	EACH	25.00	$485.00	C	3.00	$1,455.00	$12,125.00	$10,670.00	
83	REAR YARD INLET	L SUM	2.00	$2,600.00	C	3.00	$7,800.00	$5,200.00		$2,600.00
84	INLETS, TYPE A, TYPE R-3275 FRAME AND GRATE	EACH	21.00	$1,180.00	C	26.00	$30,680.00	$24,780.00		$5,900.00
85	INLETS, TYPE A, TYPE 1 FRAME & OPEN LID	EACH	3.00	$1,150.00	C	2.00	$2,300.00	$3,450.00	$1,150.00	
86	INLETS, TYPE B, TYPE R-3275 FRAME AND GRATE	EACH	8.00	$1,890.00	C	3.00	$5,670.00	$15,120.00	$9,450.00	
87	MANHOLES, TYPE A, 4' - DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	22.00	$2,200.00	C	20.00	$44,000.00	$48,400.00	$4,400.00	
88	MANHOLES, TYPE A, 4' - DIAMETER, TYPE R-3275 F.&G.	EACH	1.00	$2,300.00	C	5.00	$11,500.00	$2,300.00		$9,200.00
89	MANHOLES, TYPE A, 5' - DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	10.00	$3,000.00	C	12.00	$36,000.00	$30,000.00		$6,000.00
90	MANHOLES, TYPE A, 5' - DIAMETER, TYPE R-3275 F.&G.	EACH	2.00	$3,150.00	C	2.00	$6,300.00	$6,300.00	$0.00	
91	FLAP GATE, 15"	EACH	2.00	$2,320.00	C	1.00	$2,320.00	$4,640.00	$2,320.00	
92	CONNECTION TO EXISTING STORM SEWER	EACH	16.00	$400.00	C	33.00	$13,200.00	$6,000.00		$7,200.00
93	PIPE UNDER DRAINS 4" (SPECIAL)	FOOT	2,400.00	$11.00	C	2,249.00	$24,739.00	$26,400.00	$1,661.00	
94	DRAINAGE & UTILITY STRUCTURE TO BE ADJUSTED	EACH	72.00	$300.00	C	35.50	$10,650.00	$21,600.00	$10,950.00	
95	DRAINAGE & UTILITY STRUCTURE TO BE ADJUSTED (SPECIAL)	EACH	2.00	$950.00	C	0.00	$0.00	$1,900.00	$1,900.00	
96	DRAINAGE & UTILITY STRUCTURE TO BE RECONSTRUCTED	EACH	5.00	$1,200.00	C	8.00	$9,600.00	$6,000.00		$3,600.00

Item #	Description	Unit	Quantity	Unit Cost	Fund	Est. No. 11 - Final Quantity	Final Cost	Contract	Underrun	Overrun
97	DRAINAGE & UTILITY STRUCTURE TO BE RECON. (SPECIAL)	EACH	2.00	$2,200.00	C	0.00	$0.00	$4,400.00	$4,400.00	
98	RECONSTRUCT DRAINAGE VAULT	L SUM	1.00	$2,600.00	C	1.00	$2,600.00	$2,600.00	$0.00	
99	LOWERING EXISTING WEIR NO. 1	EACH	1.00	$5,000.00	C	1.00	$5,000.00	$5,000.00	$0.00	
100	LOWERING EXISTING WEIR NO. 2	EACH	1.00	$5,000.00	C	1.00	$5,000.00	$5,000.00	$0.00	
101	LOWERING EXISTING WEIR NO. 3	EACH	1.00	$5,000.00	C	1.00	$5,000.00	$5,000.00	$0.00	
102	STORM STRUCTURE REMOVAL/FILLING	EACH	52.00	$300.00	C	12.00	$3,600.00	$15,600.00	$12,000.00	
103	INLET PROTECTOR	EACH	98.00	$80.00	G	0.00	$0.00	$7,840.00	$7,840.00	
104	INLET PROTECTOR CLEANING	EACH	98.00	$25.00	G	0.00	$0.00	$2,450.00	$2,450.00	
105	GATE VALVE & VALVE VAULTS, 4"	EACH	1.00	$2,450.00	W	1.00	$2,450.00	$2,450.00	$0.00	
106	GATE VALVE & VALVE VAULTS, 6"	EACH	3.00	$2,680.00	W	1.00	$2,680.00	$8,040.00	$5,360.00	
107	GATE VALVE & VALVE VAULTS, 8"	EACH	18.00	$3,200.00	W	18.00	$57,600.00	$57,600.00	$0.00	
108	REPLACE VALVE IN EXISTING VAULT	EACH	1.00	$2,400.00	W	1.00	$2,400.00	$2,400.00	$0.00	
109	ADJUST WATER MAIN, 4"	FOOT	75.00	$80.00	W	0.00	$0.00	$6,000.00	$6,000.00	
110	ADJUST WATER MAIN, 6"	FOOT	25.00	$90.00	W	0.00	$0.00	$2,250.00	$2,250.00	
111	ADJUST WATER MAIN, 8"	FOOT	50.00	$100.00	W	0.00	$0.00	$5,000.00	$5,000.00	
112	CASING PIPE FOR WATER MAIN, 8"	FOOT	110.00	$64.00	W	0.00	$0.00	$7,040.00	$7,040.00	
113	CASING PIPE FOR WATER SERVICE	FOOT	200.00	$15.00	W	0.00	$0.00	$3,000.00	$3,000.00	
114	WATERMAIN, 8", DIP	FOOT	5,393.00	$65.00	W	5,086.60	$330,642.00	$350,545.00	$19,903.00	
115	WATERMAIN, 6", DIP	FOOT	325.00	$61.00	W	286.60	$17,482.60	$19,825.00	$2,342.40	
116	WATERMAIN, 4", DIP	FOOT	26.00	$60.00	W	76.25	$4,575.00	$1,560.00		$3,015.00
117	WATER SERVICE ADJUSTMENT	EACH	18.00	$100.00	W	3.00	$300.00	$1,800.00	$1,500.00	
118	WATER SERVICE CONNECTION (SHORT SIDE), 1-1/2"	EACH	57.00	$1,500.00	W	45.00	$67,500.00	$85,500.00	$18,000.00	
119	WATER SERVICE CONNECTION (LONG SIDE), 1-1/2"	EACH	84.00	$2,220.00	W	53.00	$117,660.00	$142,080.00	$24,420.00	
120	CUT IN FIRE HYDRANT	EACH	4.00	$5,840.00	W	4.00	$23,360.00	$23,360.00	$0.00	
121	CUT IN 4" VALVE IN 5' DIAMETER VAULT	EACH	2.00	$4,220.00	W	2.00	$8,440.00	$8,440.00	$0.00	
122	CUT IN 6" VALVE IN 5' DIAMETER VAULT	EACH	2.00	$4,400.00	W	1.00	$4,400.00	$8,800.00	$4,400.00	
123	RECONNECT EXISTING FIRE HYDRANT	EACH	1.00	$2,200.00	W	2.00	$4,400.00	$2,200.00		$2,200.00
124	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	12.00	$3,400.00	W	12.00	$40,800.00	$40,800.00	$0.00	
125	FIRE HYDRANTS TO BE REMOVED	EACH	6.00	$600.00	W	7.00	$4,200.00	$3,600.00		$600.00
126	DOMESTIC WATER SERVICE BOX TO BE ADJUSTED	EACH	90.00	$100.00	W	31.00	$3,100.00	$9,000.00	$5,900.00	
127	ABANDON/REMOVE EXISTING VALVE & VAULT/BOX	EACH	17.00	$400.00	W	19.00	$7,600.00	$6,800.00		$800.00
128	REMOVE VALVE, SPECIAL	EACH	1.00	$1,800.00	W	0.00	$0.00	$1,800.00	$1,800.00	
129	DISCONNECT WATER SERVICE	EACH	1.00	$850.00	W	3.00	$2,550.00	$850.00		$1,700.00
130	PRESSURE CONNECTION WITH VALVE AND VAULT, 8"	EACH	1.00	$5,600.00	W	0.00	$0.00	$5,600.00	$5,600.00	
131	NON PRESSURE CONNECTION TO EXISTING WATER MAIN	EACH	18.00	$1,110.00	W	14.00	$15,540.00	$19,980.00	$4,440.00	
132	NON PRESSURE CONNECTION TO EXISTING SERVICE	EACH	1.00	$550.00	W	1.00	$550.00	$550.00	$0.00	
133	REMOVE TEE	EACH	4.00	$1,600.00	W	2.00	$3,200.00	$6,400.00	$3,200.00	
134	POINT REPAIR, TYPE 2 (3'-10' DEPTH)	FOOT	41.00	$142.00	S	84.40	$11,984.80	$5,822.00		$6,162.80
135	SANITARY SEWERS, PVC, SDR 26, TYPE 2, 8"	FOOT	444.00	$82.00	S	499.40	$40,950.80	$36,408.00		$4,542.80
136	SEWER TRENCHLESS REHAB. CURED-IN-PLACE PIPE, 8"	FOOT	834.00	$29.00	S	832.10	$24,130.90	$24,186.00	$55.10	
137	SEWER TRENCHLESS REHAB. CURED-IN-PLACE PIPE, 12"	FOOT	550.00	$38.00	S	552.00	$20,976.00	$20,900.00	-$76.00	
138	SEWER TRENCHLESS REHAB. CURED-IN-PLACE PIPE, 15"	FOOT	1,040.00	$55.00	C	908.70	$49,978.50	$57,200.00	$7,221.50	
139	SEWER TRENCHLESS REHAB. CURED-IN-PLACE PIPE, 27"	FOOT	1,166.00	$115.00	S	1,168.00	$134,320.00	$134,090.00		$230.00
140	SAN. SEWER SERVICE, FULL REPLACEMENT (8" MAIN)	EACH	85.00	$2,710.00	S	72.00	$195,120.00	$230,350.00	$35,230.00	
141	SAN. SEWER SERVICE, FULL REPLACEMENT (12" MAIN)	EACH	15.00	$2,750.00	S	10.00	$27,500.00	$41,250.00	$13,750.00	
142	SAN. SEWER SERVICE, FULL REPLACEMENT (27" MAIN)	EACH	8.00	$2,750.00	S	3.00	$8,250.00	$22,000.00	$13,750.00	
143	SAN. SEWER SERVICE, FULL REPLACEMENT (30" MAIN)	EACH	30.00	$4,300.00	S	2.00	$8,600.00	$129,000.00	$120,400.00	
144	SAN. SEWER SERV. PARTIAL REPL. METHOD 1 (27" AND 30" MAIN)	EACH	24.00	$4,100.00	S	53.00	$217,300.00	$98,400.00		$118,900.00
145	SAN. SEWER SERV. PARTIAL REPL. METHOD 2 (27" AND 30" MAIN)	EACH	4.00	$3,550.00	S	1.00	$3,550.00	$14,200.00	$10,650.00	
146	SAN. SEWER SERVICE, PARTIAL REPL. METHOD 3 (30" MAIN)	EACH	2.00	$3,400.00	S	0.00	$0.00	$6,800.00	$6,800.00	
147	SAN. SEWER SERVICE, CONNECTION REPLACEMENT (8" MAIN)	EACH	8.00	$2,000.00	S	3.00	$6,000.00	$16,000.00	$10,000.00	
148	SANITARY SEWER SERVICE (8" MAIN)	EACH	10.00	$2,000.00	S	11.00	$22,000.00	$20,000.00		$2,000.00
149	ADDITIONAL LATERAL SERVICE PIPE	FOOT	600.00	$32.00	S	479.50	$15,344.00	$19,200.00	$3,856.00	
150	SANITARY SERVICE TO BE ADJUSTED	FOOT	70.00	$38.00	S	0.00	$0.00	$2,660.00	$2,660.00	
151	SANITARY SEWER CONFLICT REPAIR	L SUM	1.00	$7,800.00	S	1.00	$7,800.00	$7,800.00	$0.00	
152	CUT PROTRUDING SERVICE	EACH	20.00	$220.00	S	0.00	$0.00	$4,400.00	$4,400.00	
153	SANITARY CLEANOUT (EXISTING SERVICE)	EACH	10.00	$1,450.00	S	2.00	$2,900.00	$14,500.00	$11,600.00	
154	LIMITED INSPECTION OF LATERALS	EACH	30.00	$550.00	S	3.50	$1,925.00	$16,500.00	$14,575.00	

Item #	Description	Unit	Quantity	Unit Cost	Fund	Est. No. 11 - Final Quantity	Final Cost	Contract	Underrun	Overrun
155	FULL INSPECTION OF LATERALS	EACH	30.00	$550.00	S	1.00	$550.00	$16,500.00	$15,950.00	
156	SANITARY MANHOLE, 4' - DIAMETER	EACH	2.00	$2,800.00	S	2.00	$5,600.00	$5,600.00	$0.00	
157	SANITARY MANHOLE TO BE ADJUSTED	EACH	40.00	$800.00	S	23.00	$13,800.00	$24,000.00	$10,200.00	
158	SANITARY MANHOLE TO BE ADJUSTED (SPECIAL)	EACH	2.00	$1,120.00	S	3.00	$3,360.00	$2,240.00		$1,120.00
159	SANITARY MANHOLE TO BE RECONSTRUCTED	EACH	3.00	$1,500.00	S	8.00	$12,000.00	$4,500.00		$7,500.00
160	SANITARY MANHOLE TO BE RECONSTRUCTED (SPECIAL)	EACH	2.00	$2,200.00	S	0.00	$0.00	$4,400.00	$4,400.00	
161	THERMOPLASTIC PAVEMENT MARKING-LINE 6"	FOOT	384.00	$2.00	C	81.50	$163.00	$768.00	$605.00	
162	THERMOPLASTIC PAVEMENT MARKING-LINE 12"	FOOT	156.00	$4.00	C	0.00	$0.00	$624.00	$624.00	
163	THERMOPLASTIC PAVEMENT MARKING-LINE 24"	FOOT	84.00	$8.00	C	69.25	$554.00	$672.00	$118.00	
164	PREFORMED PLASTIC PAVEMENT MARKING, TYPE B LINE 6"	FOOT	144.00	$6.50	C	319.50	$2,076.75	$936.00		$1,140.75
165	PREFORMED PLASTIC PAVEMENT MARKING, TYPE B LINE 12"	FOOT	138.00	$13.00	C	288.00	$3,744.00	$1,794.00		$1,950.00
166	PREFORMED PLASTIC PAVEMENT MARKING, TYPE B LINE 24"	FOOT	60.00	$26.00	C	76.50	$1,989.00	$1,560.00		$429.00
167	MODULAR RETAINING WALL	SQ FT	200.00	$34.00	C	343.25	$11,670.50	$6,800.00		$4,870.50
168	CONCRETE STAIRS NO.1	EACH	1.00	$10,250.00	C	1.00	$10,250.00	$10,250.00	$0.00	
169	CONCRETE STAIRS NO.2	EACH	1.00	$9,100.00	C	1.00	$9,100.00	$9,100.00	$0.00	
170	STREET SWEEPING	DAY	50.00	$150.00	G	10.50	$1,575.00	$7,500.00	$5,925.00	
171	AIR RELEASE VALVE AND VAULT	EACH	1.00	$3,200.00	W	1.00	$3,200.00	$3,200.00	$0.00	
172	SEWER TRENCHLESS REHAB. CURED-IN-PLACE PIPE, 30"	FOOT	701.00	$144.00	S	701.00	$100,944.00	$100,944.00	$0.00	
173	REINSTATEMENT OF SEWER SERVICE LINE	EACH	76.00	$220.00	S	73.00	$16,060.00	$16,720.00	$660.00	
	TOTAL PROJECT (ORIGINAL CONTRACT ITEMS)						$4,928,610.39	$5,709,918.85	$1,064,144.74	$280,836.28
	EXTRA ITEMS									
174	ADDITIONAL 3/4" COPPER WATER SERVICE	FOOT	0.00	$45.00	W	109.30	$4,918.50	$0.00		
175	ADDITIONAL 1" COPPER WATER SERVICE	FOOT	0.00	$48.00	W	33.20	$1,593.60	$0.00		
176	SANITARY SEWERS, PVC, SDR 26, 12"	FOOT	0.00	$115.00	S	8.40	$966.00	$0.00		
177	RECONNECT EXISTING 1-1/2" WATER SERVICE	EACH	0.00	$1,225.00	W	3.00	$3,675.00	$0.00		
178	SANITARY SEWER SERVICE UTILIZING EXISTING TEE OR TEE WYE	EACH	0.00	$2,410.00	S	11.00	$26,510.00	$0.00		
179	STORM SEWERS 24" (DUCTILE IRON PIPE) TYPE 2	FOOT	0.00	$167.00	C	38.20	$6,379.40	$0.00		
180	CUT AND PLUG EXISTING WATER MAIN	EACH	0.00	$800.00	W	4.00	$3,200.00	$0.00		
181	REBAR REINFORCEMENT FOR TRENCH CROSSING	EACH	0.00	$70.00	SPLIT	152.00	$10,640.00	$0.00		
182	GROUND STABILIZATION FABRIC	S.Y.	0.00	$2.00	C	935.39	$1,870.78	$0.00		
183	TEMPORARY ASPHALT, HAND METHOD	TON	0.00	$109.00	C	46.69	$5,089.21	$0.00		
184	LOWELL AVENUE ADDITIONAL CONCRETE REMOVAL	L.SUM	0.00	$750.00	C	1.00	$750.00	$0.00		
185	GAS SERVICE EXPLORATION (HAND DIG)	L.SUM	0.00	$3,000.00	C	1.00	$3,000.00	$0.00		
186	CUT IN 4" VALVE IN BOX	EACH	0.00	$3,700.00	W	1.00	$3,700.00	$0.00		
187	WATERMAIN BREAK REPAIR AT 458 LONGFELLOW (TIME & MAT.)	L.SUM	0.00	$2,333.04	W	1.00	$2,333.04	$0.00		
188	PAVEMENT EXCAVATION IN FRONT OF 470 LONGFELLOW	L.SUM	0.00	$3,011.48	C	1.00	$3,011.48	$0.00		
189	INSTALL GROUND COVER IN FRONT OF 843 DUANE	S.F.	0.00	$9.60	G	423.00	$4,060.80	$0.00		
190	REPAIR WATER-MAIN BREAK AT THE S.W. CORNER OF WHITTIER & WALNUT (TIME & MATERIAL)	L.SUM	0.00	$3,942.56	W	1.00	$3,942.56	$0.00		
191	WATER SERVICE INSTALLATION FOR MIS-MARKED WATER SERVICE LINE AT 510 WHITTIER (TIME & MATERIAL)	L.SUM	0.00	$1,229.91	W	1.00	$1,229.91	$0.00		
192	PREPARATION OF BASE, WHITTIER ROADWAY (TIME & MATERIAL)	L.SUM	0.00	$4,675.75	C	1.00	$4,675.75	$0.00		
193	PRIVATE DRIVEWAY WORK W/ PROJECT AT 387 BRYANT	L.SUM	0.00	-$924.93	C	1.00	-$924.93	$0.00		
194	PRIVATE DRIVEWAY WORK W/ PROJECT AT 467 BRYANT	L.SUM	0.00	-$1,058.37	C	1.00	-$1,058.37	$0.00		
195	MODIFICATIONS TO VARIOUS STRUCTURES (T&M)	L.SUM	0.00	$4,414.72	C	1.00	$4,414.72	$0.00		
196	ADDITIONAL TRAFFIC CONTROL	CAL DAY	0.00	$69.00	G	21.00	$1,449.00	$0.00		
197	ADDITIONAL PREP OF BASE (FINAL AGREED QUANTITY)	L.SUM	0.00	$12,034.48	C	1.00	$12,034.48	$0.00		
198	FURNISH AND INSTALL SPIREA PLANTING	EACH	0.00	$50.00	C	1.00	$50.00	$0.00		
199	UPCHARGE IN SANITARY SEWER SERVICE MATERIAL COSTS. (TEE WYE UTILIZATION VERSUS STANDARD TEES)	L.SUM	0.00	$2,000.00	S	1.00	$2,000.00	$0.00		
	SUBTOTAL (EXTRA ITEMS)						$109,510.93			$109,510.93

Item #.	Description	Unit	Quantity	Unit Cost	Fund	Est. No. 11 - Final Quantity	Final Cost	Contract	Underrun	Overrun
	TOTAL PROJECT			$5,036,121.32			$5,036,121.32	$5,709,918.86	$1,064,144.74	$390,347.21
	RETAINAGE (0.0%)			$0.00			Net Underrun = CO Amount		$673,797.53	
	LESS PREVIOUS PAYMENTS			$4,883,542.34			Final Contract Cost		$5,036,121.32	
	TOTAL PARTIAL PAYMENT			$152,578.98						
	PAYOUT HISTORY									
			PAY ESTIMATE NO. 1	$549,700.74						
			PAY ESTIMATE NO. 2	$618,840.01						
			PAY ESTIMATE NO. 3	$631,491.21						
			PAY ESTIMATE NO. 4	$240,729.51						
			PAY ESTIMATE NO. 5	$613,238.59						
			PAY ESTIMATE NO. 6	$447,188.66						
			PAY ESTIMATE NO. 7	$465,540.84						
			PAY ESTIMATE NO. 8	$796,655.06						
			PAY ESTIMATE NO. 9	$157,675.43						
			PAY ESTIMATE NO. 10	$362,482.29						
			PAY ESTIMATE NO. 11 (FINAL)	$152,578.98						
			TOTAL	$5,036,121.32						
	WATER FUND (50100-580100) - Appropriation = $1,000,000			$825,194.53						
	RETAINAGE (0.0%)			$0.00						
	LESS PREVIOUS PAYMENTS			$796,166.74						
	TOTAL PARTIAL PAYMENT			$29,027.79						
	SEWER FUND (50200-580100) - Appropriation = $1,200,000			$1,026,904.47						
	RETAINAGE (0.0%)			$0.00						
	LESS PREVIOUS PAYMENTS			$1,000,220.86						
	TOTAL PARTIAL PAYMENT			$26,683.61						
	CAPITAL PROJECTS FUND (40000-580100) - Appropriation = $3,800,000			$3,184,022.32						
	RETAINAGE (0.0%)			$0.00						
	LESS PREVIOUS PAYMENTS			$3,087,154.73						
	TOTAL PARTIAL PAYMENT			$96,867.59						
	Pay Est. V.G.E Final Test Estimate			$152,578.98						

Resolution No. _____

A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with Martam Construction, Inc. For an Decrease of $673,798 Is Required for the Bryant Avenue-Thain's Addition Improvements Project For a Revised and Final Contract Cost of $5,036,121 and a Time Extension of 21 Days

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

Whereas, it has been determined that it would be beneficial to the Village to make adjustments to current contract unit quantities to match as-constructed amounts and to compensate the contractor for additional work performed on the project;

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

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

Section Two: The change order which this determination involves relates to the following contract: Bryant Avenue-Thain's Addition Improvements Project, Martam Construction, Inc. The nature of Change Order Number One - Final and the amount of change is as follows: Adjust original contract quantities for 173 current contract items to reflect actual installed and measured amounts and to account for 26 new items, including additions for: various lengths of water service pipes; re-connections of existing service lines to the new water main; repair of a mis-marked water service;

repairs to existing 12" main sewers; extension of certain existing PVC sanitary sewer service lines; payment for upgraded sanitary sewer connections; changes in storm sewer pipe to ductile iron pipe to accommodate field conditions where concrete pipe would not work; various changes in storm sewer structures to fit pipes; extra plugging of water mains; water main break repairs; substitution of a valve box in lieu of a vault; reinforcement of curb crossings over utility trenches with re-bar; additional geotechnical reinforcing fabric for the road base; temporary patching of utility trenches at key intersections; removal of concrete trench patching material; repair of a pavement sink hole; gas service line excavations to determine depths; removal of excess stone from roadway bases in advance of resurfacing on Whittier, Duane and Longfellow; special landscaping treatments; additional traffic control; and a credit for special handling of private driveway work, all for a net cost decrease of six hundred seventy-three thousand seven hundred ninety-eight dollars ($673,798), for a revised contract price of five million thirty-six thousand one hundred twenty-one dollars ($5,036,121), with a time extension of twenty-one (21) days due to a July 2010 strike resulting in a revised final completion date of November 21, 2010.

Section Three: This written determination shall be preserved and in a permanent project file that is open to the public.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2012.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2012.

_____
Village President of the Village
of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the Village
of Glen Ellyn, Illinois

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A-6N

MEMORANDUM

TO: Julius Hansen, Public Works Director

FROM: Bob Minix, Professional Engineer

DATE: May 8, 2012

SUBJECT: Central Basin Sanitary Sewer Investigations Project
Recommendation for Approval of an Engineering Services Agreement with RJN Group for Hydraulic Analysis and Development of Alternatives

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The introduction and presence of clear water inflow and infiltration (I/I) in the Village sanitary sewer system – particularly during storm events – adversely impacts flow capacity of the pipes and can result in undesirable impacts, including basement backups and uncontrolled discharges through manholes. Incidents of storm-induced overflows are still experienced on a regular basis at locations throughout the Village, particularly during larger storm episodes, such as recent occurrences in September 2008 and July 2010, but also during more moderate runoff events. While not necessarily huge numbers of homes with basement backups or surcharging manholes are involved, the sanitary sewer system continues to fill rapidly during many storms, indicative of a substantial number and quantity of clear water intrusions.

A Sanitary Sewer Evaluation Study (SSES) is a comprehensive examination of a collection network, typically combining a variety of field studies, such as inspections and smoke testing, with data organization and presentation tools such as GIS, and using computer models to assess hydraulic performance. Goals of the SSES revolve around efforts to:

- Identify sources of inflow and infiltration
- Eliminate sanitary sewer back-ups and overflows
- Achieve reductions in the amount of clear water input into sanitary sewers
- Maximize sanitary sewer system capacities

Sewer evaluation studies conducted in 2002 on the north side of the Village and the recently completed central basin area have found that clear water enters the sanitary sewers from both public sector facilities, such as manholes and the main line pipe network, as well as private sector sources such as sump pumps, footing drains, and service lines in poor repair. Follow-up actions to the 2002 SSES included staff efforts to repair identified deficiencies in the publicly owned storm and sanitary sewer systems on the north side of the Village; a manhole lining program for north side structures; stepped up use of sanitary sewer lining throughout the Village; and initiation of a Village-wide sump pump inspection program for properties involved in real estate transactions or undergoing substantial remodeling.

In 2011 the RJN Group of Wheaton concluded a multi-year SSES to find sources of and ultimately reduce clear water inflows in the central portion of the Village collection system. The report identified some significant deficiencies in the sanitary sewer system in the east-central portion of the Village (see attached map) and these acute problem areas are targeted in the first follow-up project to the 2011 SSES. A direct pipe connection between the sanitary and storm system at Hillside and Lowell was found and subsequently plugged during the 2010 Bryant Avenue – Thain's Addition project; however, this action has resulted in a greater incidence of basement backups in the area to the west. Near the intersection of Hill/Spring/Hillside/Whittier, a significantly back-pitched pipe serves as a sediment trap and hydraulic capacity has been significantly reduced in an important trunk sewer section. Deficiencies in pipe carrying capacity have also been identified for key sewers along May Avenue and Cumnor Avenue.

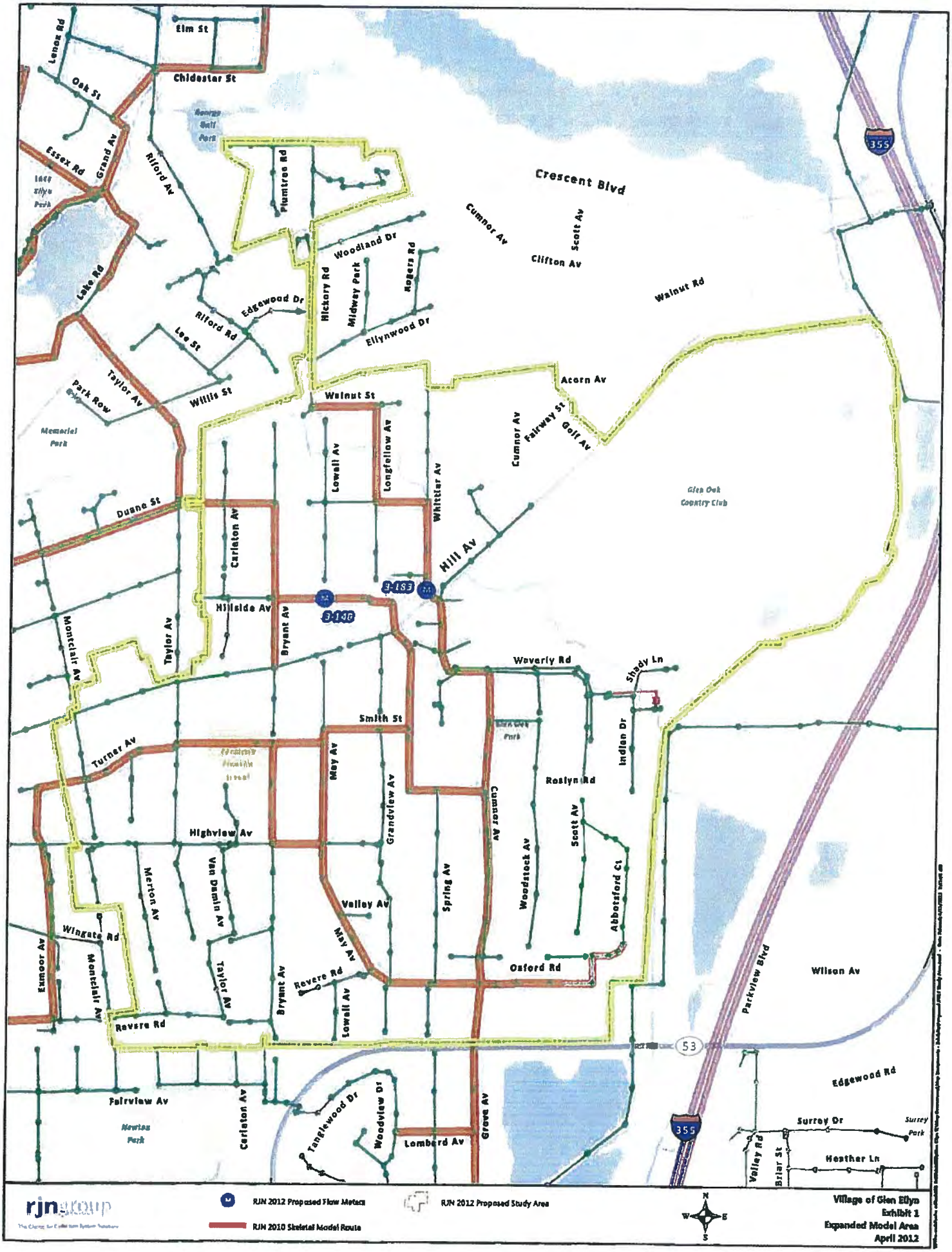
At the request of staff, RJN provided a proposal (copy attached) to provide services to study and evaluate possible solutions to these problems. The **Central Basin Sanitary Sewer Investigations Project** will perform field investigations including manhole inspections; perform flow monitoring and analysis at two locations (including the manhole at Hillside and Lowell as well as at Hillside and Whittier); expand, calibrate and utilize the hydraulic model previously developed during the SSES work to develop and assess options to overcome the identified system problems; develop alternative cost estimates; and prepare a report summarizing the project findings. The firm will utilize many of the work products from the SSES and will also use flow data available from the Glenbard Wastewater Authority in their assessments. The firm estimates that the assignment should take less than six months to complete, depending on the time it takes to obtain useful flow monitoring data.

The RJN Group proposes to conduct the project using approximately 790 personnel hours at an estimated fee of $70,270. The proposed level of funding for the project should be **$85,000** including a 14% contingency primarily for additional flow monitoring time. Funding for the engineering services should be taken from the FY13 Sanitary Sewer budget, Account No. 50200-580100.

RJN is recommended for this project. Their performance on the SSES was very good and the firm is a recognized expert in sanitary sewer investigations and assessments. This assignment is a logical extension of the previous work and will serve as a springboard to deciding what is the best approach to deal with some long-standing problems in the Village sanitary sewer conveyance system.

The FY13 draft budget has provisions to begin implementation of the recommendations of the 2011 SSES report, with $900,000 earmarked for this effort. Follow-up work will focus on correcting significant system deficiencies and performing a variety of needed system improvements to reduce the contribution of clear water into the sanitary sewers from the public right-of-way ($500,000). Lining of sewers and manholes is a primary technique to rehabilitate pipes and structures, aiding in the reduction of infiltration and inflow, and will be undertaken primarily as stand-alone projects ($400,000).

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer


Elm St
Lenox Rd
Chidester St
Oak St
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Grand Av
Riford Av
Plumtree Rd
Crescent Blvd
Cumnor Av
Scott Av
Clifton Av
Walnut Rd
Woodland Dr
Hickory Rd
Midway Park
Rogers Rd
Lake Rd
Edgewood Dr
Riford Rd
Lee St
Ellynwood Dr
Taylor Av
Park Row
Willis St
Walnut St
Acorn Av
Memorial Park
Lowell Av
Longfellow Av
Whittier Av
Cumnor Av
Fairway St
Golf Av
Glen Oak Country Club
Duane St
Carleton Av
Hill Av
3-183
3-140
Hillside Av
Bryant Av
Montclair Av
Taylor Av
Waverly Rd
Shady Ln
Smith St
Turner Av
May Av
Grandview Av
Indian Dr
Roslyn Rd
Cumnor Av
Highview Av
Scott Av
Merton Av
Van Damin Av
Spring Av
Woodstock Av
Abbotsford Ct
Valley Av
Wingate Rd
May Av
Exmoor Av
Montclair Av
Taylor Av
Bryant Av
Revere Rd
Oxford Rd
Parkview Blvd
Wilson Av
Revere Rd
Lowell Av
53
Edgewood Rd
Fairview Av
Carleton Av
Tanglewood Dr
Woodview Dr
Grove Av
Newton Park
Lombard Av
355
Surrey Dr
Surrey Park
Valley Rd
Briar St
Heather Ln
rjngroup
RJN 2012 Proposed Flow Meters
RJN 2012 Proposed Study Area
RJN 2010 Skeletal Model Route
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W
E
S
Village of Glen Ellyn
Exhibit 1
Expanded Model Area
April 2012

rjngroup
The Choice for Collection System Solutions

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April 11, 2012

Mr. Bob Minix
Village of Glen Ellyn
30 S. Lambert Rd.
Glen Ellyn, Illinois 60137

Subject: Central Basin Hydraulic Analysis and Development of Alternatives

Dear Mr. Minix:

It is our pleasure to submit this proposal to the Village of Glen Ellyn to provide hydraulic analysis and recommendations to improve the level of sanitary sewer service in the Central Basin of the Village.

Project Understanding and Approach

During a sanitary sewer evaluation survey (SSES) conducted by RJN between 2008 and 2010, a sanitary sewer overflow pipe was identified near the intersection of Hillside Avenue and Lowell Avenue. Subsequent to this finding, the overflow was plugged. However, since the removal of this outlet, the sanitary sewers in this area have surcharged more frequently during rain events, exacerbated by a backpitched segment causing sedimentation in downstream pipes. As a result, sanitary backups have recently occurred in this area.

As part of the previous SSES, a skeletal hydraulic model of the Central Basin sanitary system was created. The model indicated that the main outlet for the basin, a 36-inch interceptor sewer along Cumnor Avenue has limited capacity to convey wet-weather flows. Similarly, an 8-inch main along May Avenue that connects to the Cumnor Avenue interceptor was found to have little excess wet-weather capacity.

As the hydraulic deficiencies identified in the previous SSES are generally interrelated, it is our intent to provide alternatives for a comprehensive plan that addresses each of these issues in accordance with established minimum performance criteria. System capacity improvements and various levels of inflow and infiltration (I/I) reduction are to be included in the development of alternatives, which are to be simulated using an expanded version of the existing Central Basin hydraulic model. Viable alternatives are to be analyzed for cost and feasibility to provide a recommended course of action.

RJN has completed multiple projects for the Village of Glen Ellyn sanitary system, including flow monitoring and modeling of select locations. We will incorporate our knowledge of the Village system and the Glenbard Wastewater Authority (GWA) system into this project.

To the fullest extent possible, existing data, including data collected during the previous SSES, is to be utilized in the analysis. Additional data collection will be required to expand the hydraulic model and provide a sufficiently detailed analysis. The expanded model is to include all sewer segments in the portions of the Central Basin and the North Regional Interceptor (NRI) most impacted by the known hydraulic restrictions and their potential solutions. This area is delineated on the attached Exhibit 1. Sources of additional data are to include:

- GPS survey to obtain rim elevations for all sanitary structures to be included in the skeletal Central Basin model
- Manhole inspection to assess structural condition and to obtain invert elevations of connected sanitary mains to be included in the skeletal Central Basin model
- Flow and rainfall monitoring in the following locations:
    - Flow meter in the 30" sewer at manhole 3-148 near the intersection of Hillside Avenue and Lowell Avenue. This manhole is the location of the plugged overflow pipe as well as meter VGE-4 from the previous SSES. The previous monitoring period was completed prior to the removal of the overflow, and additional meter data is required to observe wet-weather flow conditions at this location in its present configuration.
    - Flow meter in the 30" sewer at manhole 3-183 near the intersection of Hillside Avenue and Whittier Avenue. This manhole has been identified as a potential location to which flow could be diverted for relief of the Hillside and Lowell area. The flow meter would provide a basis for projection of wet-weather flows in the northeast portion of the Central Basin and available wet-weather capacity near this location.
    - Rain gauge within the Central Basin area at a location to be agreed upon by the Village, with Benjamin Franklin Elementary School a probable location
- Wet-weather investigation of selected structures to observed the presence of active inflow and infiltration and to observe the routing of wet-weather flow at structures with multiple outlets
- Field reconnaissance to evaluate constructability issues along proposed sewer routes.

In addition, flow data analysis is to be conducted on permanent meters owned and maintained by the Glenbard Wastewater Authority (GWA). We have contacted the Glenbard Wastewater Authority and been given permission to access this data. It is expected that data from six GWA meters will prove relevant to the analysis of alternatives to address hydraulic restrictions in the Central Basin.

Proposed Scope of Work

Our proposed scope of work is as follows:

Task 1 – Field Data Collection

A. Use survey-grade GPS equipment to obtain X, Y, and Z coordinates (State Plane) for the rim of each manhole located on the proposed model route, excluding those that have previously been surveyed. Approximately 180 manholes are to be surveyed.

B. Inspect manholes located on the proposed model route, excluding those that have previously been inspected. Approximately 180 manholes are to be inspected. Inspections will serve both to assess condition and to provide necessary data for the hydraulic model, including:
   - Center invert elevations at each manhole
   - Invert elevations of connected pipes
   - Diameter of each pipe at manhole
   - Diameter of manhole
   - Manhole material
   - Pipe material (where visible)

C. Conduct targeted wet-weather manhole investigations to observe the following:
   - Routing of wet-weather flows at manholes with multiple outlets
   - Active inflow and infiltration in structurally defective manholes
   - Levels of surcharge at critical locations in the sewer system

D. Update GIS to resolve field-observed discrepancies with existing sanitary sewer layer.

Task 2 – Flow Monitoring and Analysis

A. Investigate the potential sites for meter installation. Prepare and install two (2) flow meters and one (1) rain gauge at or near the locations listed previously.

B. Provide meter maintenance and data download each week for the duration of the metering period. Remove the meters and rain gauge after sixty (60) days.

C. Obtain flow data from six (6) permanent flow meters owned and maintained by GWA.

D. Analyze the collected data to establish impacts of wet-weather in metered areas for the development and calibration of the hydraulic model.

Task 3 – Development of Hydraulic Model

A. Expand the Central Basin hydraulic model created during the previous SSES using Bentley SewerGEMS software. This would include:
   - Incorporation of additional manholes and sewer segments surveyed and inspected in Task 1
   - Refinement of wet-weather flow parameters based on analysis of additional flow monitoring data collected in Task 2
   - Simulation of existing conditions and calibration of the model to observed wet-weather events

B. Develop alternatives to address known hydraulic restrictions, including:
   - Relief sewers
   - Upsizing of existing sewers
   - Wet-weather pump station(s)
   - I/I reduction

C. Compare predicted hydraulic grade elevations to approximate basement elevations to project impacts of alternatives on adjacent homes.

Task 4 – Analysis of Alternatives and Report

A. Compare up to four (4) alternatives to address hydraulic restrictions in the Central Basin. Analysis of alternatives is to include:
   - Assessment of sanitary backup risk to homeowners of impacted areas
   - Preliminary cost estimate
   - Assessment of constructability issues pertaining to each proposed alternative
   - Level of I/I reduction required for alternative
   - Cost-benefit analysis for feasible alternatives

B. Provide four (4) copies of a draft report summarizing project findings that includes:
   - Project background
   - Summary of field collected data
   - Hydraulic model methodology and development of alternatives
   - Analysis of alternatives
   - Recommendation of optimal alternative

C. Respond to Village comments on draft report, and issue four (4) copies of the final report.

Task 5 – Project Management and Meetings

A. Provide project management and attend up to three meetings with the Village staff and an additional meeting with GWA staff to discuss potential impacts of proposed alternatives on the NRI.

Schedule

Weather permitting, the flow meters will be installed within three weeks of a Notice to Proceed and will remain in service for 60 days. Provided that other field data collection tasks can be performed within this time, the approximate completion date for field data collection would be July 15. A draft report would be submitted by August 31, and a final report would be issued by September 30, 2012.

Proposed Fee

The proposed services will be invoiced on a time and material basis using the enclosed fee schedule with a not-to-exceed maximum billing of $74,420 for the base scope of services.

If you have any questions, please feel free to contact us.

Sincerely,
RJN Group Inc.

Michael N. Young

Michael N. Young, P.E.
Branch Manager

Enclosure

Village of Glen Ellyn

Central Basin Hydraulic Analysis and Development of Alternatives

Estimate of Professional Service Fees

LABOR COSTS

Task No.	Task Description	170 PD/QC	135 PM	100 PE	80 ET	65 FT	50 CL	Total Hours	Total Cost
Task 1 - Field Data Collection									
1001	GPS Survey		1	2	6	24		33	$2,375
1002	Manhole Inspection		1	4	12	88		105	$7,215
1003	Wet-Weather Investigations		1	8		24		33	$2,495
1004	GIS Map Updates		1	2	12	4		19	$1,555
Task 2 - Flow Monitoring and Analysis									
2001	Site Investigation, Meter Preparation and Installation		2	4	4	32	2	44	$3,170
2002	Meter Maintenance and Data Download		2	4	8	48		62	$4,430
2003	Coordinate GWA Flow Meter Data Acquisition		2	6				8	$870
2004	Process and Analyze Flow Data		2	24	12			38	$3,630
Task 3 - Development of Hydraulic Model									
3001	Develop and Calibrate Model		2	32	24			58	$5,390
3002	Run Model and Alternatives	2	4	56		4		66	$6,740
3003	Sanitary Backup Risk Assessment		2	32	24			58	$5,390
Task 4 - Analysis of Alternatives and Report									
4001	Feasibility Analysis of Alternatives	2	8	24	16	4		54	$5,360
4002	Cost-Benefit Analysis of Alternatives	1	8	24	4			37	$3,970
4003	Draft Report	2	16	48	24		6	96	$9,520
4004	Final Report	1	6	16	8		6	37	$3,520
Task 5 - Project Management and Meetings									
5001	Project Management and Meetings	2	24	8	2		2	38	$4,640
	Subtotal	10	82	294	156	228	16	786	$70,270

DIRECT EXPENSES

9901	Mileage	$150
9902	Printing and Miscellaneous Expenses	$100
9903	Meter Charges - 2 Meters * 60 Days * $25/day	$3,000
9904	GPS Unit Charges - 3 Days * $300/Day	$900
	Subtotal	$4,150
	TOTAL	**$74,420**

PD/QC Project Director/Quality Control
PM Project Manager
PE Project Engineer
ET Engineering Technician
FT Field Technician
CL Clerical

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: May 3, 2012

RE: May 14, 2012 Village Board Meeting
Construction Necessitated Zoning Variation Request – 200 Montclair Avenue

Background

Matthew Rooney, representing 200 Montclair LLC, the property owner, is requesting a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-4-1(N), to allow the reconstruction of an existing attached screened porch within the required side yard setback that is not constructed on a code compliant foundation in lieu of a required code compliant foundation at 200 Montclair Avenue. The subject property is an interior lot located on the west side of Montclair Avenue in the R2 Residential Zoning District. Notice of the public hearing was published in the Daily Herald on March 23, 2012. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, April 10, 2012. At the meeting, no persons spoke in favor of or in opposition to the variation request.

Issues

The need for this construction necessitated variation was discovered after reconstruction work had begun without a building permit. The property owner stopped the work on the porch and applied for a construction necessitated variation. The existing attached porch has been removed and an identical porch, with the exception of a decorative roof railing, has been partially reconstructed in its place on the existing concrete floor. Zoning Code Section 10-4-1(N) includes an exception, with some restrictions, that allows the reconstruction of an existing home, or part thereof, within the required setbacks. The only restriction not met is the requirement that the part of the home to be reconstructed must have an existing code compliant foundation. A code compliant foundation includes an adequate sized footing that extends below the grade a minimum distance of 42 inches. The property owner has determined and advised that the existing attached screened porch did not have a code compliant foundation.

The Zoning Board of Appeals was 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 the existing home on this lot. There will be no change to the size, height, area, or exterior appearance of the home and porch. Since a code compliant foundation will be required to issue a building permit, the existing noncompliant foundation will be corrected with the porch reconstruction work.

Recommendation

The Zoning Board of Appeals voted on a motion to recommend approval of the variation request which carried with six (6) "yes" votes and zero (0) "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 petitioner's 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 April 10, 2012
- Two (2) Photos of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application packet

CC: Matthew Rooney

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ZONING BOARD OF APPEALS
MINUTES
APRIL 10, 2012

The meeting was called to order by Chairman Richard Garrity at 7:31 p.m. Also present were Board Members Gregory Constantino, Barbara Fried, Edward Kolar, Mary Loch and Dale Siligmueller. Board Members Gary Fasules and Piotr Szczesniewski were excused. Also excused was Trustee Liaison Peter Cooper. Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback were present.

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

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the February 16, 2012 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the February 28, 2012 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the March 27, 2012 Zoning Board of Appeals meeting.

One public hearing was on the agenda for the property at 200 Montclair Avenue.

PUBLIC HEARING – 200 MONTCLAIR AVENUE
A REQUEST FOR APPROVAL OF A CONSTRUCTION-NECESSITATED VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-1(N), TO ALLOW THE RECONSTRUCTION OF AN EXISTING SCREENED PORCH THAT IS NOT CONSTRUCTED ON A CODE COMPLIANT FOUNDATION IN LIEU OF A REQUIRED CODE COMPLIANT FOUNDATION.
(200 Montclair LLC, owners, represented by Matthew Rooney, minority owner)

Staff Report

Building and Zoning Official Joe Kvapil stated that 200 Montclair LLC is the owner of the subject property at 200 Montclair Avenue and was represented by Matthew Rooney as the minority owner at this meeting. Mr. Kvapil stated that the property owner is requesting approval of a construction-necessitated variation from Glen Ellyn Zoning Code Section 10-4-1(N) to allow the reconstruction of an existing screened porch that is not constructed on a code compliant foundation in lieu of a required existing code compliant foundation. Mr. Kvapil displayed a map of the subject property and a photograph of the porch taken in 2006. He stated that the subject property is located in the R2 zoning district and is defined as an interior lot on the west side of Montclair Avenue. He added that the land use surrounding the property is R2 single-family

residential. Mr. Kvapil stated that Village records indicate that no other zoning variations have been granted for this property and that two other building permits were issued in the past. He displayed a plat of survey of the subject property that showed the existing nonconforming screened porch is set back from the side yard lot line a distance of 6.39 feet in lieu of the required 7-1/2 feet. Mr. Kvapil added that Section 10-4-1(N) was added to the Zoning Code to make exceptions to the setback requirements since many existing homes in Glen Ellyn do not meet the setback requirements. He added that the subject porch would be allowed to be reconstructed since a minimum of 4-1/2 feet from the side yard is required for reconstruction and the subject porch is 6.39 feet from the side yard. Mr. Kvapil added that this Zoning Code requirement also states that a porch could be reconstructed if it currently had a code-compliant foundation that extends down 3-1/2 feet to the frost line below grade. He added that since the existing porch does not have a code-compliant foundation that extends 3-1/2 feet below grade, a variation is necessary in order to reconstruct the porch.

Mr. Kvapil added that work on the porch had begun without a building permit but has since been stopped until a permit is issued. He added that if the requested construction necessitated variation is granted, the screened porch will be required to be constructed in exactly the same position as it currently is and a code-compliant foundation will be required beneath the porch to meet the building code.

Petitioners' Presentation

Matt Rooney, 601 Forest Avenue, Glen Ellyn, Illinois stated that the practical difficulty related to the project is that the porch and slab need to be torn down and rebuilt according to the code.

Responses to Questions from the ZBA

Mr. Kvapil responded to ZBA Member Constantino that the foundation request is a typical building code requirement that has been inserted into the Zoning Code. Mr. Kvapil responded to ZBA Member Fried that if a structure is attached to a home, the structure requires a code-compliant foundation.

In response to Chairman Garrity, Mr. Rooney stated that, per Mr. Kvapil, he can leave that which is currently in place and add piers or excavate a trench around the perimeter or put concrete piers in. Mr. Rooney responded to ZBA Member Kolar that the posts were from handrails that had been installed in the 1940's and were removed.

Persons in Favor of or in Opposition to the Petition

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

Comments from the ZBA

The ZBA Members were supportive of the construction-necessitated variation request although ZBA Member Constantino felt that the ZBA was being asked to change the building code which he felt the ZBA does not have jurisdiction over. He also felt that the ZBA should discuss a zoning variation setback due to the non-compliant foundation. ZBA Members Kolar and Loch commented that the dilemma in this case is the wording of the Zoning Code.

Motion

ZBA Member Fried moved, seconded by ZBA Member Loch, to approve a construction necessitated variation from Zoning Code Section 10-4-1(N) to allow the reconstruction of an existing nonconforming screened porch that does not have an existing code compliant foundation.

The motion carried with six (6) "yes" and zero "no" votes as follows: ZBA Members Fried, Loch, Constantino, Kolar, Siligmueller and Chairman Garrity voted yes.

Staff Report

Mr. Kvapil stated that the April 24, 2012 ZBA meeting will be cancelled and he described one variation that will be on the May 8, 2012 agenda.

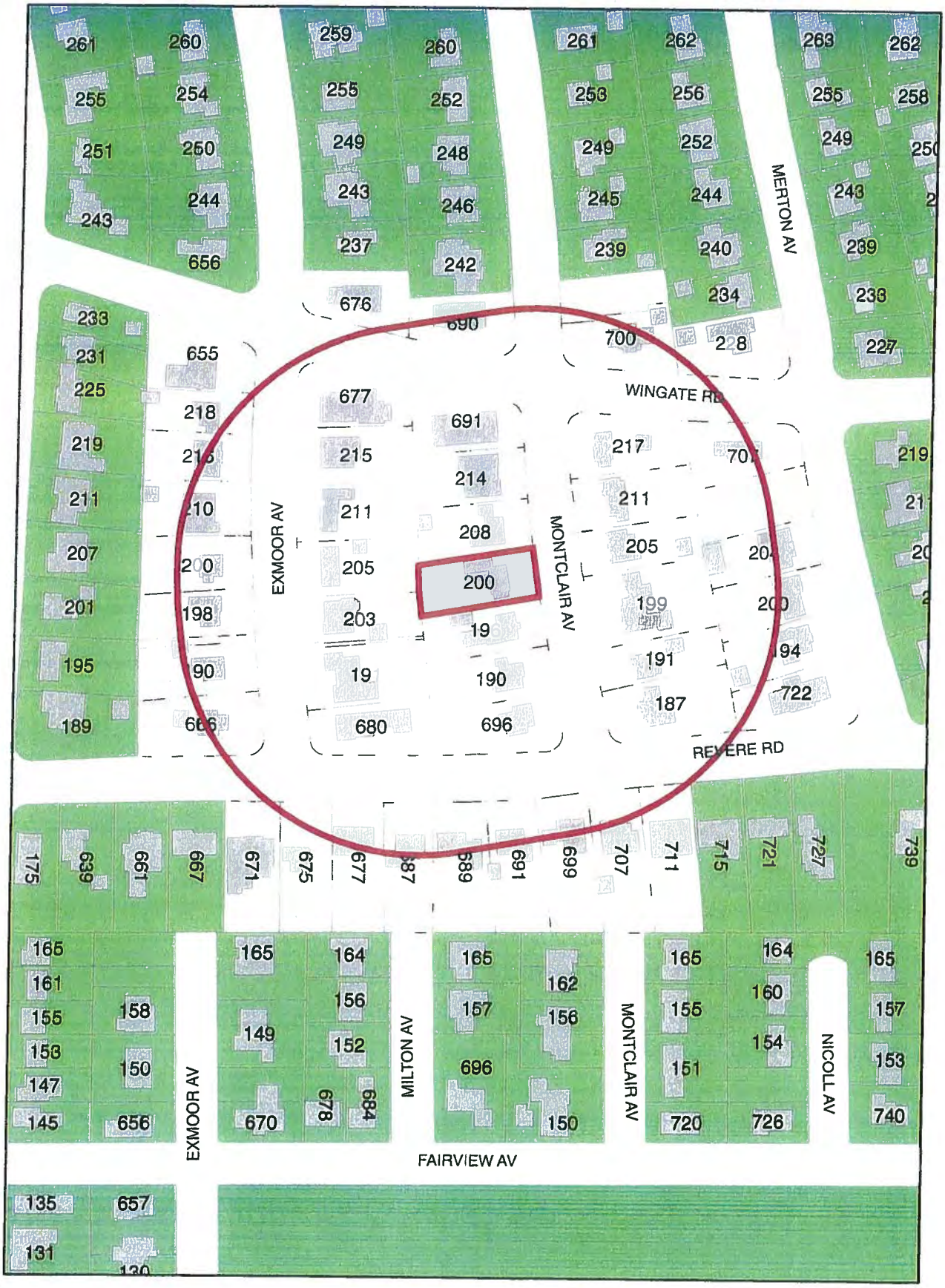
The meeting was adjourned at 8:10 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building & Zoning Official

200 MONTCLAIR AVENUE

200 Montclair Avenue



Prepared By: Planning and Development Department
Date Prepared: March 26, 2012

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Village of Glen Ellyn

Ordinance No. _____

An Ordinance Approving a Construction Necessitated Variation from the Foundation Requirements of the Zoning Code to Allow the Reconstruction of a Screened Porch For Property at 200 Montclair Avenue Glen Ellyn, IL 60137

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

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

Ordinance No. _____

An Ordinance Approving a Construction Necessitated Variation from the Foundation Requirements of the Zoning Code to Allow the Reconstruction of a Screened Porch For Property at 200 Montclair Avenue Glen Ellyn, IL 60137

Whereas, Matthew Rooney representing 200 Montclair LLC, owners of the property at 200 Montclair Avenue, Glen Ellyn, Illinois, which is legally described as follows:

> Lot 4 in Block 8 in Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, being a subdivision in the east ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded March 18, 1924 as document 175398, in DuPage County, Illinois.
>
> P.I.N.: 05-14-222-012

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-4-1(N), to allow the reconstruction of an existing attached screened porch within the required side yard setback without a code compliant foundation in lieu of a required code compliant foundation; 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 April 10, 2012, at which the petitioner presented

evidence, testimony, and exhibits in support of the variation request and no persons appeared in favor of or in opposition to the construction necessitated variation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on April 10, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the construction necessitated variation which carried unanimously with six (6) yes votes resulting in a recommendation for approval as set forth in its Minutes dated April 10, 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 home and existing porch were constructed prior to the current side yard setback requirements, the existing porch did not comply with the current minimum required side yard setback, and the existing porch was constructed without a foundation that complies with current codes;

B. That the construction necessitated variation, if granted, will not alter the essential character of the locality since the reconstructed porch will be identical to the prior existing porch except for an additional decorative roof railing;

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 the porch could not be reconstructed in its prior existing location;

D. That the conditions upon which the construction necessitated variation is based would not be applicable generally to other property within the same zoning district since the porch met all but one of the conditions specified in the zoning code to allow this exception;

E. That the purpose of the construction necessitated variation is not based exclusively upon a desire to make more money out of the property since the reconstructed porch will only maintain the improvements in good condition and retain the value of 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 the need to complete reconstruction of the porch resulted from normal exposure to the elements and age of the structure;

G. That the construction necessitated variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since the reconstructed porch will be almost identical to the prior existing porch ;

H. That the construction necessitated variation will not substantially increase the hazard from fire or other dangers to said property or adjacent property since the materials and use are in accordance with all building and zoning regulations;

I. That the construction necessitated variation will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village since the reconstructed porch will be used for permitted and typical residential purposes;

J. That the construction necessitated variation will not diminish or impair property values within the neighborhood since it will preserve the existing conditions within the neighborhood;

K. That the construction necessitated variation is the minimum Variation that will make possible the reasonable use of the land, building or structure since; 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 Minutes of the April 10, 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 construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-4-1(N), to allow the reconstruction of an existing attached screened porch within the required side yard setback without a code compliant foundation in lieu of a required code compliant foundation at 200 Montclair Avenue, Glen Ellyn, Illinois, which is legally described as follows:

> Lot 4 in Block 8 in Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, being a subdivision in the east ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded March 18, 1924 as document 175398, in DuPage County, Illinois.
>
> P.I.N.: 05-14-222-012

Section Three: This grant of construction necessitated variation to reconstruct an existing attached screened porch 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 March 2, 2012 and the testimony and exhibits provided at the April 10, 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 construction necessitated variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of construction necessitated variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless 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

200 Montclair LLC, owner of the property at 200 Montclair Avenue, is requesting a public hearing for a construction necessitated variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to complete the reconstruction of the existing nonconforming side porch by constructing a code compliant foundation beneath the structure. The Zoning Code does not allow existing nonconforming structures to be reconstructed unless they have an existing code compliant foundation. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **April 10, 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 construction necessitated variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-1(N) to complete the reconstruction of an existing nonconforming side porch that does not have an existing code compliant foundation in lieu of a required existing code compliant foundation.
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 4 in Block 8 in Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, being a subdivision in the east ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded March 18, 1924 as document 175398, in DuPage County, Illinois.

P.I.N.: 05-14-222-012

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, March 23, 2012)

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METZGER, MICHAEL A & E M
OR CURRENT OWNER
677 WINGATE RD
GLEN ELLYN IL 60137

SAGUTO, ANTHONY & LORI
OR CURRENT OWNER
700 WINGATE RD
GLEN ELLYN IL 60137

DROUIN, THOMAS A & K
OR CURRENT OWNER
190 EXMOOR AVE
GLEN ELLYN IL 60137

HEIL, EDWARD & BARBARA
OR CURRENT OWNER
217 MONTCLAIR AVE
GLEN ELLYN IL 60137

MC GINNIS, EDWARD & JULIE
OR CURRENT OWNER
214 MONTCLAIR AVE
GLEN ELLYN IL 60137

DONOVAN, JOHN
OR CURRENT OWNER
216 EXMOOR AVE
GLEN ELLYN IL 60137

HUGHES, RENEE S
OR CURRENT OWNER
707 REVERE RD
GLEN ELLYN IL 60137

TUSCHER, THOMAS N & JANET
OR CURRENT OWNER
691 REVERE RD
GLEN ELLYN IL 60137

HENNESSY, THOMAS
OR CURRENT OWNER
190 N MONTCLAIR AVE
GLEN ELLYN IL 60137

ROONEY, MATT
OR CURRENT OWNER
601 FOREST
GLEN ELLYN IL 60137

VERSCAJ, JOHN & VALERIE
OR CURRENT OWNER
218 EXMOOR AVE
GLEN ELLYN IL 60137

HILB, ROBERT H
OR CURRENT OWNER
199 MONTCLAIR AVE
GLEN ELLYN IL 60137

TOLIVER JR, JOHN M & K K
OR CURRENT OWNER
194 MERTON AVE
GLEN ELLYN IL 60137

WATERMAN, MICHAEL G & V
OR CURRENT OWNER
208 MONTCLAIR AVE
GLEN ELLYN IL 60137

POTTS, JOHN RYAN & ALISON
OR CURRENT OWNER
200 EXMOOR AVE
GLEN ELLYN IL 60137

KISER, PAUL S & KATHLEEN
OR CURRENT OWNER
655 WINGATE RD
GLEN ELLYN IL 60137

HENDRICKS, ROBERT & KAY
OR CURRENT OWNER
690 WINGATE RD
GLEN ELLYN IL 60137

DEASY, PAUL B
OR CURRENT OWNER
696 REVERE RD
GLEN ELLYN IL 60137

VOLTAGGIO, PAULINE A
OR CURRENT OWNER
204 MERTON AVE
GLEN ELLYN IL 60137

MATSON, JAMES H & S M
OR CURRENT OWNER
210 EXMOOR AVE
GLEN ELLYN IL 60137

SMITH, DAVID & ANN
OR CURRENT OWNER
211 EXMOOR AVE
GLEN ELLYN IL 60137

ZMIJEWSKI, MICHAEL
OR CURRENT OWNER
196 MONTCLAIR AVE
GLEN ELLYN IL 60137

TERBELL, DONNA R
OR CURRENT OWNER
722 REVERE RD
GLEN ELLYN IL 60137

SMID, MICHAEL
OR CURRENT OWNER
198 EXMOOR AVE
GLEN ELLYN IL 60137

HOGAN, MICHELE C
OR CURRENT OWNER
711 REVERE RD
GLEN ELLYN IL 60137

VOLTAGGIO, FRANK T
OR CURRENT OWNER
211 TAYLOR
GLEN ELLYN IL 60137

KEMP, EDWIN
OR CURRENT OWNER
205 N MONTCLAIR AVE
GLEN ELLYN IL 60137

BOLAND, TRAVIS & JOLYN
OR CURRENT OWNER
670 REVERE RD
GLEN ELLYN IL 60137

DUPAGE BANK & TR 2976
OR CURRENT OWNER
699 REVERE RD
GLEN ELLYN IL 60137

DROUIN, THOMAS A & K
OR CURRENT OWNER
190 EXMOOR AVE
GLEN ELLYN IL 60137

WILD, CRAIG & JENNIFER
OR CURRENT OWNER
215 EXMOOR AVE
GLEN ELLYN IL 60137

COTTINGTON JR, ROBERT W
OR CURRENT OWNER
187 MONTCLAIR AVE
GLEN ELLYN IL 60137

BURGESS, DOROTHY L
OR CURRENT OWNER
211 MONTCLAIR AVE
GLEN ELLYN IL 60137

MC QUILLEN, JAMES & J T
OR CURRENT OWNER
680 REVERE RD
GLEN ELLYN IL 60137

GLASS, MICHAEL S
OR CURRENT OWNER
205 EXMOOR AVE
GLEN ELLYN IL 60137

SCHMIDT, JEFFREY & JENNIF
OR CURRENT OWNER
191 EXMOOR AVE
GLEN ELLYN IL 60137

GREEN, GLENN R
OR CURRENT OWNER
671 REVERE RD
GLEN ELLYN IL 60137

DVORAK, DORIAN & L BODINE
OR CURRENT OWNER
691 WINGATE RD
GLEN ELLYN IL 60137

BURRELLO, JOSEPH J
OR CURRENT OWNER
203 EXMOOR
GLEN ELLYN IL 60137

VOLTAGGIO, PAULINE A
OR CURRENT OWNER
204 MERTON AVE
GLEN ELLYN IL 60137

GRANT, HALDON K & EILEEN
OR CURRENT OWNER
191 MONTCLAIR AVE
GLEN ELLYN IL 60137

STRINE TR, WILMA
OR CURRENT OWNER
689 REVERE RD
GLEN ELLYN IL 60137

BURRELLO, JOSEPH & JANET
OR CURRENT OWNER
203 EXMOOR
GLEN ELLYN IL 60137

GAERTNER, ERIC
OR CURRENT OWNER
677 REVERE RD
GLEN ELLYN IL 60137

WALAR, JOHN & JULIE
OR CURRENT OWNER
675 REVERE RD
GLEN ELLYN IL 60137

LEAMY JR, RICHARD J
OR CURRENT OWNER
676 WINGATE RD
GLEN ELLYN IL 60137

CROVATO, JAMES E
OR CURRENT OWNER
707 WINGATE RD
GLEN ELLYN IL 60137

SAGUTO, ANTHONY & LORI
OR CURRENT OWNER
700 WINGATE RD
GLEN ELLYN IL 60137

CLIFF, RAYMOND & MELISSA
OR CURRENT OWNER
687 REVERE RD
GLEN ELLYN IL 60137

GOGGIN, MARK C & SALLY C
OR CURRENT OWNER
228 MERTON AVE
GLEN ELLYN IL 60137

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

RECEIVED
MAR 14 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: MATTHEW ROONEY

Address: 601 FOREST AVE, GLEN ELLYN, 60137

Phone No.: 312 208-5687

Fax No.: 630 469-4279

E-mail: rooney601@gmail.com

Ownership Interest in the Property in Question: MINORITY OWNER

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

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

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

200 MONTCLAIR LLC
601 FOREST, GLEN ELLYN, IL 60137

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

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

YES (NO)

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

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

YES (NO)

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

III. PROPERTY INFORMATION:

Common address: 200 MONTCLAIR AVE.

Permanent tax index number: 05-14-222-012

Legal description: LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R-2

Lot size: 75 ft. x 172.70 ft. Area: 12,707 sq. ft.

Present use: SINGLE FAMILY RESIDENCE

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):

ZONING CODE SECTION 10-4-1 (N). RECONSTRUCT A PRE-EXISTING NON-CONFORMING SCREENED PORCH. A FOUNDATION WILL BE ADDED UPON RECEIPT OF A BUILDING PERMIT.

Estimated date to begin construction: SUBSTANTIALLY COMPLETE

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

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

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

A. Standards Applicable to All Variations Requested:

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

PORCH RE-CONSTRUCTION OF PRE-EXISTING NON-CONFORMING PORCH IS ALREADY COMPLETE. WE WOULD HAVE TO REMOVE THE PORCH AGAIN AND REBUILD IT AGAIN, WHICH IS NOT PRACTICAL.

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:

PORCH RECONSTRUCTION IS ALREADY COMPLETE. THE ORIGINAL PORCH DID NOT CONFORM TO THE CURRENT SET BACK REQUIREMENT, BUT DID CONFORM TO PAST REQUIREMENTS.

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

PRE-EXISTING NON-CONFORMING PORCH EXISTED FOR 50+ YEARS ~~SAME~~ PORCH WAS REPLACED AT SAME LOCATION WITH SAME DIMENSIONS

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:

PORCH HAS ALREADY BEEN RE-CONSTRUCTED, REPLACING A PRE-EXISTING NONCONFORMING PORCH IN THE SAME LOCATION WITH SAME DIMENSIONS

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:

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:

HOME WAS PURCHASED WITH THIS FEATURE. IT WAS DANGEROUS AND FALLING APART, SO WE REPAIRED IT. IT ACTUALLY COST 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.

~~SCREENED~~ SCREENED PORCH FOUNDATION IS PRE-EXISTING AND NON-CONFORMING

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

PRE-EXISTING NON-CONFORMING PORCH EXISTED FOR 50+ YEARS. ~~SAME~~

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;
PRE-EXISTING NON-CONFORMING PORCH WAS 50+ YEARS OLD + REPLACED AT SAME LOCATION AND DIMENSIONS

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;
PRE-EXISTING NON-CONFORMING PORCH WAS 50+ YEARS OLD + REPLACED AT SAME LOCATION AND DIMENSIONS

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
PRE-EXISTING NON-CONFORMING PORCH WAS 50+ YEARS OLD + REPLACED WITH SAME DIMENSIONS AT SAME LOCATION

d. Diminish or impair property values within the neighborhood;
SCREENED PORCH WILL ARGUABLY INCREASE PROPERTY VALUES IN THE NEIGHBORHOOD

e. Unduly increase traffic congestion in the public streets and highway;
PRIVATE PROPERTY - PRE-EXISTING NON-CONFORMING PORCH WAS REPLACED BY REPLACEMENT

f. Create a nuisance; or
PRIVATE PROPERTY - PRE-EXISTING NON-CONFORMING

g. Results in an increase in public expenditures.
PRIVATE PROPERTY - PRE-EXISTING NON CONFORMING

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
PORCH IS ALREADY CONSTRUCTED ON A FOUNDATION THAT WAS PRE-EXISTING AND NON-CONFORMING

8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.
HOME WAS PURCHASED WITH THE PORCH AS A FEATURE. PORCH WAS DILAPIDATED AND REMOVED, THEN RECONSTRUCTED WITH THE SAME DIMENSIONS ON THE SAME FOOTPRINT

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS:

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

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

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

Not applicable

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

Not applicable

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

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

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

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.

M. Ry

Signature of Applicant(s)

3-2-12

Date filed

OWNERSHIP BY A CORPORATION

Date: 3-2-12

Address: 200 MONTCLAIR, GLEN ELLYN, 60137

Legal Description: LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DUPAGE COUNTY, IL.

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

Name: WALTER E. GREGG JR. Address: 1857 PERSIMMON RD. SEWICKLEY, PA 15143 % 95

Name: MATT ROONEY Address: 601 FOREST AVE. GLEN ELLYN, IL 60137. % 5

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

Name: _____ Address: _____ %____

OWNERSHIP BY LAND TRUST

Date: _____

Address: N/A _____

Legal Description: _____

_____

_____

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

MATERIALS INCLUDED:

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

UNOFFICIAL COPY

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
OCT.08,2010 RHSP 1:12 PM
DEED 05-14-222-012
002 PAGES R2010-136116

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantors,

JOHN TODD FAULKNER and
SONJA L. FAULKNER, husband and wife

of the Village of Glen Ellyn, County of DuPage,
State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to

Grantee,

200 MONTCLAIR, LLC, a limited liability corporation duly licensed to do business in the State of Illinois.

whose address is: 601 Forest Glen Ellyn, IL 60137 ~~1857 Persimmon Road, Sewickley, PA 15143~~

the following described real estate, to wit:

LOT 4 IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-14-222-012

Commonly known as: 200 Montclair Avenue, Glen Ellyn, IL 60137

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 24 day of September, 2010.

x John Todd Faulkner
JOHN TODD FAULKNER

x Sonja L. Faulkner
SONJA L. FAULKNER

MIDWEST TITLE SERVICES, LLC
PRO-05973

UNOFFICIAL COPY

STATE OF ILLINOIS}
} ss
DU PAGE COUNTY }

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that **JOHN TODD FAULKNER and SONJA L. FAULKNER,** personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24 day of September, 2010.

Scott David Bromann
Notary Public

OFFICIAL SEAL
SCOTT DAVID BROMANN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/07/13

My Commission Expires: 11/7/13

Future Taxes to Grantee's Address (X)
~~Walter B. Gregg Jr.~~ Matt Rooney
~~200 Montclair Avenue~~ 601 Forest
Glen Ellyn, IL 60137

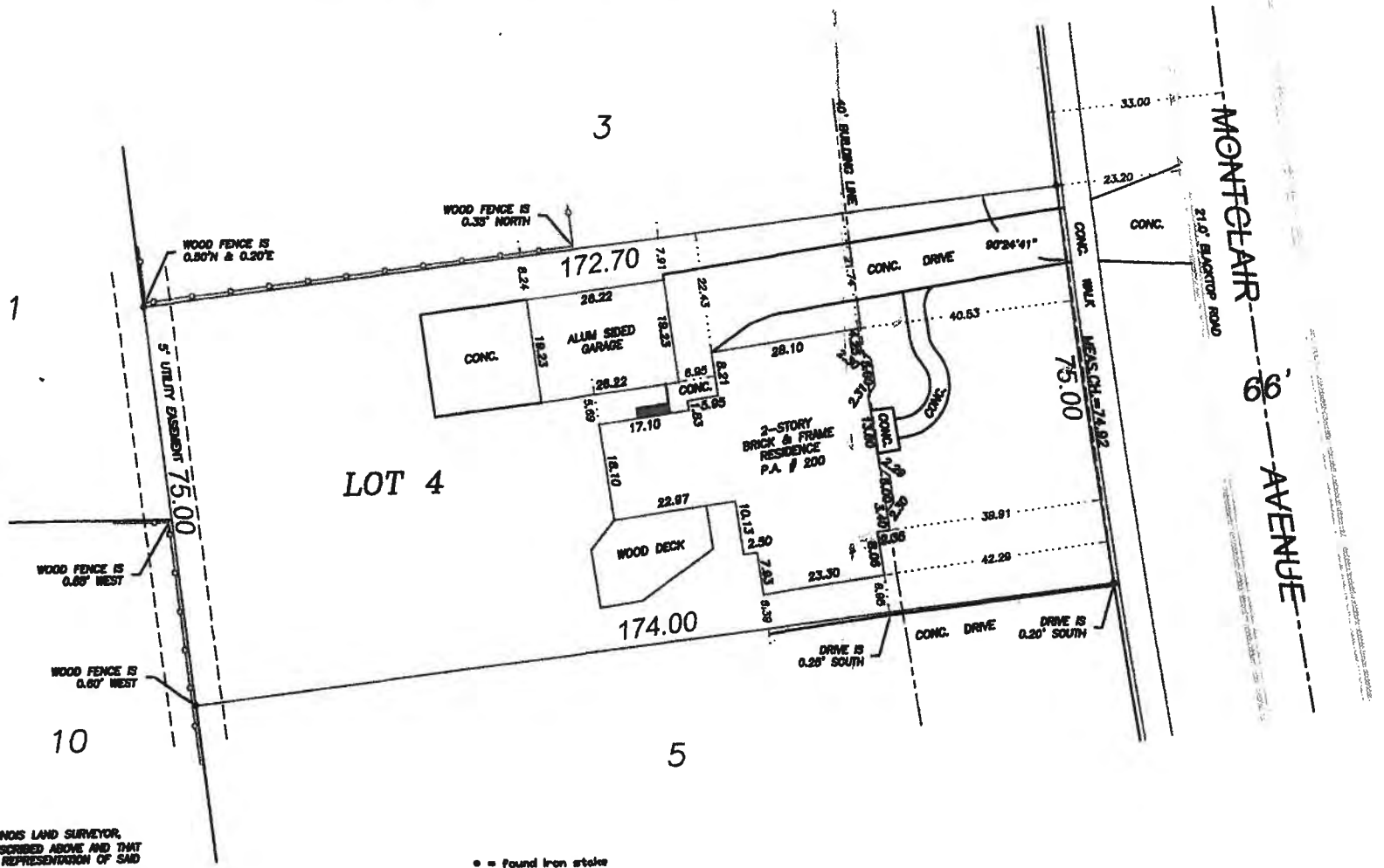
Return This Document To:
J. Ryan Potts
Attorney at Law
230 West Monroe Street
Chicago, IL 60606

This Instrument was prepared by:
Scott D. Bromann
Attorney at Law
127 West Willow Avenue
Wheaton, IL 60187

AFFIX TRANSFER TAX STAMP
OR

"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 31ST DAY OF AUGUST, A.D., 2010.

ILLINOIS LAND SURVEYOR NO. 1883

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

HERBERT V. LAMBERT, JR. REGISTERED LAND SURVEYOR NO. 1883 PROFESSIONAL STATE OF ILLINOIS

● = Found iron stake
○ = set iron stake

LAMBERT & ASSOCIATES
LAND SURVEYORS
955 WEST LIBERTY DR., WHEATON, IL 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

ORDERED BY: BROWNELL SCOTT ORDER NO. 10 H 074 FILE

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Michael Strong, Planning Intern

DATE: May 8, 2012

RE: 232 Hill Avenue – Construction Necessitated Zoning Variation Request

Background.
James Rudolph, owner of property located at 232 Hill Avenue, is requesting approval of a Construction Necessitated Zoning Variation in accordance with Section 10-6-4(C)4 of the Zoning Code to allow the construction of a deck in a floodplain.

The subject property is located on the north side of Hill Avenue, east of Travers Avenue and west of Lorraine Street. A single family home currently exists on the site and the site is zoned R2 Residential District. The surrounding properties also consist of single-family homes.

Issues.
On October 20, 2011, a Village building inspector was informed of work that was being conducted at the subject property and later discovered that this work was being done without the issuance of a permit. The work included the construction of an approximately 250 square-foot deck on the rear of the single-family residence. Pursuant to the stop work order, on October 26, 2011 Mr. Rudolph applied for a building permit. During the permit review it was found that the subject property and proposed deck were located within a floodplain. According to the site plan and topography map, the floodplain elevation traverses the property and bisects the proposed deck. Approximately one half of the proposed deck is located below the floodplain elevation. The proposed deck is anchored by six 4x4-inch posts, and is elevated to eighteen inches above grade. Therefore, according to the petitioner, the elevation of the deck is two (2) feet above the floodplain elevation.

According to the Village's engineering consultant, floodplain remapping efforts have been increasing over the past few years throughout DuPage County and the County is looking into removing this specific floodplain area in the near future. The specific area was mapped in the 1970's and is described as an isolated floodplain depression that affects roughly nine (9) properties. In the 1980's the Village made significant improvements to the stormwater management system on Hill Avenue. Since that time, there have not been any significant flooding reported by any of the homeowners in this area. Furthermore, although approximately one half of the proposed structure will be anchored to an elevation that is below the floodplain elevation, the deck will rest approximately eighteen (18) inches above grade. Therefore, the proposed structure is not expected to have any impact on the displacement of water in the event that flooding did occur on the property.

Recommendation.
The Plan Commission considered the request at a public hearing conducted on April 26, 2012.

There was one resident who spoke out in favor of the request, citing that since the Hill Avenue stormwater project there has been virtually no flooding in the area. On April 26, 2012 the Commission recommended approval of the request by a vote of 7-1. It was the general consensus of the Commission that the request would allow for a reasonable structure that would improve the safety of the property and that would not disrupt any flooding on the property since the topography of the area was more of a depression than an actual area prevalent to flooding. One Commissioner spoke out against the request, citing that the proposed structure was not a reasonably sized structure, and that the same affect could have been achieved with a small stoop or stairs.

Action Requested.

The Village Board may approve, approve with conditions or deny the petitioner's request for approval for a Construction Necessitated Zoning Variation. In accordance with the Plan Commission's recommendation, an Ordinance approving the request has been prepared for consideration at the May 14, 2012 Village Board meeting.

Attachments.

- Location Map
- Public Hearing Notice
- Address Labels for Public Hearing Notice
- Application Review Letter from Marilyn Sucoe
- Petitioner's Application Packet
- Draft Ordinance
- Draft Minutes from April 26, 2012 Plan Commission Meeting

cc: James Rudolph, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hill\Hill 232, ZV Flood Area\VB Memo.doc

232 Hill Avenue, Glen Ellyn, IL 60137

Prepared By: Michael Strong
Date Prepared: April 3, 2012

0 175 350 700 Feet

N

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN PLAN COMMISSION

James R. Rudolph, owner of the property located at 232 Hill Avenue, is requesting approval of a Zoning Variation in accordance with Section 10-6-4(C)4 of the Glen Ellyn Zoning Code to allow the construction of a deck on a single family residence located in a special flood zone at 232 Hill Avenue. The subject property is located on the north side of Hill Avenue west of Lorraine Street in the R2 Residential District.

Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the aforementioned request at a public hearing on **Thursday, April 26, 2012 at 7:30 p.m.** in a meeting room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL OF LOTS 8, 9 AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 IN ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-208-034

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

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Michael Strong,
Planning Intern

Published in the Daily Herald on April 6, 2012

MIDWEST CUSTOM BUILDERS
OR CURRENT RESIDENT
255 HILL AVE
GLEN ELLYN IL 60137

ERICKSON, KEVIN & MELISSA
OR CURRENT RESIDENT
235 HILL AVE
GLEN ELLYN IL 60137

MCGINLEY, J & B BRUNS
OR CURRENT RESIDENT
239 SAWYER AVE
GLEN ELLYN IL 60137

CARVER, MICHAEL
OR CURRENT RESIDENT
247 SAWYER AVE
GLEN ELLYN IL 60137

BROWN, EILEEN M
OR CURRENT RESIDENT
256 LORRAINE RD
GLEN ELLYN IL 60137

POWERS, FRANCIS&T MAGINOT
OR CURRENT RESIDENT
243 SAWYER AVE
GLEN ELLYN IL 60137

MALESEVIC, VLADIMIR & K
OR CURRENT RESIDENT
229 SAWYER AVE
GLEN ELLYN IL 60137

DI MARE, VINCENT J
OR CURRENT RESIDENT
233 W HILL AVE
GLEN ELLYN IL 60137

DI MARE, ALEXANDER & J
OR CURRENT RESIDENT
247 HILL AVE
GLEN ELLYN IL 60137

CARNEVALE, R ROCCO
OR CURRENT RESIDENT
235 SAWYER AVE
GLEN ELLYN IL 60137

CAMPO, BRIAN M & EDITH C
OR CURRENT RESIDENT
250 LORRAINE RD
GLEN ELLYN IL 60137

PETERSON, DAVID & NANCY
OR CURRENT RESIDENT
283 LORRAINE RD
GLEN ELLYN IL 60137

MACHE, ROBERT G & ANNE W
OR CURRENT RESIDENT
320 WINDSOR AVE
GLEN ELLYN IL 60137

MC CAULEY, PATRICK & H
OR CURRENT RESIDENT
290 LORRAINE RD
GLEN ELLYN IL 60137

MC MAHON, JACK
OR CURRENT RESIDENT
255 SAWYER AVE
GLEN ELLYN IL 60137

MALLON, KATHRYN
OR CURRENT RESIDENT
264 HILL AVE
GLEN ELLYN IL 60137

CAMPO, BRIAN M & EDITH C
OR CURRENT RESIDENT
250 LORRAINE RD
GLEN ELLYN IL 60137

FIRSTAR BANK TR 3555
OR CURRENT RESIDENT
228 HILL AVE
GLEN ELLYN IL 60137

SHAVER, JONATHON & B
OR CURRENT RESIDENT
232 SAWYER AVE
GLEN ELLYN IL 60137

QUAIN, JAMES & KRISTEN
OR CURRENT RESIDENT
261 HILL AVE
GLEN ELLYN IL 60137

PFOMM, CARSTEN & DZENANA
OR CURRENT RESIDENT
280 LORRAINE RD
GLEN ELLYN IL 60137

QUINN, JAMES & MICHELLE
OR CURRENT RESIDENT
219 HILL AVE
GLEN ELLYN IL 60137

NIX FAMILY TRUST
OR CURRENT RESIDENT
240 HILL AVE
GLEN ELLYN IL 60137

GALLI, MARK & BARBARA
OR CURRENT RESIDENT
1649 SAWYER AVE
GLEN ELLYN IL 60137

SARLEY, JOSEPH & STACY
OR CURRENT RESIDENT
216 HILL AVE
GLEN ELLYN IL 60137

SARLEY, JOSEPH & STACY
OR CURRENT RESIDENT
216 HILL AVE
GLEN ELLYN IL 60137

O REILLY TR, LINDA D
OR CURRENT RESIDENT
246 HILL AVE
GLEN ELLYN IL 60137

VERGARA, RICHO & HEATHER
OR CURRENT RESIDENT
293 LORRAINE RD
GLEN ELLYN IL 60137

BOUTON, KENNETH L & M E
OR CURRENT RESIDENT
1655 SAWYER AVE
GLEN ELLYN IL 60137

POWERS, FRANCIS&T MAGINOT
OR CURRENT RESIDENT
243 SAWYER AVE
GLEN ELLYN IL 60137

MACHE, ROBERT G & ANNE W
OR CURRENT RESIDENT
320 WINDSOR AVE
GLEN ELLYN IL 60137

TURZA, JULIE
OR CURRENT RESIDENT
259 LORRAINE RD
GLEN ELLYN IL 60137

RUDOLPH, JAMES R
OR CURRENT RESIDENT
232 HILL AVE
GLEN ELLYN IL 60137

WITKUS, MARY ELLEN & JOAN
OR CURRENT RESIDENT
223 HILL AVE
GLEN ELLYN IL 60137

MALESEVIC, VLADIMIR & K
OR CURRENT RESIDENT
229 SAWYER AVE
GLEN ELLYN IL 60137

TANSLEY TR, MARION L
OR CURRENT RESIDENT
1642 SAWYER AVE
GLEN ELLYN IL 60137

STEIN, LAWRENCE & DIANE
OR CURRENT RESIDENT
300 LORRAINE RD
GLEN ELLYN IL 60137

STROIMAN, COLLEEN A
OR CURRENT RESIDENT
255 LORRAINE RD
GLEN ELLYN IL 60137

REINER, DAVID & BARBARA
OR CURRENT RESIDENT
211 HILL AVE
GLEN ELLYN IL 60137

ZUZIAK, PAUL & JOSEPHINE
OR CURRENT RESIDENT
1646 SAWYER AVE
GLEN ELLYN IL 60137

CONDIE III, MALCOLM & T
OR CURRENT RESIDENT
1630 SAWYER AVE
GLEN ELLYN IL 60137

NESSLAR,LOUIS C & VAUGHAN
OR CURRENT RESIDENT
1650 SAWYER AVE
GLEN ELLYN IL 60137

SHAVER, JONATHON & B
OR CURRENT RESIDENT
232 SAWYER AVE
GLEN ELLYN IL 60137

ROMANOVICH, N & V & A & D
OR CURRENT RESIDENT
225 W HILL AVE
GLEN ELLYN IL 60137

URBANO, ROBERT M & MARIA
OR CURRENT RESIDENT
1634 SAWYER AVE
GLEN ELLYN IL 60137

PAGE, JAMES D & CAMILLE J
OR CURRENT RESIDENT
206 HILL AVE
GLEN ELLYN IL 60137

BRAZIER, MICHAEL E
OR CURRENT RESIDENT
215 HILL AVE
GLEN ELLYN IL 60137

LASKO TR, GERALD G
OR CURRENT RESIDENT
210 HILL AVE
GLEN ELLYN IL 60137

JAMES, ANDREW J & ANNA R
OR CURRENT RESIDENT
1638 SAWYER AVE
GLEN ELLYN IL 60137

FEYERABEND, DEBORAH L
OR CURRENT RESIDENT
222 HILL AVE
GLEN ELLYN IL 60137

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

March 13, 2012

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

Re: 232 Hill – Deck/Floodplain Review – Variation Request

Dear Ms. Stegall:

I have completed a review of the subject site with regards to the Glen Ellyn Stormwater and Flood Plain Ordinance and variance application. The items submitted for review were as follows:

1. Boundary and Topographic Survey, dated October 24, 2011, prepared by Fandel's Land Surveying.
2. Letter dated February 22, 2012 from Richard Fandel
3. Building permit application including deck construction plans and cost estimate.
4. Flood Insurance Rate Map panel 17043C0505H

Based upon the above submitted items, as well as photos taken by Village staff, I have the following comments:

General Floodplain:

The subject property is located in a Zone A floodplain on the current Flood Insurance Rate Map (FIRM), 17043C0505H, as shown in the figure. Du Page County has provided additional detail for regulatory purposes, defining the floodplain elevation as 769.0 on the Du Page County Regulatory Flood Map.

As stated by the applicant's surveyor, a study has not been completed for this floodplain. The floodplain has been defined based on a review of the local topography and historic evidence of flooding. Based on more detailed topography, Du Page County lowered the floodplain from an elevation of 770.0, on the 1982 FIRM, to 769.0. This elevation does not consider any provisions for drainage of the area by storm sewers. Discussions with the Village Public Works Department and local residents support a floodplain elevation somewhat lower,

approximately 768.5. However, the Village is required to regulate to 769.0 until a detailed study and subsequent map revision is approved by FEMA.

Floodplain and Building Permit

The applicant has provided a detailed topographic survey of the property that shows the ground along the north and west sides of the home is below the floodplain elevation of 769. Therefore, the home is located in the floodplain and the construction of the deck does increase the homes risk. The estimated deck cost of $2800.00 is not a substantially impact the value of the home for flood insurance.

A portion of the deck has been constructed within the floodplain. This is limited to five 4 inch by 4 inch posts. The lowest ground elevation under the deck is 768.27. The decking and floor joist are 18 inches above grade. Therefore, the decking is elevated above the floodplain, placing no significant fill in the floodplain.

Recommendation

I do not forsee any impact to local flooding due to the deck and have no objections to the issuance of this variance. The decking and support beams are above the base flood level and therefore do not displace floodwaters. Also, the deck does not substantially increase to the value of the home.

Please advise if you have any questions.

Respectfully submitted,
ENGINEERING RESOURCE ASSOCIATES, INC.

Marilyn L. Sucoe

Marilyn L Sucoe, P.E., CFM
Project Engineer

X:\Plandev\BUILDING\Engineering\Hill 232 Planning Commission Review.doc

To: To whom it may concern within the Village of Glen Ellyn

Re: Improvement on preexisting deck at 232 Hill Ave.

Hi, my names is James Rudolph the home owner located at 232 Hill Ave,

My purpose here is to obtain a final approval so that I can complete the deck at this property. My intent is so that it will be updated to current code and that it is safe and that it improves not only my property but that of the neighborhood as well.

Attached are copies of the following documents for your review.

1. Application Packet
2. Narrative Statement
3. Proof of ownership
4. Reimbursement of fees agreement
5. Current Plat of Survey
6. Current Topo (grading plan)
7. Letter from Licensed and certified Surveyor
8. Petition Letters from neighbors

Thank you for your review in this matter.

James R Rudolph

232 Hill ave.

Glen Ellyn IL 60137

(630) 479-1423

RECEIVED
APR - 5 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

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

APPLICATION FOR VARIATION

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

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

I. APPLICANT INFORMATION:

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

Name: JAMES R RUDOLPH

Address: 232 HILL AVE GLEN ELLYN, IL 60137

Phone No.: (630) 479-1423

Fax No.: _____

E-mail: JRR064@COMCAST.NET

Ownership Interest in the Property in Question: OWNER OF PROPERTY

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

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

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):
REQUEST FOR A VARIATION OF A DECK SECTION 10-6-4 SECTION C 4 DO TO THE LACK OF AN EGRESS STRUCTURE THE NEED FOR A MODIFICATION FOR SAFETY PURPOSES WAS REQUIRED AS THIS IS A PROHIBITED USE.

Estimated date to begin construction: IN PROGRESS

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):
RICK FANDEL OF FANDEL'S LAND SURVEYING

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

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

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:
CONCERNS AROSE REGARDING THE SAFETY EGRESS OF THE REAR DINING ROOM EXIT DOOR AS WELL AS THE DELAPITATION OF THE EXISTING DECK STRUCTURE.

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):
DUE TO THE BISECTING ELEVATION THROUGH THIS HOUSE IT MAKES THIS PROPERTY A VERY UNIQUE CASE.

OR

(b) Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:
WITH THE ACCESS OF A DECK OR STEPS, ACCESSABILITY OR APPROPRIATE USAGE OF THE DOOR WOULD MAKE THIS A VERY UNSAFE CONDITION.

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

SEE ATTACHED LETTERS STATING THAT THIS WILL NOT ALTER THE DRAINAGE, EROSION OF CHARACHTER OF THIS PROPERTY OR OTHERS. THE FOOTPRINT AND BUILDING HEIGHT WILL REMAIN UNCHAINGED, ONLY CHARACHTER ENHANCEMENTS.

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:

DUE TO THE ELEVATION WITHIN THE PROPERTY WITHOUT THE VARIATION CONSTRUCTION OF IMPROVEMENT OF PREVIOUS STRUCTURES AND I AM TRYING TO BRING THIS DECK INTO CURRENT CODE AS IT WAS ORIGINALLY CONSTRUCTED BEFORE CODES OF A POSSIBLE FLOODPLAN WAS DETERMINED.

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:

THE UNIQUENESS OF THIS VARIATION IS THE FACT THAT THIS IS A SMALL REMODLE OF A PREEXISTING DECK THAT WAS A PREEXISTING NON PROHIBITED USE THAT WAS THERE PRIOR TO THE PURCHASE OF THE PROPERTY

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

THIS WAS A CONDITION THAT WAS PREEXISTING AND THE SAFETY CONCERNS REGARDING EGRESS WERE ALSO A CONCERN. NOT AT ALL FOR FINANCIAL GAIN, RATHER THE INTENT WAS TO MAKE THIS MORE SAFE. THEREFOR THIS WAS NECESSARY AND THIS VARIATION NEEDS TO BE MET.

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.

THIS CONDITION WHICH WAS PREEXISTING PRIOR TO PURCHASE AND THE SAFETY WAS THE MOTIVATING REASON FOR THIS VARIATION REQUEST. SEE PHOTO'S

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

THIS WILL NOT BE A DETRIMENT TO THE NEIGHBORHOOD *SEE ATTACHED LETTERS AND PHOTO'S LETTERS ARE FROM NEIGHBORS AND SURVEYOR AS WELL.

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;
BECAUSE IT WILL ONLY BE SLIGHTLY ELEVATED (SEE PLANS) AND WILL NOT IMPAIR LIGHT OR AIR TO ANY OTHER PROPERTY

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;
IT IS TO BE CONSTRUCTED AND COMPLETED WITH QUALITY GREEN TREATED AND PRESSURIZED LUMBER TO CODE AND INSPECTED, CERTIFIED AND SAFE

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
IT WILL ENHANCE SAFETY OF THE PROPERTY RESIDENTS AND CONSTRUCTED PROFESSIONALLY.

d. Diminish or impair property values within the neighborhood;
IT WILL BE BROUGHT UP TO CODE AND WILL NO LONGER BE DANGEROUS OR AN EYESORE ANY LONGER AND WILL NOT DECREASE. YET INCREASE THE CHARACHTER OF THE PROPERTY.

e. Unduly increase traffic congestion in the public streets and highway;
IT IS IN THE REAR OF THE PROPERTY, AND WILL HAVE NO EFFECT ON THE NEIGHBORHOOD OR PROPERTY.

f. Create a nuisance; or
NONE

g. Results in an increase in public expenditures.
NONE

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 MINIMAL SIZE FOR SAFETY, CODE AND USE WITHOUT CREATING A BURDEN OR OVERWHELMIN THE PROPERTY OR NEIGHBORHOOD.

8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.
SEE ALL ABOVE COMMENTS AND COVER LETTER.

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS:

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

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

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

SEE SITE PLAN AND TOPO MAP.

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

N/A

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

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

SEE ATTACHED LETTER AND PLANS. IT HAS 5 4x4'S IN GROUND PER CODE W NO SIGNIFICANT IMPACT OF FLOODING WHATSOEVER. ALSO THE DECK IS BUILT ABOVE GROUND LEVEL ON PEERS AT AN ELEVATION OF 771.20 WHICH IS 2.20 FEET ABOVE THE FLOOD PLAIN *SEE TOPO

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

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

SEE NEIGHBORS LETTERS. THE GROUND WILL REMAIN UNCHAINGED AS WE ARE NOT INSTALLING ANY IMPERVIOUS MATERIAL.

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

NO OTHER STRUCTURES ON THE PROPERTY.

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)

2/28/12
Date filed

To: The Village of Glen Ellyn
Subject: Narrative Statement

Hi, my names is James Rudolph and I am the homeowner at 232 Hill avenue in Glen Ellyn. I just wanted to introduce myself and explain my purpose in obtaining the attached variance.

I am 47 years old and actually grew up in Glen Ellyn and resided here until my parents transferred out of state after my sophomore year. I eventually went into the U.S Air Force and served for 6 years traveling on assignments all over the globe. I decided to move back to Illinois locally after an Honorable discharge to raise my children.

I purchased the above home, at 232 Hill Avenue, in 2006 and it was in need of repair. I have completed updating the interior of the home with one glaring thing that needed attention and completion (deck). Prior to purchase of this house the dining room had an exit door built into it with a drop off approximately 30 inches to ground level which was a cause for concern on two levels, both being safety related. The first was if someone were to have exited that door they could have been injured in the drop down. The other being emergency egress and ingress.

During some missteps and misunderstandings in this process and understanding of the flood elevation on the property/technical evaluations, I am here today to obtain a variance in order improve on the rear porch of my property which was dangerous and in a state of disrepair. My motivations are not to make money in this process or anything other than to make this preexisting condition safe and bringing it up to current code, to improve the look of the house property and neighborhood. I have a great working relationship with the neighbors (see the letters from them) included in the application packet.

I welcome any questions and feedback from anyone interested. Thanks for your consideration and review.

James R Rudolph
(630) 479-1423

UNOFFICIAL COPY

1 OF 2

TRUSTEE'S DEED

GRANTOR, WHEATON COLLEGE, as Trustee of the Martha J. McCartney Crow Charitable Remainder Unitrust dated July 18, 2006, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the grantee,

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN.22,2007 RHSP 9:46 AM
DEED 05-15-208-034
002 PAGES R2007-012906

==For Recorder's Use==

JAMES R. RUDOLPH, a single person, of 0S067 Beverly, Wheaton, IL 60187, the following described real estate, to wit:

THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL OF LOTS 8, 9 AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 IN ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 05-15-208-034
Known as: 232 Hill Avenue, Glen Ellyn, IL 60137

THIS IS NOT HOMESTEAD PROPERTY.

RECEIVED
FEB 28 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Dated this 28th day of December, 2006.

By _____
DAVID E. JOHNSTON, Treasurer

By _____
KENNETH C. LARSON,
Investment Manager

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: #_____
Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: 232 HILL ZONING VARIATION

II. OWNER:
- A. Owner of Property: JAMES R RUDOLPH
- B. Owner's Address: 232 HILL AVE GLEN ELLYN, IL
- C. Owner's Home Phone Number: 630 479-1423 Fax: N/A
- D. Owner's Work Phone Number: 630 479-1423
- E. Owner's E-mail: JRR064@COMCAST.NET
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: JAMES R RUDOLPH
- B. Petitioner's Address: 232 HILL AVE GLEN ELLYN, IL
- C. Petitioner's Home Phone Number: 630 479-1423
- D. Petitioner's Work Number: 630 479-1423
- E. Petitioner's E-mail: JRR064@COMCAST.NET

IV. LOCATION OF PROPERTY:
- A. General Location of Property: NORTH SIDE OF HILL AVE WEST OF LORRAINE AND EAST OF TRAVERS
- B. Acreage of Parcel: .31
- C. Permanent Index Number(s): 05-15-208-034
- D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or

application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission or Architectural Review Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than $500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below $500. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below $500.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Petitioner

JAMES R RUDOLPH
Owner

Date: 3/30/12

Village of Glen Ellyn

By:
Planning and Development Director

Date: 4/6/12

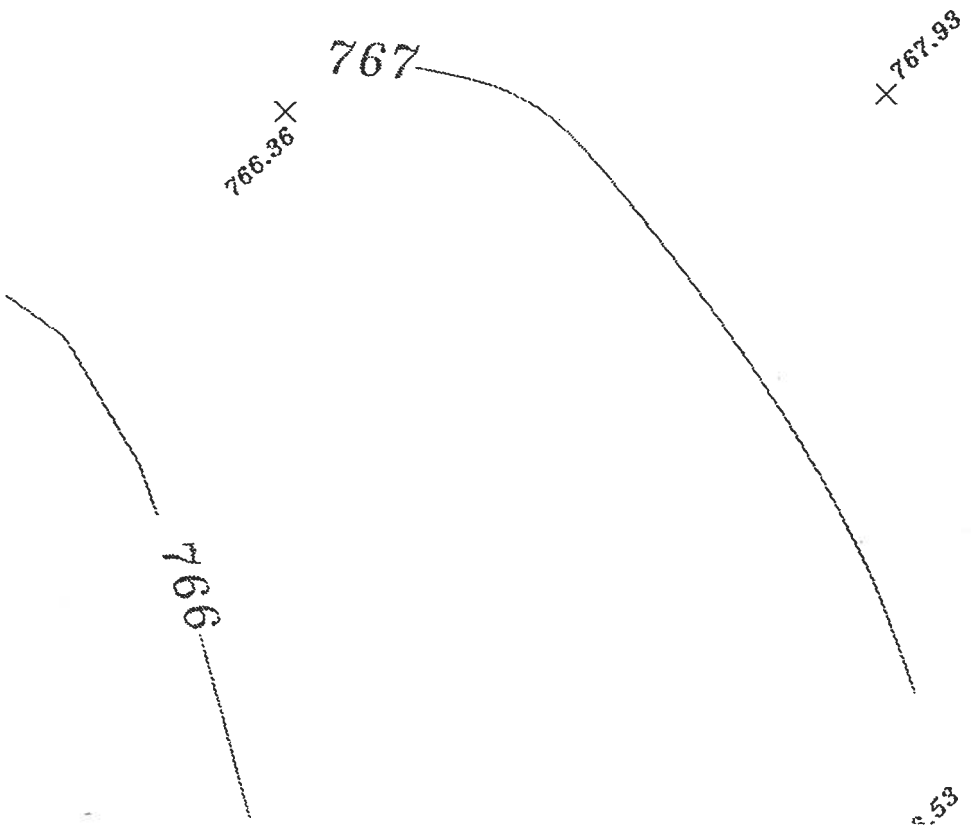
X:\Plandev\PLANNING\FORMS\ReimOfFeesAgrmt 020410 lg.doc

BOUNDARY & TOPOGRAPHIC SURVEY

OF THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL LOTS 8,9, AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 OF ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 232 HILL AVENUE, GLEN ELLYN, IL 60137

PIN #: 05-15-208-034

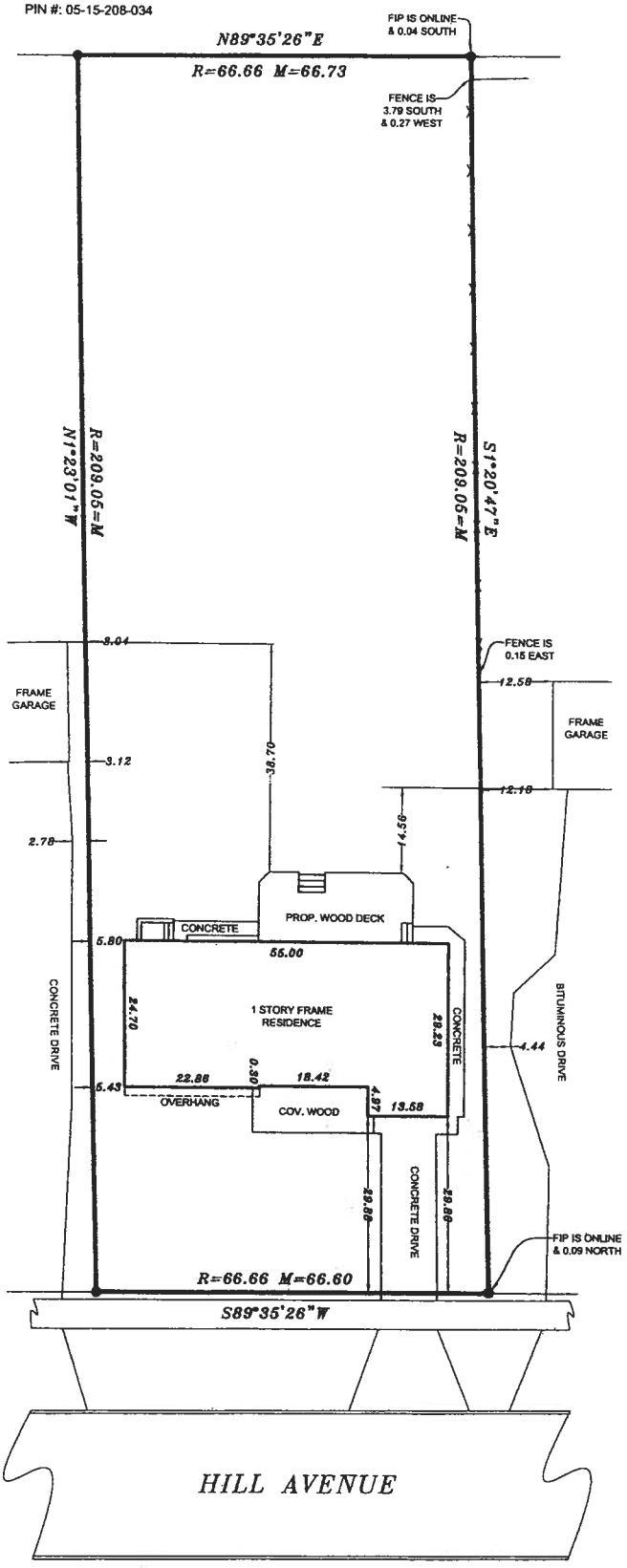


BOUNDARY & TOPOGRAPHIC SURVEY

OF THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL LOTS 8,9, AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 OF ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 232 HILL AVENUE, GLEN ELLYN, IL 60137

PIN #: 05-15-208-034



STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I HAVE SURVEYED AND SHOW ADDITIONAL IMPROVEMENTS LOCATED. THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY EFFECTIVE AS OF APR. 22 2002. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECTED AT 62 DEGREES FAHRENHEIT. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 27 DAY OF OCTOBER A.D. 2011

STATE OF ILLINOIS
ILLINOIS LAND SURVEYOR
PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 035-003099
LICENSE RENEWAL DATE IS 11/30/2013

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THIS INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

Fandel's Land Surveying Inc.
1N335 Morse St.
Carol Stream, IL 60188
(630) 327-4830 - Fax (630) 690-9812
Email: rick@fandels.com

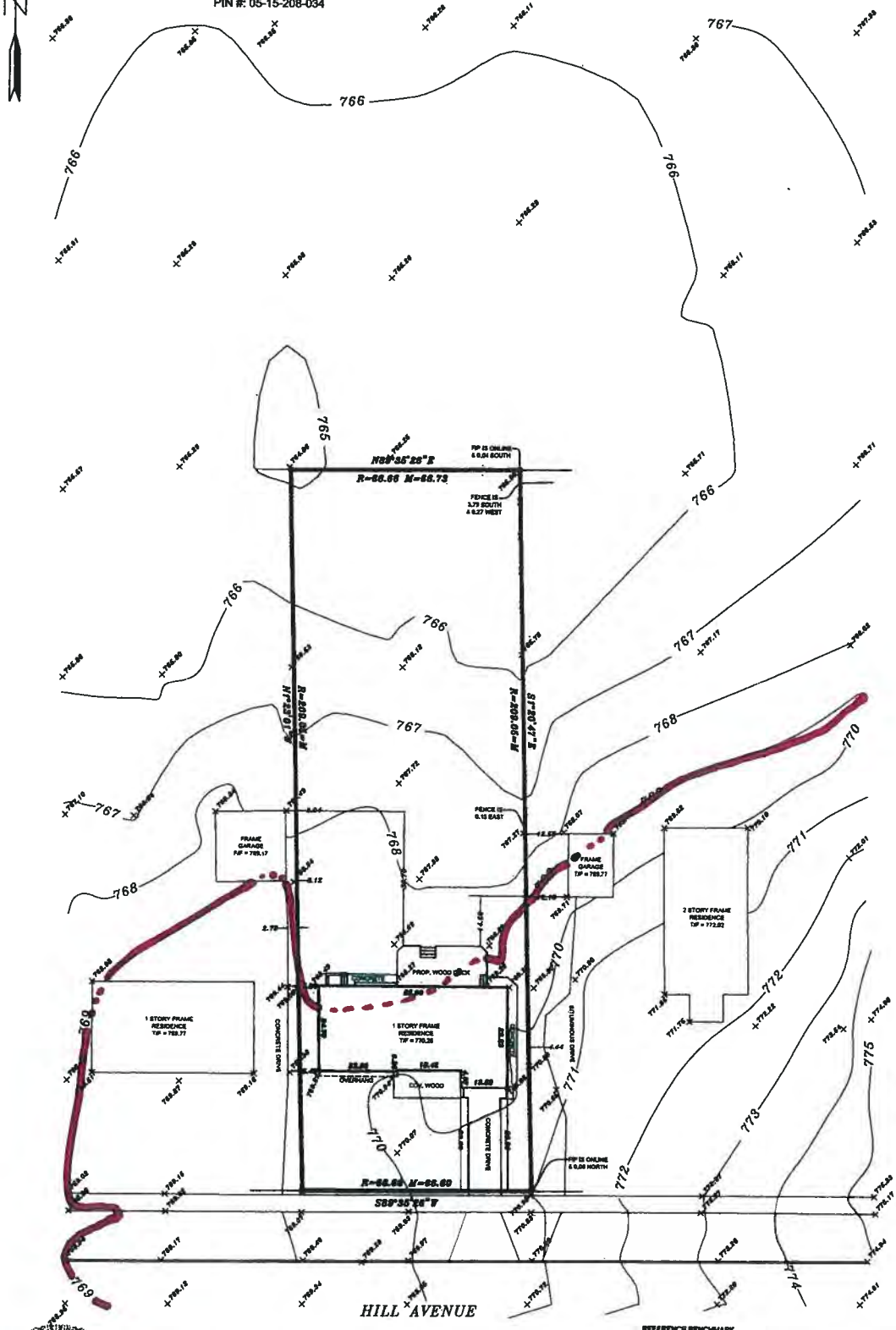
THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUB			
Scale: 1" = 20'	BOUNDARY & TOPOGRAPHIC SURVEY	Drawn By: AAL	
Date: 10/24/11		Approved By:	
Revised:			
Prepared for: JAMES R. RUDOLPH			
○ Set Iron Stake ● Found Iron Stake	+ Cut Cross □ Set R.R.		JOB # 11055

BOUNDARY & TOPOGRAPHIC SURVEY

OF THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL LOTS 8,9, AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 OF ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 232 HILL AVENUE, GLEN ELLYN, IL 60137

PIN #: 05-15-208-034



STATE OF ILLINOIS

COUNTY OF DU PAGE

THIS IS TO RESURVEY AND SHOW ADDITIONAL IMPROVEMENTS LOCATED. THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY EFFECTIVE AS OF APRIL 27, 2012. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECTED AT 60 DEGREES FAHRENHEIT, GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS 29 DAY OF [illegible] A.D. 2011

ILLINOIS LAND SURVEYOR [illegible]
LICENSE RENEWAL DATE [illegible]
PROFESSIONAL DESIGN FIRM NO. [illegible]
LICENSE RENEWAL DATE IS 04/30/2013

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

REFERENCE BENCHMARK

DUPAGE COUNTY BENCHMARK # MI10001 MORE PARTICULARLY DESCRIBED AS A BRONZE DISK MONUMENT STAMPED DUPAGE COUNTY MAPS AND PLATS IN THE CONRETE BASE OF A TRAFFIC SIGNAL POLE SITUATED AT THE SOUTHEAST CORNER OF PRESIDENT & GENEVA.
ELEV. = 770.63 NGVD 29

Fandel's Land Surveying Inc.
1N335 Morse St.
Carol Stream, IL 60188
(630) 327-4830 - Fax (630) 690-9812
Email: rick@fandels.com

THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUB		
Scale: 1" = 30'	BOUNDARY & TOPOGRAPHIC SURVEY	Drawn By: AAL
Date: 10/24/11		Approved By:
Revised: 11/21/11		
Prepared for: JAMES R. RUDOLPH		
○ Set Iron Stake ● Found Iron Stake	+ Cut Cross ☐ Set B.M.	JOB # 11065

Fandel's Land Surveying

1N335 Morse St. Carol Stream, IL 60188 P: 630-327-4830 F: 630-690-9812 rick@fandels.com

February 22, 2012

Marilyn L. Sucoe, P.E., CFM
Village Consulting Engineer

RE: Building Permit 20111765, Floodplain, Deck

Dear Ms. Sucoe:

We at Fandel's Land Surveying have topographically surveyed the property located at 232 Hill Avenue and examined all available research materials which are enclosed. We have determined that there was a pre-existing patio to the rear of the house according to the aerial photography, which is attached, from Google earth taken in 2002 that is being replaced with a wood deck. Remains of the patio are also visible in the attached photographs. There is also evidence of freshly disturbed ground under the partially constructed deck further showing the removal of the old patio. The new deck is a visual, functional, and safe improvement to the home and the neighborhood. It provides the home with the ability to exit the dining room doors safely where previously there was a large drop to the ground.

In the northwest corner of the property there is an elevation of 765. This means that water would have to puddle 4 feet deep and cover most of the block before reaching the partially constructed deck. The water would have reached the garages on both the property to the east and the property to the west. Water would have also already reached the old patio, which came 2 feet farther north than the new deck and extended further east to a point in line with the east wall of the building. Also the deck is built above ground level on peers at an elevation of 771.20. The only affect the new deck will have on drainage is that it will shed some water but less than the old concrete patio due to the small spaces between deck boards.

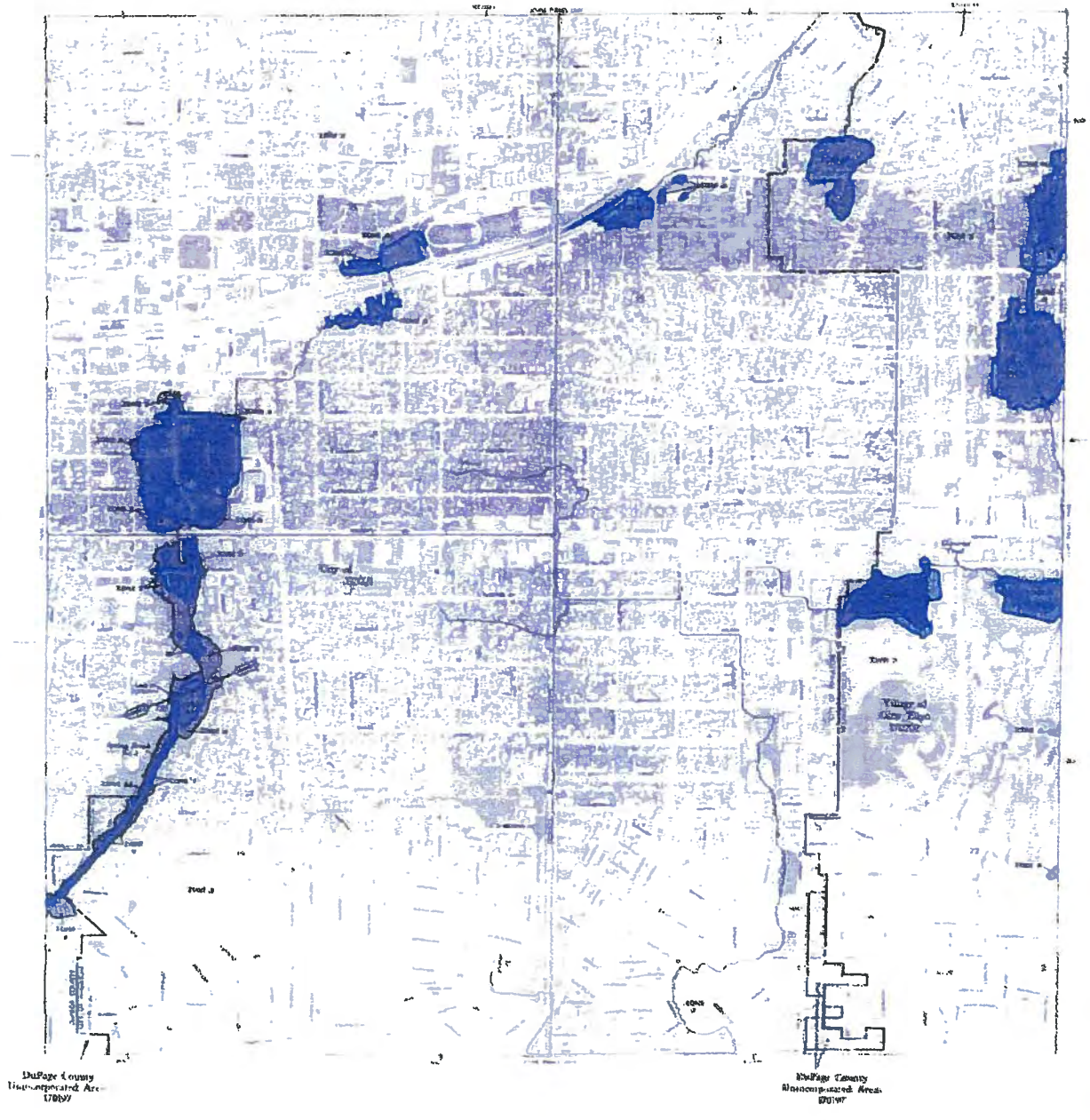
According to the attached applicable FEMA FIRM panel # 17043C0505H and subsequent LOMA (see attached) most other possible flood zones have had their corresponding base flood elevations lowered including the Zone AE "ponding area" bounded by Newton Avenue to the west, Brandon Avenue to the East, Turner Avenue to the North, and Greenfield Avenue to the South. This area is just 3 blocks to the East and its base flood elevation was lowered to 762. Also according to the FEMA FIRM panel there has not been a base flood elevation established for our specific area (Zone A) nor has any study been filed showing the establishment of one for this area. No study or proof of a study ever being done was available from DuPage County leaving the counties 769 elevation suspect. If a study were performed by DuPage County it would need to be filed with FEMA. According to your letter dated November 15, 2011 the flood zone designation is AE and the base flood elevation is 769. This is in direct disagreement with the federal government flood zone designation of Zone A and without a study being performed and a subsequent LOMA being filed no such change can exist.

Sincerely,

Richard M. Fandel
Fandel's Land Surveying, Inc.
1N335 Morse Street,
Carol Stream, IL

NOTES TO USERS

PANEL LOCATION



DuPage County Unincorporated Area (170197)

DuPage County Unincorporated Areas (170197)

LEGEND

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0220H

FIRM

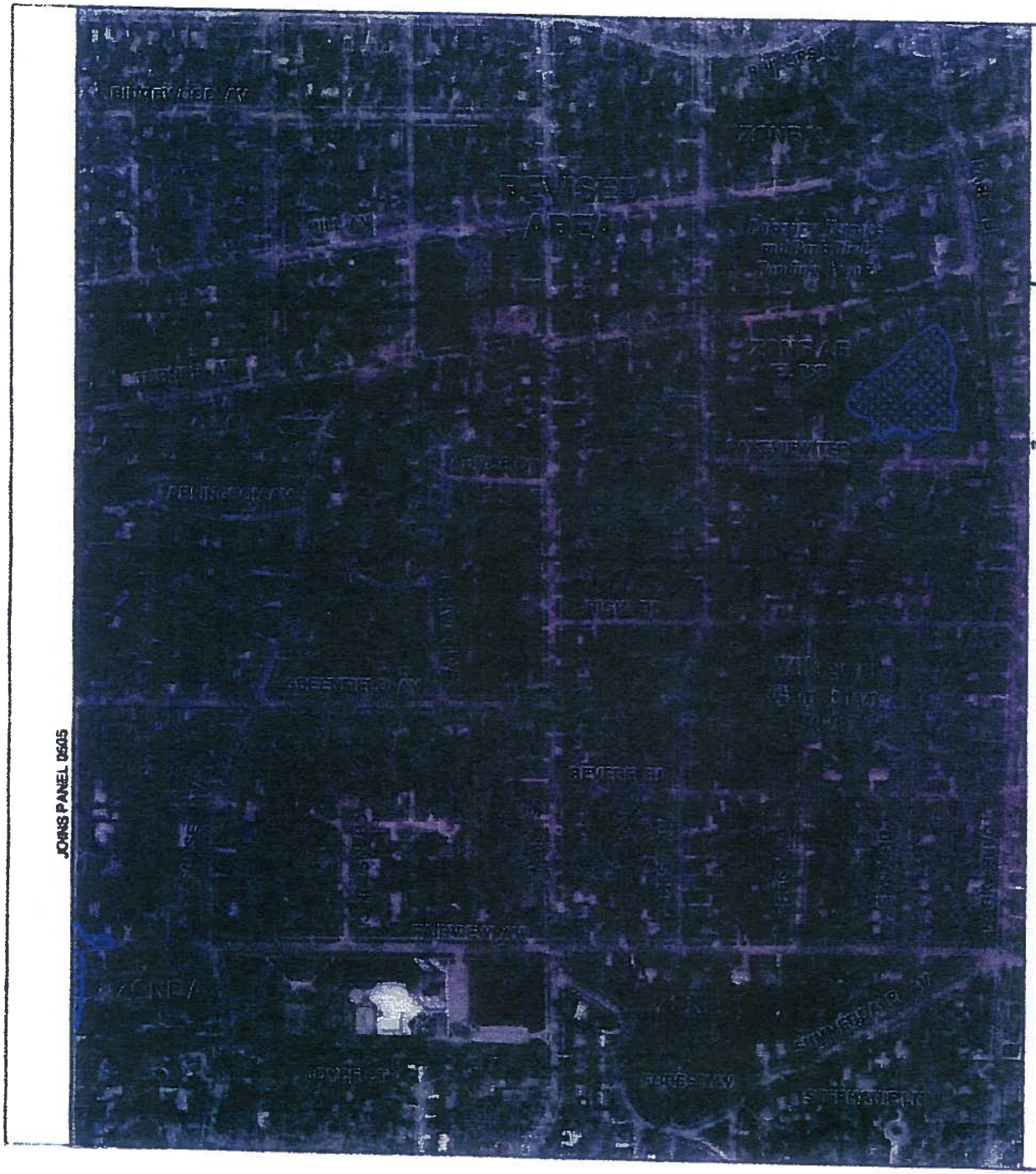
FLOOD INSURANCE RATE MAP

DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS

PANEL 0220 OF 550

MAP NUMBER 17043C0220H

EFFECTIVE DATE DECEMBER 16, 2004



JOINS PANEL 0505

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'

250 125 0 250 500 750 1,000 Feet

150 75 0 150 300 Meters

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0506H

FIRM
FLOOD INSURANCE RATE MAP

DuPAGE COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 506 OF 1006

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
[illegible]	[illegible]	0500	H
[illegible]	[illegible]	0506	H
[illegible]	[illegible]	0508	H

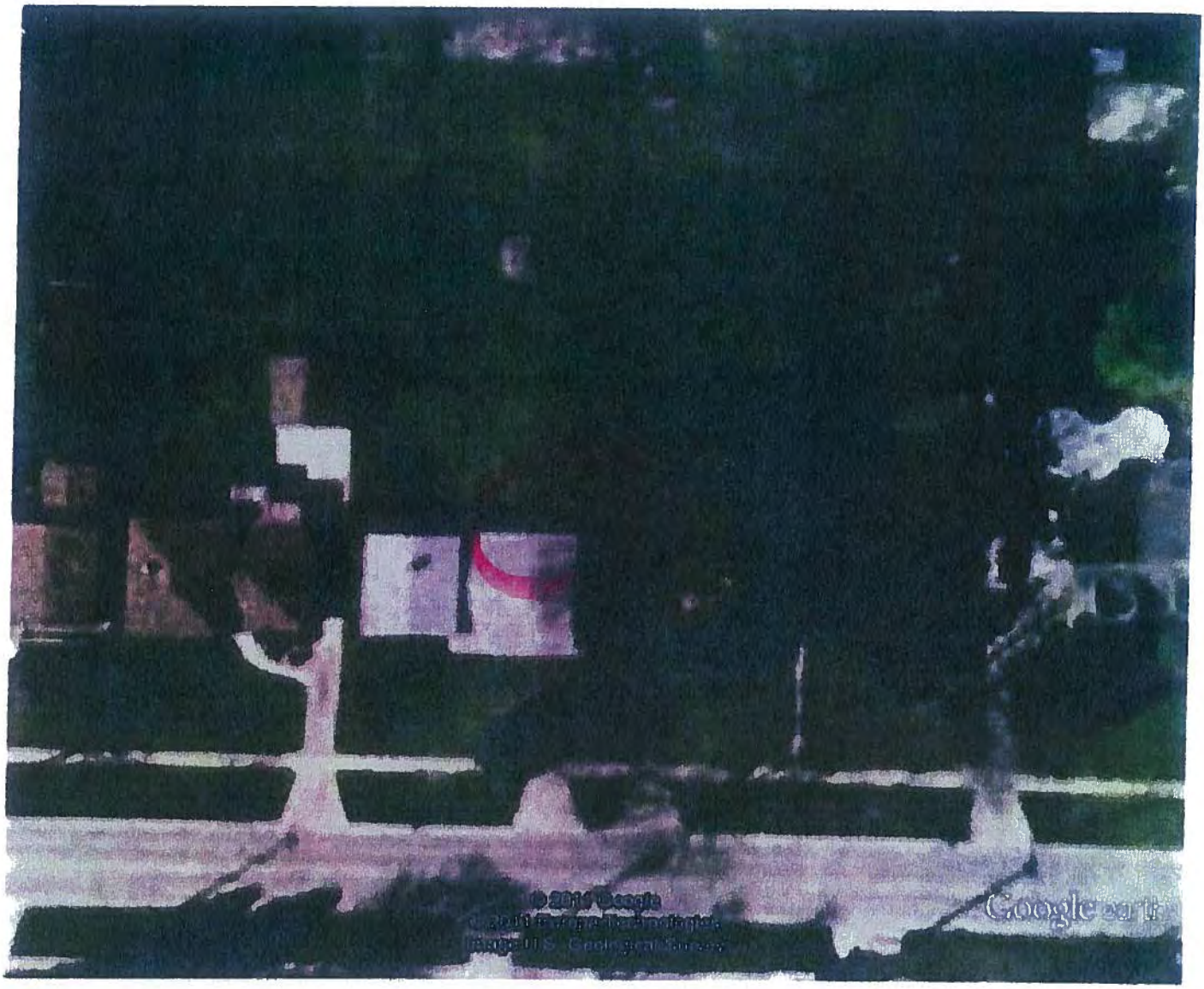
REVISED TO REFLECT LOMR EFFECTIVE AUG 18 2008

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
17043C0506H

EFFECTIVE DATE:
DECEMBER 16, 2004

Federal Emergency Management Agency



Google earth

feet 100
meters 50

3/30/2002

 | Issue Date: MAR 2 8 2008 | Effective Date: AUG 1 8 2008 | Case No.: 08-05-1365P | LOMR-APP

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Glen Ellyn DuPage County Illinois	NO PROJECT	HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 170207		
IDENTIFIER	Lakeview Terrace and Lincoln School	APPROXIMATE LATITUDE & LONGITUDE: 41.871, -88.065 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 17043C0505 H	DATE: December 16, 2004	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 16, 2004
TYPE: FIRM*	NO.: 17043C0506 H	DATE: December 16, 2004	STILLWATER ELEVATION TABLE: EBGL 3 AND EBEB 4

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH (ES) See Page 2 for Additional Flooding Sources

East Branch Tributary No. 4 / Glen Crest Creek (EBGL) – from approximately 450 feet downstream of Greenfield Avenue to 900 feet upstream

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
East Branch Tributary No. 4 / Glen Crest Creek (EBGL)	Zone A	Zone AE	NONE	YES
	No BFEs*	BFEs	YES	NONE
	Zone A	Zone A	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Max Yuan, P.E., Program Specialist
Engineering Management Branch
Mitigation Directorate

112553 10.3.1.08051365 102-I-A-C

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH (ES)

Lake View Terrace and Park Boulevard Ponding Area 2 (EBEB) – The area bounded by Turner Avenue to the north, by Park Boulevard to the east, by Forest Avenue to the west, and by Lakeview Terrace to the south

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Lake View Terrace and Park Boulevard Ponding Area 2 (EBEB)	Zone A	Zone AE	NONE	YES
	No BFEs*	BFEs	YES	NONE

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Max Yuan, P.E., Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Max Yuan, P.E., Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Norbert Schwartz
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5529

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Max Yuan, P.E., Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
East Branch Tributary No. 4 / Glen Crest Creek (EBGL)	Ponding Area 1: The area bounded by Newton Avenue to the west, by Brandon Avenue to the east, by Turner Avenue to the north, and by Greenfield Avenue to the south	NONE	762	17043C0506 H
Lake View Terrace and Park Boulevard Ponding Area 2 (EBEB)	Ponding Area 2: The area bounded by Turner Avenue to the north, by Park Boulevard to the east, by Forest Avenue to the west, and by Lakeview Terrace to the south	NONE	767	17043C0506 H

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER Name: *The Sun Glen Ellyn*
Dates: *04/11/2008 04/18/2008*

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Max Yuan, P.E., Program Specialist
Engineering Management Branch
Mitigation Directorate

Febuary 11th, 2012

To the village of Glen Ellyn:

I am the neighbor directly to the west of Mr. Rudolphs property which is located at 232 Hill Ave. There was a deck on the back half of his property off of his house which is being improved on and looks great. It is a vast improvement to the one that was there . In my opinion it is an obvious improvement for the neighborhood and it certainly does not impeed traffic or affect drainage on that property or any other property in the area. If you have any questions you are more then welcome to contact me.

Andrew Keppel

228 Hill Ave.

Glen Ellyn, IL 60137

Febuary 19th, 2012

To the village of Glen Ellyn reguarding improvement on old deck at 232 Hill ave.

To whom it may concern:

I have been the neighbor located at 240 Hill Ave. in Glen Ellyn which is directly to the east of Mr. Rudolphs property which is located at 232 Hill Ave. for many years. Earlier this past summer Mr. Rudolph improved on an old worn down deck on the back half of his property. It does not extend nearly as far back as the pre-exsisting deck and it is not an eye sore of any kind, and has improved the quality and appearance of the neighborhood. In my opinion, it certinaly does not cause any impedament to any traffic or affect drainage in any way shape or form on this property. It also incorporats an exit on a door on the back middle half of the property, which would seem to be much more safe for the occupants. If you have any questions feel free to contact me.

George Nix

240 Hill Ave.

Glen Ellyn, IL 60137

Table EBGL 3 – SUMMARY OF STILL WATER ELEVATIONS

FLOODING SOURCE AND LOCATION	ELEVATION (feet NGVD*) 10-YEAR	50 YEAR	100 YEAR	500 YEAR
East Branch Tributary No #4 / Glen Crest Creek (EBEG)				
Greenfield Avenue and Regent Street Ponding Area 1:				
Area bounded by Newton Avenue to west, Brandon Avenue to east, Turner Avenue to north and Greenfield Avenue to the south	**	**	761.6	**

Table EBEB 4 – SUMMARY OF STILL WATER ELEVATIONS

FLOODING SOURCE AND LOCATION	ELEVATION (feet NGVD*) 10-YEAR	50 YEAR	100 YEAR	500 YEAR
Lake View Terrace and Park Boulevard Ponding Area 2(EBEB):				
Area bounded by Turner Avenue to the north, Park Boulevard to the east, Forest Avenue to the west and Lakeview Terrace to south.	**	**	767.3	**

* National Geodetic Vertical Datum of 1929
** Data not available.

REVISED TO
REFLECT LOMR
EFFECTIVE AUG 1 8 2008

Village of Glen Ellyn

Ordinance No._____

An Ordinance Granting a Construction Necessitated Zoning Variation
For the Construction of a Deck in a Floodplain
at 232 Hill Avenue, 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 a Construction Necessitated Zoning Variation For the Construction of a Deck in a Floodplain at 232 Hill Avenue, Glen Ellyn, IL 60137

Whereas, James Rudolph, owner of property commonly known as 232 Hill Avenue, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a Construction Necessitated Zoning Variation in accordance with Section 10-6-4(C)4 of the Glen Ellyn Zoning Code to allow the construction of a deck in a floodplain; and

Whereas, the petitioner is requesting approval of the aforementioned variation to allow for the continued construction and completion of the project; and

Whereas, the subject property is a .31-acre parcel of land located on the north side of Hill Avenue, east of Travers Avenue and west of Lorraine Street in the R2 Residential District and is legally described as follows:

THE SOUTH 209.05 FEET OF LOT 1 OF ELLISON'S RESUBDIVISION OF ALL OF LOTS 8, 9 AND 10 (EXCEPT THE EAST 25 FEET OF THE SOUTH 209.05 FEET THEREOF) IN BLOCK 6 IN ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ELLISON'S RESUBDIVISION RECORDED APRIL 25, 1956 AS DOCUMENT 797785 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-208-034; and

Whereas, following due and proper publication of notice in the Daily Herald, not less than fifteen (15) days nor more than thirty (30) days prior, and following written notification to all property owners within 250 feet of the subject property, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing on April 26, 2012, at which hearing the Plan

Commission considered the petitioner's request for approval of the requested Zoning Variation; and

Whereas, at the April 26, 2012 public hearing, the petitioner presented evidence, testimony, and exhibits in support of the request, and one (1) resident spoke in support of the request citing the lack of flooding that exists in the area, and zero (0) residents spoke in opposition to the request; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the April 26, 2012 Plan Commission meeting, a draft of which is attached hereto as *Exhibit "A"*, and pursuant to Section 10-10-12 of the Zoning Code, by a vote of seven (7) "yes" and one (1) "no," the Plan Commission recommended approval of the requested Construction Necessitated Zoning Variation; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the April 26, 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 make the following findings of fact in regard to the requested Construction Necessitated Zoning Variation:

1. Granting of the variation will not alter the essential character of the area because the footprint and building height will remain, and the proposed structure does not negatively impact the residential character of the area since decks are commonly associated with single family homes and the structure would be a reasonable size meeting all other Zoning Code standards;

2. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the unique site topography limits the use of land without the approval of a variation; and

3. The plight of the owner is due to unique circumstances because the Village's consulting engineer has indicated that the current floodplain elevation may be too low based on a

recent study of another floodplain elevation nearby the elevation of which was decreased in 2008.

For the purpose of supplementing the above standards, the Village President and Board of Trustees makes the following findings of fact regarding the practical difficulties or particular hardships to which the applicant has provided evidence:

1. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the property is located on the periphery of the floodplain zone which is necessitating the floodplain variation. Adjacent properties to the south and east would not be subject to the same variation requirements;

2. The purpose of the variation is not based exclusively upon a desire to make more money out of the property in question because the intent of the variation is to improve the safety of the property and not to make additional money;

3. 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 because the proposed structure will be located in the rear yard of the property, and based on the review of the Village's engineering consultant is not believed to have any impact on flood waters in the neighborhood, also no adjacent owners have objected to the installation of the structure in its current location;

4. The granting of the variation will not substantially increase the hazard from fire or other dangers to the property in question or adjacent properties because the proposed structure is to be constructed and completed with quality green treated and pressurized lumber, conforming to the Building Code, as well as, inspected by the Village; and

Whereas, based on the aforementioned findings of fact, the President and Board of Trustees find it appropriate and in the best interest of the Village to approve the requested Construction Necessitated Zoning Variation.

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 April 26, 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 April 26, 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 approve the petitioner's request for a Construction Necessitated Zoning Variation to allow the construction of a deck in a floodplain at 232 Hill Avenue, subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.

B. The petitioner shall obtain a building permit from the Village before completing any further work on the deck.

Section Three: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the requested Construction Necessitated Zoning Variation to be recorded with the DuPage County Recorder of Deeds.

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

Section Five: 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 such 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 _____, 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 _____.)

PUBLIC HEARING – 232 HILL AVENUE – CONSTRUCTION NECESSITATED VARIATION

A REQUEST FOR APPROVAL OF A CONSTRUCTION NECESSITATED ZONING VARIATION TO ALLOW A DECK IN THE FLOODPLAIN IN THE REAR YARD OF PROPERTY AT 232 HILL AVENUE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF HILL AVENUE, EAST OF TRAVERS AVENUE AND WEST OF LORRAINE STREET IN THE R2 RESIDENTIAL ZONING DISTRICT.

Plan Commissioner Buckton moved, seconded by Plan Commissioner Whiston, to open the public hearing.

Staff Introduction

Planning Intern Michael Strong was present as well as Marilyn Sucoe, a Village consulting engineer, Engineering Resource Associates, Inc., 3S701 West Avenue, Warrenville, Illinois, who originally reviewed the subject project. Mr. Strong stated that James Rudolph, the petitioner, was present to request a construction necessitated zoning variation to allow the construction of a deck in a floodplain at the existing single-family home located at 232 Hill Avenue. Mr. Strong stated that the subject property is located on the north side of Hill Avenue, east of Travers Avenue and west of Lorraine Street. The subject lot and the surrounding land uses are R2 Single-Family Residential.

Mr. Strong stated that last fall, the petitioner began construction on a deck on the rear of the subject property, however, a building inspector issued a stop work order as a permit had not been issued to construct the deck. The petitioner subsequently filed a building permit application and during the review process, it was learned that part of the subject property is in a floodplain which triggered the construction necessitated variation. Mr. Strong displayed a topographical plan and a site plan of the subject property and indicated the location of the flood plain elevation. He stated that the elevation traversed the subject property and bisected the deck and part of the residence which required a construction necessitated zoning variation for which Mr. James agreed to apply.

Petitioner's Presentation

James Rudolph, the petitioner, of 0S067 Beverly Street, Wheaton, Illinois stated that he grew up in Glen Ellyn and he provided a brief personal history. Mr. Rudolph stated that he purchased the subject home with the intention of updating and selling it, however, he has lost a great deal of money on the home due to the current housing market. Mr. Rudolph stated that the house is currently rented. He stated that there are low spots in the rear of the property but that the home has never had water inside. Mr. Rudolph stated that his purpose for building the deck is to bring the property into code for safety purposes because a door at that location is approximately 2-3 feet off of the ground. He stated that previously there was a very large patio with wood decking at that location. Mr. Rudolph stated that he would like to make that area safer to enter and exit the home. He added that his neighbors are appreciative of his efforts to improve the subject home.

Responses to Questions from the Plan Commission

Mr. Strong verified for Plan Commissioner Buckton that the floodplain area that bisects the deck is to the north. Mr. Strong also verified for Plan Commissioner Buckton that a variation would be required to install stairs to a family room/kitchen doorway that is three feet off of the ground and in the floodplain. Mr. Strong responded to Plan Commissioner Buckton that no building permits were found on file for a deck or stoop on the west side of the property even though the original building plans indicated a concrete stoop toward the west end that had been constructed at that time. Mr Strong indicated that a deck hadn't been on file or constructed per the building plan from 1957 when the house was built. He added that if a deck had been built, it was built without a permit. Plan Commissioner Whalen asked if there would be additional liability for future flooding or exposure at this site if this petition was approved. Ms. Sucoe responded that, for flood insurance purposes, the only insurable items are within the structure, therefore, she did not believe damage to the deck unless it damages the home would be covered under insurance. Ms. Sucoe added that the subject floodplain is an isolated low point that is wrapped behind the homes on the north side of Hill Avenue, crosses Hill Avenue and affects some homes on the south side of Hill Avenue. She stated that a few years ago, the subject elevation was approximately a foot higher than it currently is, however, it has since been lowered due to DuPage County's improved methods. Ms. Sucoe explained that the rules regarding liability are that if the structure is being increased by more than 50 percent, the structure would need to be brought into compliance with the floodplain regulations which is considered to be a minor improvement to the structure. Ms. Sucoe verified for Plan Commissioner Whalen that the subject area is a depressional area with a slightly lower elevation than usual. Mr. Strong responded to Plan Commissioner Lannen that some other houses in the subject area probably have decks/patios that are in a floodplain. Ms. Sucoe responded to Plan Commissioner Ford that she did not feel that a raised deck was preferable to an impervious surface on the ground because a patio flush to the ground does not create any fill.

Mr. Rudolph responded to Plan Commissioner Buckton that he has owned the subject home since 2006. Mr. Rudolph responded to Plan Commissioner Ford that water will accumulate in the back part of the property well away from the deck when there is a large deluge, however, the water evaporates quickly and never enters the home. Mr. Rudolph responded to Plan Commissioner Buckton that the subject house will be brought into conformance with the code when he adds stairs for the doors at the rear of the house. He added that the lack of stairs by the door, the disrepair of a concrete structure and the remains of a wooden structure are currently safety violations. Mr. Rudolph also responded to Plan Commissioner Buckton that there was no method of egress from the doors when he purchased the home. Mr. Rudolph clarified for Plan Commissioner Heming-Littwin that when he purchased the subject home, the far east door had a concrete step and nothing was at the far west door. Mr. Rudolph responded to Plan Commissioner Heming-Littwin that he was told by the realtor who handled the sale of the home that the realtor would handle all issues regarding the home.

Persons in Favor of or in Opposition to the Petition

Cam Page, 206 Hill Avenue, Glen Ellyn, Illinois stated she has lived approximately five houses west of the subject house for 37 years. Ms. Page stated that when they bought their home, all of the yards to the east of their property were wet. She added that drainage was installed during the 1988 Hill Avenue reconstruction and all of the homes now have useable back yards. She stated that their home lost power for several days during a large storm and their basement remained dry. Ms. Page stated that although DuPage County has now located their property in a floodplain, their yard is now useable.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Ford, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Eight of the nine Plan Commissioners were supportive of the construction necessitated zoning variation. Plan Commissioner Whalen felt that the land was possibly a floodplain in name only and respected that the petitioner applied for a permit immediately after requested by the Village to do so. He also appreciated that the design will allow water to flow under the deck. Plan Commissioners Whiston and Ford appreciated the petitioner's willingness to improve the home. Plan Commissioner Whiston felt that the area is not a floodplain in reality and that the project is good for the neighborhood. Plan Commissioner Buckton appreciated that the petitioner has tried to be in compliance. Plan Commissioner Bromann felt the project is a great improvement but was not supportive because he felt the project could have been improved with steps or a small landing and steps.

In response to Plan Commissioner Bromann, Mr. Rudolph stated that the large concrete nonpermeable pad previously on the site would be worse than having pillars supporting the deck. He added that removing the concrete would absorb more water than shedding it off the concrete.

Motion

Plan Commissioner Buckton moved, seconded by Plan Commissioner Whiston, to recommend approval of a request by James Rudolph, owner of the property at 232 Hill Avenue for a variation from Section 10-6-4(C)4 of the Glen Ellyn Zoning Code to allow the construction of a deck in a floodplain based on the following findings of fact: A. Granting of the variation will not alter the essential character of the area because the footprint and building height will remain, and the proposed structure does not negatively impact the residential character of the area since decks are commonly associated with single family homes and the structure would be a reasonable size meeting all other Zoning Code standards. B. The petitioner has demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the unique site topography limits the use of land without the approval of a variation. 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. D. The plight of the owner is due to unique circumstances because the Village's consulting engineer has indicated that the current floodplain elevation may be too low based on a recent study of another floodplain elevation nearby the elevation which was decreased in 2008.

For the purpose of supplementing the above standards, the Plan Commission made the following findings of fact regarding the practical difficulties or particular hardships to which the applicant has provided evidence: A. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the property is located on the periphery of the floodplain zone which is necessitating the floodplain variation. Adjacent properties to the south and east would not be subject to the same variation requirements. B. The purpose of the variation is not based exclusively upon a desire to make more money out of the property in question because the intent of the variation is to improve the safety of the property and not to make additional money. C. 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 because the proposed structure will be located in the rear yard of the property and, based on the review of the Village's engineering consultant, is not believed to have any impact on flood waters in the neighborhood; also, no adjacent owners have objected to the installation of the structure in its current location. D. The granting of the variation will not substantially increase the hazard from fire or other dangers to the property in question or adjacent properties because the proposed structure is to be constructed and completed with quality green treated and pressurized lumber, conforming to the Building Code as well as inspected by the Village.

Therefore, the Plan Commission recommends approval of the request subject to the following conditions: A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting. B. The petitioner shall obtain a building permit from the Village before completing any further work on the deck.

The motion carried with eight (8) "yes" votes and one (1) "no" vote as follows: Plan Commissioners Buckton, Whiston, Ford, Girling, Heming-Littwin, Lannen, Whalen and Chairman Fullerton voted yes; Plan Commissioner Bromann voted no.

MEMORANDUM

TO: Mark Franz, Village Manger

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

DATE: May 7, 2012

FOR: May 14, 2012 Village Board Meeting

RE: Adoption of the 2009 ICC International Residential Code
Response to Questions at the Village Board Meeting on January 30, 2012

Background

The adoption of the amended 2009 ICC International Residential Code was presented at the Village Board Meeting on January 30, 2012 as a consent agenda item with the unanimous recommendation of the Building Board of Appeals. Several Trustees had comments, suggestions and questions about a few provisions in this code that required further evaluation and possibly revision. After further review, we proposed to address these issues in the Village Code Sections as follows.

Issue

Section 4-1-8(B)29 (prior no. 28) - This code section specified that a latching gate must be provided to the construction area surrounded by a security fence. There are other methods to secure a gate and this requirement should not be limited to a mechanical latch.

Recommendation

This code section has been revised to allow for alternative methods to secure a gate.

Issue

Section 4-1-8(B)31 (prior no. 30) - This code section specifies that townhomes must be provided with a fire sprinkler system that complies with NFPA 13D standards as opposed to more restrictive NFPA 13R standards. This needs to be restated in the local amendments because this specification is within deleted sections P2904 Dwelling Unit Fire Sprinkler Systems, in Chapter 29 Water Supply and Distribution, in the 2009 International Residential Code. These sections were deleted for two reasons:

1. The requirements for water service are established by Illinois Plumbing Code regulations and these requirements were deleted to avoid duplications and conflicts.
2. The requirements for fire sprinkler systems are established by NFPA 13D standards and these requirements were deleted to avoid duplications and conflicts.

Recommendation

This code section has been retained unchanged.

Issue
Section 4-1-8(B)31. In new homes, the attic space often meets the code definition of a habitable attic. Code section R 311.4 requires a stairway be installed to habitable attics and basements even if they are left unfinished and unoccupied. It is likely habitable attic or basement space will be used in an unfinished condition or improved in the future into finished occupied space. Therefore, the proposed requirement to install a fire sprinkler system in a habitable attic seems appropriate. A fire sprinkler system in basements has always been required by code in NFPA 13D. However, for unfinished habitable attic space, the installation of a fire sprinkler system in a space not occupied, used, or heated would add to the cost of construction. Also, unfinished attics spaces are not a significant fire hazard and fire sprinklers in attics have not been a building code requirement prior to 2009 and are not required by current NFPA 13D standards.

Recommendation
This new code section has been deleted.

Issue
How does the new code requirement to provide a fire sprinkler system in new homes affect existing homes?

Recommendation
In existing homes that have been constructed with a fire sprinkler system, all unfinished attic space that is improved for occupancy is required to be provided with a fire sprinkler system. This is in accordance with the 2009 IRC section R102.7.1 and represents no change to existing fire sprinkler code requirements.

In existing homes that have been constructed without a fire sprinkler system, all unfinished attic space that is improved for occupancy shall be provided with a fire sprinkler system if any one of the following conditions occur:

1. The scope of work results in an addition that exceeds 150% of the existing floor area.
2. The scope of work results in structural alterations that exceed 75% of the existing exterior wall and roof structure.
3. The scope of work of the interior remodeling of the attic space exceeds $300,000.

This is in accordance with the 2009 IRC section R102.7.3 and proposed amendment to Village Code Section 4-1-8(B)5 and represents no change to existing fire sprinkler code requirements

Issue
Section 4-1-8(B)38. This code section specified that gutters and downspouts must be provided to control water discharge from roofs. There are other methods and devices to control water discharge and this requirement should not be limited to gutters and downspouts.

Recommendation
This code section has been revised to allow alternative means for control water discharge from roofs.

Issue
Section 4-1-8(B)43. This code section specifies that there is a two pipe size difference between a sleeve and the pipe to allow space for a sealant. A two pipe size difference may result in an excessive gap between the sleeve and the pipe and actually increase the risk of seal failure.

Recommendation
This code section has been revised to allow any pipe sleeve size that can be properly sealed.

Issue
Section 4-1-8(B)44. This code section specifies that a metal pan be provided under water heaters to protect the structure and contents from leaks. A leak from a water heater in a basement would probably not cause significant damage.

Recommendation
This code section has been revised to add an exemption for water heater tanks on concrete floors with a floor drain.

Issue
Section 4-1-8(B)28 (proposed new code amendment not previously presented). The 2009 IRC code section R311.4 requires that a permanent stairway be provided to an unfinished habitable attic. An unfinished habitable attic may also be accessed from a portable ladder to an attic floor access panel or from a fold-down attic stair. An unused stairway adds to the cost of construction and occupies floor space. Providing a permanent stairway to an unfinished and unsprinklered attic space encourages the use of the attic space and increases the risks.

Recommendation
This code section is amended to read: R311.4 Vertical egress. Egress from habitable levels including unfinished basements, but excluding unfinished habitable attics, not provided with an egress door in accordance with Section R311.2, shall be by a ramp in accordance with Section R311.8 or by a stairway in accordance with Section R311.7.

Action Requested
It is requested that the Village Board consider these changes to the ICC 2009 International Residential Code as previously proposed and recommended by the Building Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and amend the Village Code by ordinance adopting the ICC 2009 International Residential Code as amended and attached as Exhibit A.

Attachments
ICC 2009 International Residential Code, Exhibit A
ICC 2009 International Residential Code packet from January 30, 2012 Village Board Meeting

Exhibit A *(clean)*
The 2009 ICC International Residential Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Delete Village Code Section 4-1-8(A) in its entirety and substitute the following:

(A) The 2009 ICC international residential code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international residential code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Amend Village Code Section 4-1-8(B) to read as follows:

(B) The provisions of the 2009 ICC International residential Code, are hereby deleted, modified, and amended as follows:

Delete Village Code Sections 4-1-8(B)1 through 4-1-8(B)19 in their entirety and substitute the following:

1. Amend section R101.1 to read as follows:
   R101.1 Title. These regulations shall be known as the residential code of the Village of Glen Ellyn, hereinafter referred to as "this code."

2. Add new section R102.4.1 to read as follows:
   R102.4.1 Plumbing. Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.

3. Add new section R102.4.2 to read as follows:
   R102.4.2 Building. Where "this code" does not address any specific application, material, or method of construction, the 2009 ICC international building code shall be applicable.

4. Add new section R102.7.2 to read as follows:
   R102.7.2 Partial improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $100,000 in hard cost:
   1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
   2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
   3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
   4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

5. Add new section 102.7.3 to read as follows:
R102.7.3 All improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $200,000 in hard cost:
1. All improvements included in section R102.7.2
2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds $300,000 in hard cost.

6. Add new section 102.8 to read as follows:
R102.8 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

7. Delete section R105.2 in its entirety and substitute the following:
R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:
   (a) Property:
   (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the Tree Preservation Ordinance and the disturbed area does not exceed 300 square feet.
   (2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
   (3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
   (4) Retaining walls that do not exceed 8 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or

damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

(b) Buildings or structures:

(1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.

(2) Window awnings that are self supported by the exterior wall which do not project more than 54 inches from the exterior wall.

(3) Minor electrical repairs including lamp, receptacle or breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.

(4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe.

(6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.

(7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.

(8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the total roof or wall area. (Ord.5762, 5-26-2009)

8. Amend section R105.3 item 6 to read as follows:
   6. Be signed by the applicant and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.

9. Amend section R105.3 item 7 to read as follows:
   7. Give such other data and information as required by the building official including the name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.

10. Delete section R105.3.1.1 in its entirety.

11. Amend section R105.5 to read as follows:
    R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and demonstrate justifiable cause.

1. A permit for new one and two family dwelling units and townhomes is valid for eighteen (18) months after its issuance.
2. A permit for additions, alterations and remodeling of existing one and two family dwelling units and townhomes is valid for twelve (12) months after its issuance.
3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for twelve (12) months after its issuance.

12. Amend section R105.7 to reads as follows:
R105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.

13. Amend section R108.6 to read as follows:
R108.6 Work commencing before permit issuance. Any person who commences any work on a site, building or structure, or any electrical, gas, mechanical, sprinkler or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100% of the basic permit fee.

14. Delete section R109.3 in its entirety and substitute the following:
R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection and to have the work complete and prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.

15. Add new section R109.5 to read as follows:
R109.5 Inspection conditions. The work to be inspected must be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.

16. Amend section R110.1 to add exception 3 to read as follows:
3. Additions, alterations and remodeling of existing buildings and structures as determined by the building official.

17. Delete section R110.3 in its entirety and substitute the following:
R110.3 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other regulations, the building official shall issue a certificate of occupancy that contains the following:
    1. The address of the structure.
    2. The name and address of the owner.
    3. A description of the portion of the building for which the certificate is issued.
    4. The use and occupancy of the portion of the building for which the certificate is issued.
    5. Any special stipulation and conditions of the building permit.
    6. The name of the building official.

18. Amend section R112.1 to read as follows:
R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there

shall be a building board of appeals. The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

19. Delete section R112.2.1 in its entirety.

20. Delete section R112.2.2 in its entirety.

21. Delete section R112.3 in its entirety.

22. Amend section R113.4 to read as follows:
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in section 4-1-5(J) in the Village Code.

23. Amend section R301.2 Table R301.2(1) to add design criteria as follows:

1. Ground snow load:	25 PSF
2. Wind speed:	90 MPH
3. Wind topographic effects:	No
4. Seismic Design Category:	B
5. Weathering:	Severe
6. Frost line depth:	42 inches
7. Termite:	Moderate
8. Winter design temp:	0 degrees F
9. Ice barrier underlayment required:	Yes
10. Flood Hazards:	Yes
11. Air freezing index:	2,000
12. Mean annual temp:	50 degrees F

24. Amend section R302.2 to read as follows:
R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated from each other by fire-resistant-rated wall and/or floor-ceiling assemblies having not less than a 2 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistant rated wall assemblies shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior wall and roof deck.

25. Amend section R302.6 to delete the exception in its entirety.

26. Amend table R302.6 to read as follows:

separation	material
From the residence and attics	Not less than 5/8 inch type X gypsum board or equivalent applied to the garage side with all joints flat taped
Garages located less than ~~3~~ 20 feet from a dwelling unit on the same lot	Not less than ½ inch gypsum board or equivalent applied to the interior side of all exterior walls and ceilings with all joints flat taped

27. Add new section R305.1.2 to read as follows:
    R305.1.2 Crawl Spaces. Crawl spaces below the floor of any part of a building or structure shall have a clear height of not less than 3 feet, except beams, girders, ducts or other obstructions may project to within 2 feet of the crawlspace floor.

28. Amend section R311.4 to read as follows:
    R311.4 Vertical egress. Egress from habitable levels including basements but excluding unfinished habitable attics, not provided with an egress door in accordance with Section R311.2, shall be by ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

29. Add new section R312.5 to read as follows:
    R312.5 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate or equivalent opening, that encloses and secures the work area. The fencing shall be a minimum of 4 feet high and constructed of chain link fabric, plastic mesh, or wooden slats secured to steel posts not to exceed 8 feet on center or equivalent materials approved by the building and zoning official. The fence shall be maintained in an upright and stable condition and the gate shall be secured at all times the demolition or construction site is unattended.

30. Add new section R312.6 to read as follows:
    R312.6 Window well guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with section R312 of this code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.

31. Amend section R313.1.1 to read as follows:
    R313.1.1 Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D standards.

32. Add new section R403.1.3.3 to read as follows:
    R403.1.3.3 Foundations for accessory structures. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab, with minimum 40 pounds per 100 square foot welded wire fabric reinforcing, on a minimum 4" compacted gravel base, with a continuous thickened minimum 20" wide perimeter edge, and extending down a minimum of 10" to undisturbed subsoil.

33. Amend section R404.1 to read as follows:
    R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall not be permitted.

34. Delete sections R404.1.1 and R404.1.1.1 in their entirety.

35. Amend section R404.2 to read as follows:
    R404.2 Wood foundation walls. Wood foundations walls shall not be permitted.

36. Delete sections R404.2.1 through R404.2.6 in their entirety.

37. Add new section R502.1.8 to read as follows:
R502.1.8 Light-weight floor framing. Light-weight floor framing including, but not limited to, wood floor trusses, parallel chord trusses, wood I-beams, box beams, metal trusses, or bar joists shall be permitted only in dwellings or parts thereof equipped throughout with an automatic fire sprinkler system installed in accordance with NFPA standards. (Ord. 5214 12-15-2003, eff. 3-1-2004; amd. Ord. 5352, eff. 4-25-2005)

38. Amend section R801.3 to read as follows:
R801.3 Roof drainage. All dwellings shall have a controlled method of water disposal from roofs, consisting of gutters and downspouts or equivalent means, which will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from the foundation walls or to an approved drainage system.

39. Amend section G2406.2 item 4 to read as follows:
4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section G2407.5 and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.

40. Delete section P2501.1 in its entirety and substitute the following:
P2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

41. Delete section P2501.2 in its entirety and substitute the following:
P2902.1 Structure protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this code unless restored to a safe structural condition in accordance with the building requirements in this code.

42. Add new section P2501.3 to read as follows:
P2501.3 Piping protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (No.16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

43. Add new section P2501.4 to read as follows:
P2501.4 Through wall protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve of a greater size that allows the installation of a sealant in accordance with the sealant manufacturer's specifications. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this code or as approved by the building official.

44. Add new section P2501.5 to read as follows:
    P2501.5 Tank leak protection. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than .0236 inch (No.24 gauge) or other pans approved for such use. Listed pans shall comply with CSA LC3. The pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of ¾ inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than 6 inches from grade. A leak protection pan shall not be required if a water heater tank is located on a concrete floor on grade and a floor drain is provided on the same floor level.

45. Delete section P2502 in its entirety.

46. Delete section P2503 in its entirety.

47. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

48. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: January 24, 2012

FOR: January 30, 2012 Village Board Meeting

SUBJECT: Adoption of the 2009 ICC International Residential Code

On September 9, 2002, the Village Board passed Resolution 02-22 (attached), a Resolution to Establish a Building Code Adoption Policy for the Village of Glen Ellyn. The Policy requires staff to maintain current and accurate codes and make appropriate updates. Based on the Code Adoption Policy, the Building Board of Appeals conducted public meetings to review and discuss potential codes and amendments for adoption. The Residential Code is one of eight new or updated codes identified for adoption including:

Code	Status
1. 2009 ICC International Property Maintenance Code (new)	adopted 8/23/10
2. 2009 NFPA 101 Life Safety Code (new)	adopted 8/23/10
3. 2009 ICC International Fire Code (update/new)	adopted 11/1/10
4. 2009 ICC International Building Code (update)	pending
5. 2009 ICC International Residential Code (update)	**proposed**
6. 2009 ICC International Fuel Gas Code (new)	adopted 1/9/12
7. 2009 ICC International Mechanical Code (update)	adopted 10/24/11
8. 2009 ICC International Energy Conservation Code (new)	adopted 8/22/11

2009 ICC International Residential Code

The International Code Council (ICC) is the largest recognized building and fire code development agency with ICC codes adopted in all 50 states. Staff has surveyed suburban municipalities and found that the majority have adopted the International Residential Code. The 2009 ICC International Residential Code prescribes the requirements for the construction of new, and alteration of existing, one and two family dwellings and townhouses. Due to its size, we did not attach a copy of the Residential Code. If Board members are interested in seeing a copy, please contact the Planning & Development Department.

History and Application

The first edition of the ICC International Residential Code was published in 2000. The Village has adopted the 2003 edition of the ICC International Residential Code. The 2009 ICC International Residential Code has been revised by the ICC for the purpose of introducing new technology, products and materials and to address new hazards.

Objectives

The primary objective is to have the latest and best codes at our disposal to insure the health, safety and welfare of the public. The process of adopting new codes and updating existing codes also offers an opportunity to make improvements to the content and format of the Village's Building Code. The proposed local amendments to the Residential Code do not represent new or additional code provisions. Most amendments are existing amendments restated and/or relocated within the code sections to be consistent with the new format. Other amendments are necessary to accomplish the following:

1. The Residential Code provides for the municipality to insert its name, organization and other administrative information into the code.
2. Some sections of the 2009 Residential Code must be deleted or revised to avoid duplication or conflict with similar provisions that currently exist within the Village Code.
3. Some local amendments to the 2003 Residential Code are now addressed elsewhere in the Village Code and must be deleted or relocated to the appropriate section.
4. The 2003 Residential Code local amendments are presently formatted into a complex project classification system that includes 12 classes of construction projects. As these amendments were incorporated into the 2009 Residential Code, terminology was revised to eliminate reference to any project class while maintaining the identical code requirement. It is our intent to clarify and simplify the understanding and application of our local amendments by eliminating these 12 project classes as we continue with the adoption of all other codes.

Public Meetings: The Building Board of Appeals reviewed the 2009 Residential Code at their February 7, 2011, April 4, 2011 and June 6, 2011 meetings. At these meetings, no persons spoke in favor of or in opposition to the proposed code adoptions and amendments. After review, discussion and revisions, the Building Board of Appeals voted on a motion to recommend approval of the 2009 International Residential Code with local amendments at the June 6, 2011 meeting. The motion carried with four (4) "yes" votes and zero (0) "no" votes. A BBA meeting was held on July 25, 2011 to obtain input from local architects and builders about the impact of the new code provisions and amendments. Although 94 architects and builders were notified and received a copy of the amendments, only one builder, Ray Whalen, attended and commented on the fee schedule and other code provisions that did not result in any changes.

Village Board: It is requested that the Village Board consider the recommendation offered by the Building Board of Appeals. Staff has prepared an ordinance to approve the adoption of the 2009 International Residential Code with local amendments as recommended by the Building Board of Appeals.

Staff Recommendation: Staff recommends that the effective date of this Ordinance be March 1, 2012 to allow time for public notification on the Village website and newsletters, issuance of a press release, revision of our current Planning & Development Department forms and guidelines, training and education of building inspectors and the plan examiner, and the completion of construction design work under the prior code.

Attachments:

- Building Code Adoption Policy – Resolution No. 02-22
- Ordinance Adopting the 2009 International Residential Code with Local Amendments
- 2009 International Residential Code Amendments, Exhibit "A (with text format and comments)"
- 2009 International Residential Code Amendments Exhibit "A (clean)"
- Minutes of Building Board of Appeals Meeting on February 7, 2011, April 4, 2011, June 6, 2011 and July 25, 2011, group Exhibit 'B'

C: BBA Members

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RESOLUTION NO. 02-22

RESOLUTION TO ESTABLISH A BUILDING CODE ADOPTION POLICY FOR THE VILLAGE OF GLEN ELLYN

WHEREAS, the Village of Glen Ellyn is a growing and active community which has experienced an increase in the number of construction projects and developments; and

WHEREAS, the Village desires to establish a framework that would adequately safeguard the public health, safety and welfare of the general public and citizens of Glen Ellyn; and

WHEREAS, the Village also desires to establish a framework that would adequately protect and promote the longevity of the building stock and property in the Village; and

WHEREAS, the Village acknowledges the continued advancements in building technology, materials and methods of construction; and

WHEREAS, the existing Village building, mechanical, electrical and fire prevention codes are outdated and sometimes ambiguous and irrelevant with today's needs; and

WHEREAS, the Village recognizes that the national codes provide a consistency for property owners, design teams, builders and Village staff; and

WHEREAS, the Village recognizes the need for a modern, up-to-date comprehensive building code to establish minimum regulations for the design and installation of building systems; and

WHEREAS, the Village has created the Building Board of Appeals and the Electrical Commission to be advisory to the Village Board; and

WHEREAS, the Building Board of Appeals' and Electrical Commission's intent and purpose is to advise the Village Board on standards, specifications, rules, regulations and fees regarding building systems; and

WHEREAS, the Village Board discussed the adoption of the most up-to-date and applicable codes at the time of each new publication or code development cycle that occurs every three years;

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

SECTION ONE: The purpose of this policy is to establish a framework in which the Village will consider the adoption of up-to-date building codes at the time of each newly published edition for, but not limited to, the following reasons:

A. To safeguard the public health and safety of the general public and citizens of Glen Ellyn;

B. To protect and promote the longevity of the building stock and property in Glen Ellyn;

C. To acknowledge the advancements in technology, building materials and methods of construction;

D. To establish minimum regulations for the design and installation of building systems; and

E. To reduce ambiguous regulations that are common in older building code editions.

SECTION TWO: Staff shall gather pertinent information related to the most current building codes to be forwarded to the Village of Glen Ellyn Building Board of Appeals and Electrical Commission. Each appropriate Board or Commission will be requested to assemble to discuss the adoption of the most current edition of the applicable building codes of Glen Ellyn. Staff will prepare a written recommendation from each Board or Commission to the Village Board by March 1, 2003, for enactment.

SECTION THREE: Village staff shall develop and maintain current, accurate information pertaining to the updates and publications of codes and shall forward all pertinent and relevant information to each Board or Commission within three months of publication. The Village of Glen Ellyn Building Board of Appeals and Electrical Commission will be requested to have regular meetings to discuss each newly published edition of the applicable building code as they become available for adoption. Staff will prepare a written recommendation from each Board or Commission to the Village Board for enactment within six months of publication.

SECTION FOUR: The written report from the Building Board of Appeals and Electrical Commission shall include the edition, title and year of the code along with any recommended code additions, modification or deletions including all applicable insertions, if necessary.

SECTION FIVE: Village staff shall develop and maintain current, accurate information concerning the applicable building codes.

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

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 9TH day of SEPTEMBER 20 02

AYES: RILEY, MELNOY, LOCH, MULHERIN, STRAYER

NAYS: -0-

ABSENT: KOHNKE

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 9TH day of SEPTEMBER, 20 02.

Village President of the
Village of Glen Ellyn

ATTEST:

Village Clerk of the
Village of Glen Ellyn

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Village of Glen Ellyn

Ordinance No. _____ -VC

An Ordinance Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois to Adopt the 2009 International Residential Code with Local Amendments

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

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 Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois to Adopt the 2009 International Residential Code with Local Amendments

Whereas, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, pursuant to the provisions of Division 30 of Article 11 of the Illinois Municipal Code (Chapter 65, Section 5/11-30-1 et seq. of the Illinois Compiled Statutes), have the power and authority to prescribe the strength and manner of constructing all buildings, structures, and their accessories, including life and fire safety requirements, to promote the public health and safety of building occupants and the public; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn passed Resolution No. 02-22, a Resolution to Establish a Building Code Adoption Policy for the Village of Glen Ellyn on September 9, 2002 to establish a framework in which the Village will consider the adoption of up-to-date building codes at the time of each newly published edition; and

Whereas, the 2009 International Residential Code has been published by the International Code Council for the intended use by municipalities in regulating and governing the construction of new, and alteration of existing, one and two family dwellings and townhouses; and

Whereas, the 2009 International Residential Code is generally regarded as the reference standard used by local building agencies to establish the minimum required construction requirements for one and two family dwellings and townhouses; and

Whereas, the provisions of the 2003 International Residential Code, the current residential code adopted by the Village, are outdated and applicable local amendments have been incorporated into the 2009 International Residential Code or elsewhere into the Village Code; and

Whereas, the Building Board of Appeals conducted public meetings on February 7, 2011, April 4, 2011, and June 6, 2011 for the purpose of considering an amendment to Chapter 1 (Building Code) of Title 4 (Building Regulations) of the Glen Ellyn Village Code to adopt the 2009 International Residential Code with local amendments which are attached hereto as Exhibit "A" (clean); and

Whereas, the Building Board of Appeals has made its recommendations as set forth in its Minutes of its public meetings conducted on February 7, 2011, April 4, 2011, and June 6, 2011 which are attached hereto as group Exhibit "B"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have considered the recommendations of the Building Board of Appeals as set forth in its Minutes of its public meetings conducted on February 7, 2011, April 4, 2011, and June 6, 2011 which are attached hereto as group Exhibit "B"; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to adopt the proposed amendments to Chapter 1(Building Code) of Title 4 (Building Regulations) of the Glen Ellyn Village Code as recommended by the Building Board of Appeals in order to adopt the 2009 International Residential Code with local amendments, which is attached hereto as Exhibit "A" (clean), as the standards and regulations governing the construction of new, and alteration of existing, one and two family dwellings and townhouses within the Village of Glen Ellyn.

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

Section One: Chapter 1 (Building Code) of Title 4 (Building Regulations) of the Glen Ellyn Village Code shall be and is hereby amended as set forth in Exhibit "A" (clean) attached hereto.

Section Two: This Ordinance shall be in full force and effect from and after March 1, 2012 to allow time for notification of the public and incorporation into the Planning & Development Department, Building Division administrative process.

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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Exhibit A *(with text format and comments)*
The 2009 ICC International Residential Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Text format:
Normal –change number and description or existing text in the IRC to remain
Bold – new code section, new amendment or new text inserted into an IRC section
~~Strikethrough~~ – current text in the Village Code or IRC to be removed
Italics – comments that will be removed from final ordinance document

Village Code format:
1 (title)- 2(chapter)- 3(section)
(A) subsection
1. subsection
(a) subsection
(1) subsection

Delete Village Code Section 4-1-8(A) in its entirety and substitute the following:

(A) The 2009 ICC international residential code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international residential code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Comments: This is an excerpt from the IRC preface introduction and is consistent with prior adoption ordinances language.

Amend Village Code Section 4-1-8(B) to read as follows:

(B) The provisions of the **2009** ICC International residential Code, ~~2003,~~ are hereby deleted, modified, and amended as follows:

Delete Village Code Sections 4-1-8(B)1 through 4-1-8(B)19 in their entirety and substitute the following:

1. Amend section R101.1 to read as follows:
R101.1 Title. These regulations shall be known as the residential code ~~for one and two family dwellings~~ **of the Village** of Glen Ellyn, hereinafter referred to as "this code."

Comments: Standard language to be inserted in the code by the municipality.

2. Add new section R102.4.1 to read as follows:
R102.4.1 Plumbing. **Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.**

Comments: The International Plumbing Code will not be adopted and is superseded by the Illinois Plumbing Code. Replaces section 4-1-8(B)4 and section 4-1-5(G).

3. Add new section R102.4.2 to read as follows:
R102.4.2 Building. **Where "this code" does not address any specific application, material, or method of construction, the 2009 ICC international building code shall be applicable.**

Comments: This is identical to the existing code amendment. Replaces section 4-1-8(B)3.

4. Add new section R102.7.2 to read as follows:
R102.7.2 Partial improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $100,000 in hard cost:
1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

Comments: Replaces section 4-1-10(D)2.(a) and 4-1-10(D)2.(b) and Class II additions, alterations and remodeling over $100,000.

5. Add new section 102.7.3 to read as follows:
R102.7.3 All improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $200,000 in hard cost:
1. All improvements included in section R102.7.2
2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds $300,000 in hard cost.

Comments: Replaces section 4-1-10(D)3 and section 4-1-10(D)4 and Class III additions, alterations and remodeling over $200,000.

6. Add new section 102.8 to read as follows:
R102.8 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy

shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Comments: *This is identical to code section 3409.1 in the 2009 International Building Code which applies to existing commercial buildings.*

7. Delete section R105.2 in its entirety and substitute the following:

R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

(a) Property:

(1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the Tree Preservation Ordinance and the disturbed area does not exceed 300 square feet.

(2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.

(3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(4) Retaining walls that do not exceed 8 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

(b) Buildings or structures:

(1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.

(2) Window awnings that are self supported by the exterior wall which do not project more than 54 inches from the exterior wall.

(3) Minor electrical repairs including lamp, receptacle or breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.

(4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe.

(6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.

(7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets,

sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.

(8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the total roof or wall area. (Ord.5762, 5-26-2009)

Comments: This code provision was deleted from the 2003 IBC but will be included in the 2009 IBC as amended to provide more specific requirements.

8. Amend section R105.3 item 6 to read as follows:
   6. Be signed by the applicant ~~or the applicant's authorized agent~~ **and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.**

Comments: This aids in code enforcement since a citation must be served to the specific person who committed the violation or owns the property.

9. Amend section R105.3 item 7 to read as follows:
   7. Give such other data and information as required by the building official **including the name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.**

Comments: This aids in code enforcement since a citation must be served to a specific person who committed the violation or owns the property.

10. Delete section R105.3.1.1 in its entirety.

Comments: Identical section deleted in the 2003 IRC.

11. Amend section R105.5 to read as follows:
    R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and demonstrate justifiable cause.
    1. A permit for new one and two family dwelling units and townhomes is valid for eighteen (18) months after its issuance.
    2. A permit for additions, alterations and remodeling of existing one and two family dwelling units and townhomes is valid for twelve (12) months after its issuance.
    3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for twelve (12) months after its issuance.

Comments: This added provision establishes the maximum permit period and has been reduced from 18 months to 12 months for small projects. Replaces section 4-1-5(D)1.

12. Amend section R105.7 to reads as follows:
    105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project **and shall be displayed in a prominent location visible from the public way.**

Comments: This aids in code enforcement and notifies the neighbors of possible construction activity.

13. Amend section R108.6 to read as follows:
R108.6 Work commencing before permit issuance. Any person who commences any work on a **site,** building or structure, **or any** electrical, gas, mechanical, **sprinkler** or plumbing system before obtaining the necessary permits shall be subject to **an additional fee of 100% of the basic permit fee.** ~~a fee established by the building official that shall be in addition to the required permit fees.~~

Comments: This amendment places the required 100% fee in the proper code section and removes it from the inappropriate Village Code Section 4-4-8 Inspections.

14. Delete section R109.3 in its entirety and substitute the following:
R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection and to have the work complete and prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.

Comments: Provides missing information and direction regarding inspections.

15. Add new section R109.5 to read as follows:
R109.5 Inspection conditions. The work to be inspected must be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.

Comments: Provides missing information and direction regarding inspections.

16. Amend section R110.1 to add exception 3 to read as follows:
3. Additions, alterations and remodeling of existing buildings and structures as determined by the building official.

Comments: It is unnecessary and impractical to issue a certificate of occupancy for minor work or when building occupancy is continuous through the work period.

17. Delete section R110.3 in its entirety and substitute the following:
R110.3 Certificate issued. **After the building official inspects the building or structure and finds no violations of the provisions of this code or other regulations, the building official shall issue a certificate of occupancy that contains the following:**
    1. The address of the structure.
    2. The name and address of the owner.
    3. A description of the portion of the building for which the certificate is issued.
    4. The use and occupancy of the portion of the building for which the certificate is issued.
    5. Any special stipulation and conditions of the building permit.
    6. The name of the building official.

Comments: Our certificate of occupancy only lists critical information so some information was deleted. Replaces section4-1-6(B)13.

18. Amend section R112.1 to read as follows:
R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a **building** board of appeals. **The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.**

Comments: The regulations in the Village Code apply.

19. Delete section R112.2.1 in its entirety.

Comments: The regulations for buildings and properties in a flood hazard area are specified in Chapter 6, "Flood Hazard and Landscape Use Regulations" in the Zoning Code.

20. Delete section R112.2.2 in its entirety.

Comments: The regulations for buildings and properties in a flood hazard area are specified in Chapter 6, "Flood Hazard and Landscape Use Regulations" in the Zoning Code.

21. Delete section R112.3 in its entirety.

Comments: The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

22. Amend section R113.4 to read as follows:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed **in section 4-1-5(J) in the Village Code.**

Comments: This references the appropriate penalty code section.

23. Amend section R301.2 Table R301.2(1) to add design criteria as follows:

1.	Ground snow load:	**25 PSF**
2.	Wind speed:	**90 MPH**
3.	Wind topographic effects:	**No**
4.	Seismic Design Category:	**B**
5.	Weathering:	**Severe**
6.	Frost line depth:	**42 inches**
7.	Termite:	**Moderate**
8.	Winter design temp:	**0 degrees F**
9.	Ice barrier underlayment required:	**Yes**
10.	Flood Hazards:	**Yes**
11.	Air freezing index:	**2,000**
12.	Mean annual temp:	**50 degrees F**

Comments: Typical local conditions to be added in the table by the municipality for design and engineering information.

24. Amend section R302.2 to read as follows:

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated **from each other** by fire-resistant-rated wall **and/or floor-ceiling** assemblies ~~meeting the requirements of Section R302.1 for exterior walls.~~ **having not less than a 2 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistant rated wall assemblies shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior wall and roof deck.**

Comments: This is identical to the 2003 IRC amendment. Replaces section 4-1-8(B)2

25. Amend section R302.6 to delete the exception in its entirety.

Comments: This is identical to the 2003 IRC amendment. Replaces section 4-1-8(B)2

26. Amend table R302.6 to read as follows:

separation	material
From the residence and attics	Not less than ~~½~~ **5/8** inch **type X** gypsum board or equivalent applied to the garage side **with all joints flat taped**
Garages located less than ~~3~~ **20** feet from a dwelling unit on the same lot	Not less than ½ inch gypsum board or equivalent applied to the interior side of **all** exterior walls ~~that are within this area~~ **and ceilings with all joints flat taped**

Comments: This provision is identical to the 2003 IRC requirements. Replaces 4-1-8(B)15 and 4-1-8(B)16.

27. Add new section R305.1.2 to read as follows:
R305.1.2 Crawl Spaces. Crawl spaces below the floor of any part of a building or structure shall have a clear height of not less than 3 feet, except beams, girders, ducts or other obstructions may project to within 2 feet of the crawlspace floor.

Comments: This is a reasonable minimum space requirement for maintenance and repair access within the crawl space but is not required in the code, but added by many other municipalities.

28. Add new section R312.5 to read as follows:
R312.5 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The fencing shall be a minimum of 4 feet high and constructed of chain link fabric, plastic mesh, or wooden slats secured to steel posts not to exceed 8 feet on center or equivalent materials approved by the building and zoning official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended.

Comments: This establishes the minimum requirements for the construction of a security fence which was not previously specified in the code.

29. Add new section R312.6 to read as follows:
R312.6 Window well guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with section R312 of this code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.

Comments: This is intended to protect persons and children from injury by falling into unprotected window wells and also to provide some protection from potential flooding and animal entrapment.

30. Amend section R313.1.1 to read as follows:
R313.1.1 Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with ~~section P2904~~ **NFPA 13D standards.**

Comments: This is consistent with requirements in the latest edition of NFPA 13D.

31. Add new section R313.3 to read as follows:
R313.3 Attic automatic fire sprinkler systems. An automatic fire sprinkler system shall be installed in habitable attic spaces in one-and two-family dwellings and townhouses.

Comments: Code section R311.4 requires a permanent fixed code compliant stairway to habitable attic space even if it is unfinished but likely to be used for storage or living purposes (similar to a basement). Attic spaces that are not habitable (low ceiling or small area) are not required to be sprinklered. Finished and unfinished basements are required to be sprinklered per NFPA 13D standards.

32. Add new section R403.1.3.3 to read as follows:
R403.1.3.3 Foundations for accessory structures. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab, with minimum 40 pounds per 100 square foot welded wire fabric reinforcing, on a minimum 4" compacted gravel base, with a continuous thickened minimum 20" wide perimeter edge, and extending down a minimum of 10" to undisturbed subsoil.

Comments: This 2003 IBC amendment is slightly revised for clarification and incorporated into the 2009 IRC. Replaces section 4-1-6(B)29.

33. Amend section R404.1 to read as follows:
R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall **not** be **permitted.** ~~selected and constructed in accordance with the provisions of Section R404.1.1.~~

Comments: Only concrete foundations are permitted, masonry foundations are prohibited.

34. Delete sections R404.1.1 and R404.1.1.1 in their entirety.

Comments: Only concrete foundations are permitted, masonry foundations are prohibited.

35. Amend section R404.2 to read as follows:
R404.2 Wood foundation walls. Wood foundations walls shall **not** be **permitted.** ~~constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3).~~

Comments: Only concrete foundations are permitted, wood foundations are prohibited.

36. Delete sections R404.2.1 through R404.2.6 in their entirety.

Comments: Only concrete foundations are permitted, wood foundations are prohibited.

37. Add new section R502.1.8 to read as follows:
R502.1.8 Light-weight floor framing. Light-weight floor framing including, but not limited to, wood floor trusses, parallel chord trusses, wood I-beams, box beams, metal trusses, or bar joists shall be permitted only in dwellings or parts thereof equipped throughout with an automatic fire sprinkler system installed in accordance with NFPA standards. (Ord. 5214 12-15-2003, eff. 3-1-2004; amd. Ord. 5352, eff. 4-25-2005)

Comments: This is identical to the 2003 IRC amendment.

38. Amend section R801.3 to read as follows:
R801.3 Roof drainage. ~~In areas where expansive or collapsible soils are known to exist, all~~ **All** dwellings shall have a controlled method of water disposal from roofs, **consisting of gutters and downspouts,** that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from the foundation walls or to an approved drainage system.

Comments: Gutters and downspouts provide control of storm water discharges and reduce the possibility of soil erosion and storm water runoff problems.

39. Amend section G2406.2 item 4 to read as follows:
4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section G2407.5 **and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.**

Comments: While the code requires these heaters and fireplaces to be provided with an oxygen depletion sensitive safety shutoff system, a carbon monoxide detector is a reasonable additional safety precaution.

40. Delete section P2501.1 in its entirety and substitute the following:
P2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

Comments: This 2003 IBC amendment is unchanged and incorporated into the 2009 IBC. Replaces section 4-1-6(B)30.

41. Delete section P2501.2 in its entirety and substitute the following:
P2902.1 Structure protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this code unless restored to a safe structural condition in accordance with the building requirements in this code.

Comments: This protection is added since it is not adequately addressed in the Plumbing Code.

42. Add new section P2501.3 to read as follows:
P2501.3 Piping protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (No.16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

Comments: This protection is added since it is not adequately addressed in the Plumbing Code.

43. Add new section P2501.4 to read as follows:
P2501.4 Through wall protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve two pipe sizes greater than the pipe passing through. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this code or as approved by the building official.

Comments: This protection is added since it is not adequately addressed in the Plumbing Code.

44. Add new section P2501.5 to read as follows:
P2501.5 Tank leak protection. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than .0236 inch (No.24 gauge) or other pans approved for such use. Listed pans shall comply with CSA LC3. The pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of ¾ inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than 6 inches from grade.

Comments: This protection is added since it is not adequately addressed in the Plumbing Code.

45. Delete section P2502 in its entirety.

Comments: This 2003 IBC amendment is unchanged and incorporated into the 2009 IBC. Replaces section 4-1-6(B)30.

46. Delete section P2503 in its entirety.

Comments: This 2003 IBC amendment is unchanged and incorporated into the 2009 IBC. Replaces section 4-1-6(B)30.

47. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

Comments: These chapters specify plumbing requirements that may be contrary to the requirements in the State of Illinois Plumbing Code which supersedes this code.

48. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

Comments: These chapters specify electrical requirements that are redundant and identical to the requirements in the currently adopted 2008 National Electrical Code.

Exhibit A *(clean)*
The 2009 ICC International Residential Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Delete Village Code Section 4-1-8(A) in its entirety and substitute the following:

(A) The 2009 ICC international residential code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international residential code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Amend Village Code Section 4-1-8(B) to read as follows:

(B) The provisions of the 2009 ICC International residential Code, are hereby deleted, modified, and amended as follows:

Delete Village Code Sections 4-1-8(B)1 through 4-1-8(B)19 in their entirety and substitute the following:

1. Amend section R101.1 to read as follows:
   R101.1 Title. These regulations shall be known as the residential code of the Village of Glen Ellyn, hereinafter referred to as "this code."

2. Add new section R102.4.1 to read as follows:
   R102.4.1 Plumbing. Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.

3. Add new section R102.4.2 to read as follows:
   R102.4.2 Building. Where "this code" does not address any specific application, material, or method of construction, the 2009 ICC international building code shall be applicable.

4. Add new section R102.7.2 to read as follows:
   R102.7.2 Partial improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $100,000 in hard cost:
   1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
   2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
   3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
   4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

5. Add new section 102.7.3 to read as follows:
R102.7.3 All improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $200,000 in hard cost:
1. All improvements included in section R102.7.2
2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds $300,000 in hard cost.

6. Add new section 102.8 to read as follows:
R102.8 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

7. Delete section R105.2 in its entirety and substitute the following:
R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:
   (a) Property:
   (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the Tree Preservation Ordinance and the disturbed area does not exceed 300 square feet.
   (2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
   (3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
   (4) Retaining walls that do not exceed 8 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or

damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

(b) Buildings or structures:

(1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.

(2) Window awnings that are self supported by the exterior wall which do not project more than 54 inches from the exterior wall.

(3) Minor electrical repairs including lamp, receptacle or breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.

(4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe.

(6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.

(7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.

(8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the total roof or wall area. (Ord.5762, 5-26-2009)

8. Amend section R105.3 item 6 to read as follows:
   6. Be signed by the applicant and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.

9. Amend section R105.3 item 7 to read as follows:
   7. Give such other data and information as required by the building official including the name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.

10. Delete section R105.3.1.1 in its entirety.

11. Amend section R105.5 to read as follows:
    R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and demonstrate justifiable cause.

1. A permit for new one and two family dwelling units and townhomes is valid for eighteen (18) months after its issuance.
2. A permit for additions, alterations and remodeling of existing one and two family dwelling units and townhomes is valid for twelve (12) months after its issuance.
3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for twelve (12) months after its issuance.

12. Amend section R105.7 to reads as follows:
    105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.

13. Amend section R108.6 to read as follows:
    R108.6 Work commencing before permit issuance. Any person who commences any work on a site, building or structure, or any electrical, gas, mechanical, sprinkler or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100% of the basic permit fee.

14. Delete section R109.3 in its entirety and substitute the following:
    R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection and to have the work complete and prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.

15. Add new section R109.5 to read as follows:
    R109.5 Inspection conditions. The work to be inspected must be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.

16. Amend section R110.1 to add exception 3 to read as follows:
    3. Additions, alterations and remodeling of existing buildings and structures as determined by the building official.

17. Delete section R110.3 in its entirety and substitute the following:
    R110.3 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other regulations, the building official shall issue a certificate of occupancy that contains the following:
    1. The address of the structure.
    2. The name and address of the owner.
    3. A description of the portion of the building for which the certificate is issued.
    4. The use and occupancy of the portion of the building for which the certificate is issued.
    5. Any special stipulation and conditions of the building permit.
    6. The name of the building official.

18. Amend section R112.1 to read as follows:
    R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there

shall be a building board of appeals. The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

19. Delete section R112.2.1 in its entirety.

20. Delete section R112.2.2 in its entirety.

21. Delete section R112.3 in its entirety.

22. Amend section R113.4 to read as follows:
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in section 4-1-5(J) in the Village Code.

23. Amend section R301.2 Table R301.2(1) to add design criteria as follows:

1. Ground snow load:	25 PSF
2. Wind speed:	90 MPH
3. Wind topographic effects:	No
4. Seismic Design Category:	B
5. Weathering:	Severe
6. Frost line depth:	42 inches
7. Termite:	Moderate
8. Winter design temp:	0 degrees F
9. Ice barrier underlayment required:	Yes
10. Flood Hazards:	Yes
11. Air freezing index:	2,000
12. Mean annual temp:	50 degrees F

24. Amend section R302.2 to read as follows:
R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated from each other by fire-resistant-rated wall and/or floor-ceiling assemblies having not less than a 2 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistant rated wall assemblies shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior wall and roof deck.

25. Amend section R302.6 to delete the exception in its entirety.

26. Amend table R302.6 to read as follows:

separation	material
From the residence and attics	Not less than 5/8 inch type X gypsum board or equivalent applied to the garage side with all joints flat taped
Garages located less than ~~3~~ 20 feet from a dwelling unit on the same lot	Not less than ½ inch gypsum board or equivalent applied to the interior side of all exterior walls and ceilings with all joints flat taped

27. Add new section R305.1.2 to read as follows:
R305.1.2 Crawl Spaces. Crawl spaces below the floor of any part of a building or structure shall have a clear height of not less than 3 feet, except beams, girders, ducts or other obstructions may project to within 2 feet of the crawlspace floor.

28. Add new section R312.5 to read as follows:
R312.5 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The fencing shall be a minimum of 4 feet high and constructed of chain link fabric, plastic mesh, or wooden slats secured to steel posts not to exceed 8 feet on center or equivalent materials approved by the building and zoning official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended.

29. Add new section R312.6 to read as follows:
R312.6 Window well guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with section R312 of this code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.

30. Amend section R313.1.1 to read as follows:
R313.1.1 Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D standards.

31. Add new section R313.3 to read as follows:
R313.3 Attic automatic fire sprinkler systems. An automatic fire sprinkler system shall be installed in habitable attic spaces in one-and two-family dwellings and townhouses.

32. Add new section R403.1.3.3 to read as follows:
R403.1.3.3 Foundations for accessory structures. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab, with minimum 40 pounds per 100 square foot welded wire fabric reinforcing, on a minimum 4" compacted gravel base, with a continuous thickened minimum 20" wide perimeter edge, and extending down a minimum of 10" to undisturbed subsoil.

33. Amend section R404.1 to read as follows:
R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall not be permitted.

34. Delete sections R404.1.1 and R404.1.1.1 in their entirety.

35. Amend section R404.2 to read as follows:
R404.2 Wood foundation walls. Wood foundations walls shall not be permitted.

36. Delete sections R404.2.1 through R404.2.6 in their entirety.

37. Add new section R502.1.8 to read as follows:
R502.1.8 Light-weight floor framing. Light-weight floor framing including, but not limited to, wood floor trusses, parallel chord trusses, wood I-beams, box beams, metal trusses, or bar joists shall be permitted only in dwellings or parts thereof equipped throughout with an automatic fire sprinkler system installed in accordance with NFPA standards. (Ord. 5214 12-15-2003, eff. 3-1-2004; amd. Ord. 5352, eff. 4-25-2005)

38. Amend section R801.3 to read as follows:
R801.3 Roof drainage. All dwellings shall have a controlled method of water disposal from roofs, consisting of gutters and downspouts, that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from the foundation walls or to an approved drainage system.

39. Amend section G2406.2 item 4 to read as follows:
4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section G2407.5 and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.

40. Delete section P2501.1 in its entirety and substitute the following:
P2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

41. Delete section P2501.2 in its entirety and substitute the following:
P2902.1 Structure protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this code unless restored to a safe structural condition in accordance with the building requirements in this code.

42. Add new section P2501.3 to read as follows:
P2501.3 Piping protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (No.16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

43. Add new section P2501.4 to read as follows:
P2501.4 Through wall protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve two pipe sizes greater than the pipe passing through. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this code or as approved by the building official.

44. Add new section P2501.5 to read as follows:
P2501.5 Tank leak protection. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than .0236 inch (No.24 gauge) or other pans approved for such use. Listed pans shall comply with CSA LC3. The

pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of ¾ inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than 6 inches from grade.

45. Delete section P2502 in its entirety.

46. Delete section P2503 in its entirety.

47. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

48. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

BUILDING BOARD OF APPEALS
MINUTES
FEBRUARY 7, 2011

The meeting was called to order by Acting Chairman James Bredfeldt at 7:36 p.m. Board Members Michaelene Burke Hoeh, Scott Raffensparger and Mike Morange were present. Chairman James Ryan and Board Members John Lustrup and James McGinley were excused. Also present were Trustee Liaison Carl Henninger, Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Raffensparger moved, seconded by Acting Chairman Bredfeldt, to approve the minutes of the December 6, 2010 BBA meeting. The motion carried with four (4) "yes" votes as follows: Board Members Raffensparger, Burke Hoeh, Morange and Acting Chairman Bredfeldt voted yes.

Board Member Raffensparger moved, seconded by Board Member Morange, to approve the minutes of the January 3, 2011 BBA meeting. The motion carried with four (4) "yes" votes as follows: Board Members Raffensparger, Morange, Burke Hoeh and Acting Chairman Bredfeldt voted yes.

Building and Zoning Official Joe Kvapil reviewed a proposed text amendment regarding changes to the Building Board of Appeals membership requirements.

Building and Zoning Official Joe Kvapil reviewed a fire sprinkler text amendment to the 2009 ICC International Fire Code that was recently approved by the Village Board. Mr. Kvapil stated that the changes pertained to fire sprinkler requirements for remodeling projects and the definition of "hard cost."

2009 ICC INTERNATIONAL BUILDING CODE. CONTINUED DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL BUILDING CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Building and Zoning Official Joe Kvapil distributed and reviewed Exhibit A to the 2009 ICC International Building Code that included proposed amendments discussed at the previous BBA meeting and some new changes.

In Village Code Section 4-1-3, "change of use" is proposed to be "change of occupancy," which is the correct term. Also, the criteria that establishes the demolition classes is proposed to be changed to reflect the square footage rather than the type of class. The BBA was in favor of these recommendations. Village Code Section 4-1-5(C)4 regarding deposit released is proposed to be revised so that deposit money can be refunded to a homeowner if a contractor does not complete the work. Mr. Kvapil stated that the Village Attorney believes it would be acceptable for the Village to give deposit money to homeowners so they can finish the work themselves if the homeowners agree to sign a release to hold the Village harmless and defend the Village from a lawsuit. Board Member Raffensparger commented that the Village would incur legal fees if a lawsuit

resulted from a refund to a homeowner. Mr. Kvapil responded to Trustee Henninger that if work is not completed on a property owned by a contractor, the Village would have the option to hire a contractor to complete the work with the deposit money or a portion of the money can be used toward the project. The BBA was in favor of this recommendation. Section 105.5 regarding expiration of permits is proposed to be amended to include the period of time that a permit is valid (540 days/18 months). The BBA was in favor of this recommendation.

Mr. Bredfeldt inquired about whether or not to include the term "wetland buffers" in Section 4-1-5(F) regarding proximity to special flood hazard areas as discussed at a previous BBA meeting. Mr. Kvapil stated that the Zoning Code currently includes "wetland buffers," and he displayed a sketch he prepared that illustrated various stormwater terms. Regarding Village Code Section 4-1-5(G) Construction Hours, Board Member Morange asked if idling trucks and/or deliveries should be included in the construction hours, and Mr. Kvapil suggested adding wording regarding construction traffic. Chief Raffensparger suggested adding in parentheses "including evacuation and delivery of construction materials." Mr. Kvapil stated he will expand construction hours to add other disturbing noises. Mr. Kvapil stated that the prior code amendment is proposed to be incorporated into Section 406.1,.4 Item 1, regarding fire separation between parking garages and dwellings. The BBA was in favor of this recommendation.

Motion

Chief Raffensparger moved, seconded by Board Member Morange, to recommend that the Village Board approve the adoption of the 2009 ICC International Building Code with amendments as recommended by the Building Board of Appeals. The motion carried with four "yes" and zero (0) "no" votes as follows: Board Members Raffensparger, Morange, Bredfeldt and Burke Hoeh voted yes.

2009 ICC INTERNATIONAL RESIDENTIAL CODE. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL RESIDENTIAL CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Building and Zoning Official Joe Kvapil distributed Exhibit A and reviewed proposed amendments to the 2009 ICC International Residential Code. Village Code Section 4-1-2(D) is proposed to be amended to reflect the proposed adopted code edition. The BBA was in favor of this recommendation. Village Code Section 4-1-3 is proposed to be amended to delete the definitions of classes of additions, alterations and remodeling indicating scope of work performed. The deleted classes will be replaced by percentage of work performed. The BBA was in favor of this recommendation.

Village Code Section 4-1-8(A) is proposed to be deleted with standard language substituted that reflects adoption of the new code. The BBA was in favor of this recommendation.

Village Code Section 4-1-8(B) is proposed to be amended to reflect changes made to the 2009 ICC International Residential Code.

Section R101.1 Title is proposed to be amended to insert standard language into the code by the municipality. The BBA was in favor of this recommendation.

New Section R102.4.1 Plumbing is recommended to be added to reflect that wherever reference is made to the International Plumbing Code, the Plumbing Code, Department of Public Health, State of Illinois will be substituted. The International Plumbing Code will not be adopted, and Sections 4-1-8(B)4 and 4-1-5(G)) will be replaced. The BBA was in favor of this recommendation. New Section R102.4.2 Building is proposed that states where the Residential Code does not address a specific application, material or method of construction, the International Building Code shall apply. This section replaces Section 4-1-8(B)3 and is identical to the existing code amendment. The BBA was in favor of this recommendation. New Section R102.4.2 Building and Property Improvements is proposed be relocated to a more appropriate section of the code and is also proposed to have Class II language deleted and replaced with proposed percentage language for scope of projects Board Member Burke Hoeh commented that the phrase "at the sole discretion of" which, in this case, references the Public Works Director, could mean "at the whim of." Trustee Henninger responded that much input is received from others prior to the Public Works Director making final decisions. At Board Member Morange's suggestion, Mr. Kvapil stated he will relocate information regarding underground electrical systems from the Zoning Code to Section R102.7.2 Building and Property Improvements. The BBA was in favor of these recommendations. New Section 102.7.3 Building and Property Improvements is proposed to be relocated to a more appropriate section of the code and is also proposed to have Class III language deleted and replaced with proposed percentage language for scope of projects. Mr. Kvapil stated that an exception based on a newly passed amendment to the Fire Code regarding the requirement of a sprinkler system for remodeling projects is also proposed to be included.

Section R105.2 Work Exempt from Permit had been deleted from the 2003 IBC but is proposed to be included in the 2009 IBC as amended to provide more specific requirements regarding awnings and low-voltage equipment. Mr. Kvapil responded to Board Member Burke Hoeh that fire pits do not require permits but are subject to zoning regulations and that sport courts require permits if the impervious surface exceeds 100 square feet. The BBA was in favor of this recommendation. Section 105.3 Item 6 is proposed to be amended to require additional applicant/owner signatures on building permits for code enforcement purposes. Mr. Kvapil agreed with Board Member Burke Hoeh's recommendation to add the requirement of signatures, if applicable, for partner of a partnership and manager/member of an LLC, and the BBA was in favor of these recommendations. Section 105.3 Item 7 is proposed to be amended to require that additional name and address information is provided for all persons with a beneficial interest in the property for code enforcement purposes. Board Member Burke Hoeh recommended that the Village Attorney review this amendment. Section R105.3.1.1 regarding flood hazard areas was deleted in the 2003 IRC and is again proposed to be deleted in its entirety. Flood hazard information is covered in the Zoning Code and the DuPage County Stormwater Ordinance. Section R105.5 regarding expiration (of permits) is proposed to be amended to include the number of days that a permit is valid after it has

been issued. Mr. Kvapil added that he is in the process of reviewing for errors or omissions the 2006/2009 amendments adopted by several other municipalities. Mr. Kvapil also felt that the time limit for smaller projects should be reduced, and Trustee Henninger was interested in finding a solution to resolve the issue of "perpetual" construction projects. Section R105.7 Placement of Permit is proposed to be amended to require the display of a permit in a prominent location for code enforcement and neighbor notification purposes. The BBA was in agreement with this recommendation.

Section R108.6 Work Commencing Before Permit Issuance is proposed to be relocated as is to the proper code section. The BBA was in favor of this recommendation.

Section R110.3 Certificate Issued is proposed to replace Section 4-1-6(B)13 as is. The BBA was in favor of this recommendation.

Section R112.1 General is proposed to be amended to delete some language regarding the Building Board of Appeals as information regarding the Building Board of Appeals is established in the Glen Ellyn Village Code. The BBA was in favor of this recommendation. Sections R112.2.1 and R112.2.2 regarding determination of substantial improvement in areas prone to flooding and criteria for issuance of a variance for areas prone to flooding are proposed to be amended in their entirety because these regulations are specified in the Zoning Code. The BBA was in favor of this recommendation. Board Member Burke Hoeh recommended striking Section R112.3 Qualifications (of the BBA) because that information is included in the Building Board of Appeals chapter in the Glen Ellyn Village Code. The BBA was in agreement with this recommendation.

Section R113.4 is proposed to be amended to reference the appropriate penalty code section. The BBA was in favor of this recommendation.

Section R301.2 Table R301.2(1) Climatic and Geographic Design Criteria is proposed to be amended to add general design and engineering criteria. The BBA was in favor of this recommendation. Section R302.2 Fire-Resistant Construction Townhouse is proposed to be amended as per the 2003 IRC amendment. The BBA was in favor of this recommendation.

Section R303.2 Fire-Resistant Construction is proposed to be amended to delete the exception in its entirety as per the 2003 IRC amendment. The BBA was in favor of this recommendation.
Two items in Table R302.6 Dwelling/Garage Separation are proposed to be amended as per the 2003 IRC amendment. The BBA was in favor of this recommendation. Section

R403.1.3.3 Foundations for Accessory Structures is proposed to be revised per the 2003 IBC amendment. The BBA was in favor of this recommendation.

Section R404.1 is proposed to be revised to prohibit masonry foundations for new construction and allow concrete foundations only. The BBA was in favor of this recommendation. Sections R404.1.1, R404.1.1.1, R404.2, and R404.2.1 through R404.2.6 are proposed to be deleted in their entirety because masonry foundations, wood

foundation walls and wood foundations are not permitted for new construction; only concrete foundations are permitted. The BBA was in favor of this recommendation.

New Section R502.1.8 Light-Weight Floor Framing is proposed to be added as per the 2003 IRC amendment. The BBA was in favor of this recommendation.

Chapters 25, 26, 27, 28, 29, 30, 31 and 32 regarding plumbing requirements of the ICC are proposed to be deleted in their entirety because they may contradict the State of Illinois Plumbing Code which the Village follows.

Village Code Section 4-1-8(B) is proposed to be amended to delete Residential Code Amendments 4-1-8(B)2 through 4-1-8(B)19 in their entirety because they have been incorporated into the 2009 IRC or are no longer applicable. The BBA was in favor of this recommendation.

Trustee Report

Trustee Henninger reported on the status of three top-level vacancies currently in the Village. He also stated that the budget is currently in process and that Village finances continue to be a challenge. Trustee Henninger also reported on the status of the proposed ethics ordinance.

Staff Report

Mr. Kvapil stated that the International Building Code will be forwarded to the Village Board for their review.

There being no further business before the BBA, the meeting was adjourned at 9:56 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building and Zoning Official

BUILDING BOARD OF APPEALS
MINUTES
APRIL 4, 2011

The meeting was called to order by Chairman James Ryan at 7:33 p.m. Board Members Thomas Bredfeldt (who arrived at 8:35 p.m.), Michaelene Burke Hoeh, John Lustrup, Scott Raffensparger (who arrived at 7:40 p.m.) and Mike Morange were present. Board Member James McGinley was excused. Also present were Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

A vote to approve the minutes of the February 7, 2011 Building Board of Appeals meeting was tabled because there were not enough members present to vote that had been at the February 7, 2011 meeting.

Building and Zoning Official Joe Kvapil reviewed a memorandum from Interim Village Manager Terry Burghard regarding Board and Commission membership and Building Board of Appeals quorum changes. The BBA members felt that because five members instead of seven members vote on appeals, the majority should be three members.

Mr. Kvapil reviewed a February 2011 summary update of the Stormwater Ordinance by the DuPage County Stormwater Committee.

Mr. Kvapil referred the BBA to a memorandum regarding a motion approved by the Historic Preservation Commission in January of 2011 to recommend a local amendment to the 2009 ICC International Residential Code. The proposed amendment would help ensure that the Village is able to maintain its historic character. Mr. Kvapil stated that he removed the phrase "eligible for designation as" historic because he felt that a home should be clearly designated as a landmark to avoid confusion. Chairman Ryan felt that the proposed language seemed to suggest that a homeowner could be forced into having their home designated as a landmark, and he recommended not including the HPC's amended language in the IRC. The BBA members agreed with Chairman Ryan's recommendation.

2009 ICC INTERNATIONAL BUILDING CODE. CONTINUED DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL BUILDING CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Building and Zoning Official Joe Kvapil distributed and reviewed Exhibit A to the 2009 ICC International Building Code that included proposed amendments discussed at the previous BBA meeting and some new changes.

Village Code Section 3-32-6(A) regarding Tax Imposed and Village Code Section 3-32-6(B) regarding Definitions - Demolition Contractor are proposed to be amended to

eliminate project class terms and instead provide specifications. Village Code Section 4-1-3 is proposed to be amended to expand the definition of Hard Cost for clarification purposes. Mr. Kvapil also suggested adding "appliances" to the definition and Ms. Burke Hoeh suggested adding awnings to the definition, and the BBA agreed with these recommendations. Village Code Section 4-1-3 was amended to reflect the role of the Historic Preservation Commission. Chairman Ryan asked if the Historical Sites Commissions established a list of historic homes that require the Village Trustees to say yes to it, and Mr. Kvapil was uncertain about that process. Chairman Ryan stated there are so few landmark cases because the property owner should decide if he/she wants to apply for the landmark case. Chairman Ryan stated that if a home is labeled as a historic sites structure, the homeowner is being saddled with several responsibilities that limits their use of the property. Mr. Kvapil stated that he will check to see if a homeowner can opt out of landmark status.

In Village Code Section 4-1-4(A)3(a), Class II demolitions has been amended by Mr. Kvapil to read "Demolition of a building or structure…". In Village Code Section 4-1-4(A)3(b), Class III demolitions has been amended by Mr. Kvapil to read "Demolition of a building or structure…". In Village Code Section 4-1-4(A)3(c), Class IV demolitions has been amended by Mr. Kvapil to read "Demolition of a building or structure…". Mr. Kvapil stated that he will research large demolition fees. In Village Code Section 4-1-4(A)13, Taxes; Mr. Kvapil added "demolition applies to any project when…" (class II alteration or greater and any class III demolition or greater was removed).

Mr. Kvapil recommended deleting Village Code Section 4-1-5(A) in its entirety and substituted the following last phrase "…and no change to the permitted work may be completed until revised submittal documents are approved by the building official, unless the work is exempt from a permit as specified in this code." Village Code Section 4-1-5(B) adds that no building permit shall be issued until certain conditions are added. "Related to the property" shall be added to paragraph 3 after "All outstanding debts to the Village…". Number 4 will be forwarded to the Village Attorney for his legal opinion regarding permit fees and taxes. Mr. Kvapil stated that Number 5 will be required for permit applicants to submit a sworn statement from each contractor and supplier listing their hard cost for their improvements; however, Chairman Ryan stated that each project should have one sworn statement from each independent contractor. Mr. Kvapil will re-word this section. Paragraph 4 regarding Deposit Release to Village was added to Village Code Section 4-1-5(C) per Stewart Diamond. Also language was added to Paragraph 5, Deposit Award to Owner, that the owner will be awarded an amount of the released deposit up to the approved cost upon the owner's scheduled completion of the work. Ms. Burke Hoeh suggested including on the receipt a statement that the deficits may be forfeited, and Mr. Kvapil agreed. A statement was added to Village Code Section 4-1-5(D), Permit Suspension or Revocation, that, 2. A building permit may be suspended or revoked if any one of the conditions required in Section 4-1-5(B) is not in compliance. Village Code Section 4-1-5(E) is proposed to be deleted in its entirety and the $15,000 threshold which was difficult to verify is eliminated with the need for professional certification based upon the structural and life safety risk assessment by the building official. The BBA was in favor of this recommendation. Regarding Village Code

Section 4-1-5(G), Mr. Kvapil added a more detailed list regarding work-related activities on a site. Village Code Section 4-1-5(I) shall be be revised to add a more progressive fee structure for the judge per the Village Prosecuting Attorney.

The name of Section 105.1.1 Site Development Permit has been changed. This is a phased approval permit typically issued for large commercial projects that has never before been identified in the code, however, a fee for this permit is in the fee schedule.

Section 105.2(1) has been changed to remove wording that a permit is not required to place decorative ornaments and accessories upon the ground.

Section 105.3, Item 6, has been revised to aid in code enforcement since a citation must be served to the specific person who committed a violation or owns the property.

Section R113.3 is deleted in its entirety because the structure, responsibilities and procedures of the Building Board of Appeals are established in Chapter 7, Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

Section 406.1.4, Item 1, regarding an attached private garage, has been changed, and the BBA was comfortable with the amendment.

Amend Section 1408.4 Weather Resistance. EFIS shall...and include the installation of a drainage medium layer incorporated into the system as specified by the manufacturer. Amend Section 1408.5, Installation. Installation of EFIS...provides additional protection that the system will be installed by appropriate personnel. Chairman Ryan recommended adding "or other manufacturer's certifications," and Mr. Kvapil agreed to add that language.

Amend Section 2901.1 Scope adopts the Illinois Department of Public Health Plumbing Code as currently adopted. Add new Section 2901.2 regarding structure protection. Add new Section 2901.3 regarding Piping protection. Add new Section 2901.4 regarding through wall protection. Sections 2902 and 2903 are deleted in their entirety.

New Section 3302.3 regarding Safety and Security Fencing is being added.

Regarding the Exception to Section 3403.6, "upon approval of the public works director" is being added in the paragraph.

Section 4-1-9, Reserved, will be entered into the Energy Conservation Code in the future.

Village Code Section 7-9-64 Applicability to New Construction Projects removed terminology for project class terms, and specifications are provided. Village Code

Section 7-10-9(D)3 and 4 have project class terms eliminated and specifications are provided. Village Code Section 7-10-20(C) states that a Class II is consistent with all other upgrades.

Village Code Section 8-1-20(A) removed Class I and II addition terminology and put it in as a specification.

Chairman Ryan reviewed that the outstanding issues are the historic issues, charging new homeowners for old homeowners' costs, and research from Mr. Kvapil about demolition fines/penalties being higher.

Mr. Ryan felt that 12 months should be the maximum allowed for a permit.

There being no further business before the BBA, the meeting was adjourned at 9:44 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building and Zoning Official

BUILDING BOARD OF APPEALS
MINUTES
JUNE 6, 2011

The meeting was called to order by Chairman James Ryan at 7:41 p.m. Board Members Thomas Bredfeldt, Michaelene Burke Hoeh and James McGinley were present. Board Members Pete Campbell, John Lustrup and Mike Morange were excused. Also present were Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Bredfeldt moved to approve the minutes of the February 7, 2011 Building Board of Appeals meeting. Board Member Burke Hoeh, asked that the phrase "from a legal standpoint" be removed from a statement she made in the minutes and changed to "at the discretion of." Board Member Bredfeldt amended the motion accordingly and Board Member Burke Hoeh seconded the motion. The minutes were approved by four (4) "yes" votes and zero (0) "no" votes as follows: Board Members Bredfeldt, Burke Hoeh, McGinley and Chairman Ryan voted yes.

Board Member Bredfeldt moved to approve the minutes of the April 4, 2011 Building Board of Appeals meeting, and Board Member Burke Hoeh seconded the motion. The minutes were approved by four (4) "yes" votes and zero (0) "no" votes as follows: Board Members Bredfeldt, Burke Hoeh, McGinley and Chairman Ryan voted yes.

Building and Zoning Official Joe Kvapil reviewed proposed changes to Ordinance 5919-VC Amending Village Code Section 2-7-4 BBA Membership/Quorum. Chairman Ryan offered to advise the Village Board of Mr. Kvapil's graphic regarding eligible members, quorum and majority voters, however, Mr. Kvapil stated he could forward the information to the Village Board for their review.

Mr. Kvapil reviewed a Summary of Landmark Properties Designation. Mr. Kvapil verified for Chairman Ryan that no action is required on this subject.

Mr. Kvapil stated that a question had arisen regarding demolition work occurring without first obtaining a demolition permit. He stated that Wheaton charges large fines to builders who do demolition work without getting a demolition permit, and Glen Ellyn has a fine for working without a permit that can be as high as $1,000 by doubling the cost of the permit fee. Mr. Kvapil stated that not obtaining a demolition permit is a very rare occurrence, and he recommended keeping the status quo regarding this topic. The BBA members were in favor of Mr. Kvapil's recommendation.

Mr. Kvapil stated that the proposed amendment to Village Code Section 4-1-5(B) for Property Debts is in the general section of the Building Code and applies to all construction/building codes. Mr. Kvapil stated he has inserted language from the Wheaton Code into this section that prohibits issuing a building permit to a person who is indebted to the city or to a property that has any outstanding debts. Mr. Kvapil added that Village Attorney Diamond stated that a conservative community would not adopt

such language. Mr. Kvapil suggested breaking this item into two sections—415B and 415C. 415B states that no building permit(s) would be issued until all debts related to the Village regarding that property have been paid (if incurred by the current owner). Mr. Kvapil recommended eliminating Section 415C regarding debts of prior owners. The BBA members agreed with Mr. Kvapil's recommendations.

2009 ICC INTERNATIONAL BUILDING CODE. CONTINUED DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL BUILDING CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Building and Zoning Official Joe Kvapil stated that the only change to the 2009 ICC International Building Code is to delete Section 415(B)4 regarding debts of prior owners. Mr. Kvapil responded to Board Member Bredfeldt that if a person owes the Village money, the Village can put a lien on the property.

Motion

Board Member McGinley moved, seconded by Board Member Bredfeldt, to approve the 2009 ICC International Building Code as amended with four (4) "yes" votes and zero (0) "no" votes as follows: Board Members McGinley, Bredfeldt, Burke Hoeh and Chairman Ryan voted yes.

2009 ICC INTERNATIONAL RESIDENTIAL CODE. CONTINUED DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL RESIDENTIAL CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Mr. Kvapil referred to the draft Exhibit A of the 2009 ICC International Residential Code and stated that there are no changes proposed from that document that were discussed at the April 8, 2011 BBA meeting.

Board Member Burke Hoeh moved, seconded by Board Member McGinley, to approve the 2009 ICC International Residential Code as amended at the April 8, 2011 BBA meeting with four (4) "yes" votes and zero (0) "no" votes as follows: Board Members Burke Hoeh, McGinley, Bredfeldt and Chairman Ryan voted yes.

Staff Report

Mr. Kvapil distributed a draft ordinance amending Chapter 1 of Title 4 (Building Regulations) of the Village Code of the Village of Glen Ellyn, Illinois Adopting the 2009 International Energy Conservation Code with Local Amendments for discussion at a

future meeting. Due to absences by BBA members on regularly scheduled meeting dates, subsequent meetings have been scheduled for July 11, 2011 and August 8, 2011.

Mr. Kvapil stated that packets of information regarding proposed amendments to the International Building Code and International Residential Code packets will be forwarded to local builders for their review. Mr. Kvapil added that the builders will be invited to the next BBA meeting or a special meeting for the builders could be held. Mr. Kvapil responded to Chairman Ryan that input from the builders will be received before recommendations are forwarded to the Village Board.

There being no further business before the BBA, the meeting was adjourned at 8:21 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building and Zoning Official

BUILDING BOARD OF APPEALS
MINUTES
JULY 25, 2011

The meeting was called to order by Chairman James Ryan at 7:37 p.m. Board Members Thomas Bredfeldt, Michaelene Burke Hoeh and Mike Morange were present. Board Members Pete Campbell and James McGinley were excused. Also present were Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Bredfeldt moved, seconded by Board Member Burke Hoeh, to approve the minutes of the June 6, 2011 Building Board of Appeals meeting. The minutes were approved with four (4) yes votes and zero (0) no votes as follows: Board Members Bredfeldt, Burke Hoeh, Morange and Chairman Ryan voted yes.

2009 ICC INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE. PUBLIC DISCUSSION AND OPPORTUNITY FOR LOCAL BUILDERS AND ARCHITECTS TO QUESTION AND CLARIFY THE PROVISIONS AND AMENDMENTS TO THESE CODES THAT ARE PROPOSED FOR ADOPTION.

Chairman Ryan stated that the public has been asked to respond to the 2009 ICC International Building Code and International Residential prior to a formal recommendation being forward to the Village Board.

Ray Whalen, a local builder, was present at the meeting. Mr. Whalen requested clarification regarding the fee schedule for a house with a crawl space and each basement floor. Mr. Kvapil clarified that each basement floor should mean each lower level below the grade and that if the grade is above half, it's a basement and if it's below half, it's a first floor (the halfway point being the divider). Mr. Kvapil responded to Board Member Bredfeldt that there is no cost for a crawl space because it is not habitable. Mr. Whalen commented that the Village will lose money on permit fees because a third floor is typically 700-900 square feet on a 3,800-square foot house. In response to Mr. Whalen's claim that the total figure for a house would be the same but different per the floors, Mr. Kvapil responded that he will compare the fees from the previous chart to the new chart for a 3-story home as he thought both figures were the same. Mr. Kvapil reminded those present that the lot coverage square foot area for the first floor includes everything covered by a roof, including porches and that all of the other floors include the gross square feet of the living area. Mr. Kvapil responded to Mr. Whalen that a walkout basement is 20 cents per square foot if the basement floor is below the halfway point. Chairman Ryan commented that the intention of the fee schedule is to make the process more simple. Mr. Whalen stated that he likes the new fee process but feels it will cause a builder to save a minimal amount of money in permit fees. Mr. Kvapil responded that he will again research this process and forward a sample of the results to interested parties. Mr. Whalen stated that a demolition tax must be paid if a roof is removed from a ranch house and a second story is added. Mr. Kvapil responded that the Building and Zoning Department is currently not charging for that fee because it is his understanding that it

relates to total teardowns only, however, he read the definition of Demolition Taxes which includes partially demolished projects. Mr. Kvapil added that in the Demolition Tax section, only the reference to classes will be removed and the tax will remain applicable to partial demolition projects that qualify. Mr. Whalen commented that some will view charging a demolition tax for partial projects as perpetuating teardowns. Mr. Kvapil agreed with Mr. Whalen that construction hours could be limited or excluded on federal holidays. Chairman Ryan, however, felt it was not the purpose of government to limit work hours and because the issue is not an existing problem, stated that the BBA should not try to solve a problem that doesn't exist. Board Member Morange also stated that homeowners sometimes need to work on projects during their holidays from work. Mr. Kvapil stated that construction hours will remain as is. Mr. Kvapil stated that Section 105.2 regarding work exempt from permits assists regarding enforcement.

Please note that the BBA has previously passed motions regarding the above codes.

VILLAGE CODE SECTION 4-1-4(A)1a BASE PERMIT FEE TABLE. REVIEW AND RECOMMENDATIONS FOR CHANGES TO THIS CODE SECTION THAT WAS PREVIOUSLY APPROVED AT THE JUNE 6, 2011 BBA MEETING.

In response to Chairman Ryan, Mr. Kvapil responded that he will revise any discrepancies in the fee code.

VILLAGE CODE SECTION 2-7-4 REGARDING BBA QUORUM REQUIREMENTS. REVIEW OF AN ORDINANCE THAT REVISES THE LANGUAGE OF THESE REQUIREMENTS FOR CLARIFICATION.

Chairman Ryan stated this code section has been previously discussed.

2009 ICC INTERNATIONAL ENERGY CONSERVATION CODE. DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL ENERGY CONSERVATION CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Mr. Kvapil referred to the index and ordinance related to adopting the 2009 ICC International Energy Conservation Code with no proposed changes. Mr. Kvapil also referred to the attached summary regarding the Energy Conservation Code from the State of Illinois that applies to commercial and residential buildings. He stated that municipalities have no latitude in making any changes and added that he found nothing in the material that would require the Village to petition the State for a change(s) or amendment(s). Mr. Kvapil recommended adopting the code as is. He added that there are significant changes from the previous code and that the Village had amendments in place regarding roof and ceiling insulation requirements. At Mr. Kvapil's request, Board Member Morange stated that R11 is current for walls and R30 is current for ceilings; Mr. Kvapil added that those figures have been changed to R21 for walls and R38 for ceilings.

Board Member Bredfeldt asked if there are requirements on the efficiency of heating equipment, and Mr. Kvapil responded that that information would be in the mechanical code.

Motion

Board Member Burke Hoeh moved, seconded by Board Member Morange to approve the adoption of the International Energy Conservation Code to be the Glen Ellyn Code. The motion carried unanimously with four (4) "yes" votes as follows: Board Members Morange, Burke Hoeh, Bredfeldt and Chairman Ryan voted yes.

Staff Report

Mr. Kvapil updated the BBA regarding the College of DuPage. After a discussion, it was decided that the next BBA meeting will be held on September 12, 2011.

Chairman's Report

Chairman Ryan asked Mr. Kvapil to provide the BBA members with letters documenting their time spent on this process.

There being no further business before the BBA, Chairman Ryan moved, seconded by Board Member Burke Hoeh, to adjourn the meeting at 8:35 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building and Zoning Official

A-10

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

DATE: May 8, 2012

RE: Sunset- Turner Improvements Project Final and Balancing Change Order (CO #1) and Project Closeout

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Background:
This project involved roadway construction and underground improvements in the Sunset-Turner section of the Village. Overall project construction was completed in the fall of 2011 with the final agreement on quantities reached in the spring of 2012. The project is now ready for closeout.

Issues:
The contract amount for this project was $2,239,575. The cost of the project was actually more than the contract amount by $119,943 with the revised amount being $2,359,518. The final cost was within the original Board authorized amount of $2,400,000, however, the amount of this change order exceeds $20,000 so Village Board approval is required. The attached memorandum from Professional Engineer Bob Minix provides detailed information on project work adjusted to meet field conditions.

Recommendation: .
Approve the resolution set forth.

Action Requested:
Motion to approve a resolution for Change Order Number 1 and Final Payment With R.W. Dunteman Company for an increase of $119,943 which is required for the Sunset-Turner Improvements Project for a Revised and Final Contract Cost of $2,359,518 and a Time Extension of 26 Days.

Attachment:
Memo from Bob Minix, Professional Engineer

MEMORANDUM

TO: Julius Hansen, Public Works Director

FROM: Bob Minix, Professional Engineer

DATE: May 7, 2012

SUBJECT: Sunset-Turner Improvements Project
Final and Balancing Change Order (CO #1) and Project Closeout

The purpose of this memorandum is to convey the appropriate paperwork – including a change order form with final pay estimate spreadsheet and Resolution for Village Board action – to provide the details necessary to close out the Sunset-Turner Improvements Project constructed in 2011. Change Order No. 1 (Final) for the project would **increase** the contract price by **$119,943** from the original $2,239,575 for a revised and final cost of **$2,359,518**, slightly more than 5% above the original contract bid price, but within the original Board authorization of $2,400,000. As the amount of change exceeds $20,000 Village Board action is mandated for approval of the change order and a written determination is required. The contractor also requested consideration of a time extension of 26 days due to extra work required during the project and minor delays experienced until Nicor could complete its work on Glenwood Avenue. Hence the original project completion date of September 2 was extended to late September 2011.

CONSTRUCTION PROJECT OVERVIEW

The **Sunset-Turner Improvements Project** involved roadway reconstruction and other improvements on Sunset between Fairview and Turner; on two sections of Turner (Newton to Regent and Sunset to Forest); and on Glenwood between Turner and Hill. A total of about 4,500 feet of improvements were performed in the project area, depicted in the enclosed area map. Underground improvements included new water main, sanitary sewer and storm sewer along Sunset; new water and sanitary sewer services with miscellaneous drainage upgrades on the various Turner segments; and new water and sanitary services and new storm sewer on Glenwood. Kudrna & Associates was the project engineer design engineer.

R. W. Dunteman Company of Addison submitted the lowest of ten bids received at the March 17, 2011 bid opening in the amount of about $2,240,000. The Village Board authorized total funding in the amount of $2,400,000 of Water, Sanitary Sewer and Capital Projects funds upon project award. Civiltech Engineering of Itasca provided construction oversight services for the project.

Installation of improvements occurred during the 2011 construction season. Overall project construction was completed in the fall of 2011. Final agreement on quantities was reached in the spring of 2012 and the project is now ready for close-out.

The following table summarizes the scope of work performed at each of the project locations:

2011 SUNSET / TURNER IMPROVEMENTS PROJECT			
Street Segment	**Limits**	**Length (ft)**	**Type of Rehabilitation**
Sunset Avenue	Fairview to Turner	2,000	Water Main Replacement Sanitary Sewer Rehabilitation Storm Sewer Replacement and Extensions Asphalt Roadway Reconstruction
Turner Avenue	Newton to Regent	950	Water and Sanitary Service Line Partial Replacements into Parkway Storm Sewer Extension Enhanced Resurfacing w/ Base Replacement
Turner Avenue	Sunset to Main	700	Water and Sanitary Service Line Partial Replacements into Parkway Enhanced Resurfacing w/ Base Replacement
Turner Avenue	Main to Forest	450	Water and Sanitary Service Line Partial Replacements into Parkway Enhanced Resurfacing w/ Base Replacement
Glenwood Avenue	Turner to Hill	400	Water and Sanitary Service Line Partial Replacements into Parkway Storm Sewer Replacement Enhanced Resurfacing w/ Base Replacement
	TOTALS	**4,500**	**0.85 miles**

CHANGE ORDER NO. 1 (FINAL)

The change order covers two principal items: The final balancing between original and as-constructed quantities for the 97 original bid items (resulting in an **increase** of about **$34,200**) and the accounting of 21 contract extras (amounting to an **increase** of about **$85,740**). Hence, the net overall change in the contract cost was an increase of about $119,940 and constitutes the amount of the change order.

Original Contract Items

Many of the individual original contract pay items can be grouped into similar or related categories of work. The following **Quantity Balancing** table provides a summary review of the final contract status for an individual item or related group, based on the final pay estimate spreadsheet. This table is shown on the following page.

As displayed in the table, the project experienced a somewhat typical under-run or over-run in most classes of work, with the evident exception of the Roadway Undercuts group. The amount of poor soil requiring removal during the construction of the roadway bases was significantly greater than anticipated. Typically it is assumed that about 20% of the roadway base would be undercut an average of 6-inches; for this project we required the equivalent of a 12-inch under-cut in over 60% of the roadway areas in order to provide a sound working base for the new street. The other significant area of increase was in the sanitary sewer item where field conditions dictated more manhole replacement than estimated. Reductions in quantities generally resulted from overestimates of the

original work items by the design engineers or items not needed to perform the work based on field conditions, or substitution of some original items with new contract items.

SUNSET-TURNER IMPROVEMENTS PROJECT BALANCING OF ORIGINAL CONTRACT QUANTITIES			
Category of Work	**Original Contract Cost**	**Costs in Excess of Original Contract Amounts**	**Costs Less Than Original Contract Amounts**
Tree Protection / Removals	$24,000	$3,310	
Temporary Ramps / Surfaces	$43,545	$2,275	
Erosion and Dust Control	$32,400		$22,480
Traffic Control	$69,155		
Water Main Items	$407,195		$18,265
Sanitary Sewer	$394,860	$14,550	
Storm Sewer	$293,335	$1,855	
Roadway Undercuts	$33,825	$85,070	
General Road Construction	$158,605		$12,300
Concrete Construction	$299,755		$1,245
Asphalt Pavement Construction	$355,575		$1,595
Pavement Markings	$3,270	$1,155	
Sod / Restorations	$104,055		$18,130
General / Miscellaneous	$20,000		
Subtotals	**$2,239,575**	**$108,215**	**$74,015**
Net Increase in Cost		**$34,200**	

New Contract Items

Twenty-one **new contract items** were required through the course of construction, as summarized in the following table:

SUNSET-TURNER IMPROVEMENTS PROJECT NEW ITEMS REQUIRED TO MEET FIELD / PROJECT CONDITIONS		
Item	**Description**	**Cost**
X-1	Additional 1-1/4" Copper Water Service Line	$1,140
X-2	Additional 1" Copper Water Service Line	$7,895
X-3	Additional 3/4" Copper Water Service Line	$6,630
X-4	Catch Basin, Type C with Frame, Grate and Curb Box (7 locations)	$10,465
X-5	12" Catch Basin Special with R-4030 Grate	$750
X-6	12" x 12" ADS Inlet (2 locations)	$575
X-7	Sanitary Sewer, 10" PVC, SDR 26	$7,480
X-8	Protective Tree Fence Maintenance Deficiency (4 locations)	-$1,000

X-9	12" Fire Hydrant Extension with Valve Box Extension	$935
X-10	Manhole Lid Lettering (add "VILLAGE OF GLEN ELLYN")	$1,725
X-11	Water Main Reconfiguration at Forest and Turner (Time and Materials)	$15,660
X-12	Repair Water Main Break and Replace Valve on Turner, west of Forest	$6,305
X-13	Field Modification to Catch Basin at Sunset and Turner (T&M)	$580
X-14	Modify Storm Sewer Configuration at Sunset and Arlington (T&M)	$11,010
X-15	Adjust Water Main on Turner West of Regent for New Storm Sewer (T&M)	$6,155
X-16	Saw Cut Pavement in Advance of Water Main Work at Forest and Turner	$580
X-17	Field Modification to Storm Structures on Glenwood to Avoid Water Main (T&M)	$480
X-18	Water Service Repair at 213 Sunset (T&M)	$1,360
X-19	Adjust Water Main Alignment at Sunset and Greenfield (T&M)	$3,085
X-20	Water Service Repair at 279 Sunset (T&M)	$1,360
X-21	Adjust Water Main Alignment at Sunset and Arlington (T&M)	$2,570
	TOTAL ADDITIONAL ITEMS	**$85,740**

Water service-related situations included additional lengths of copper pipe to extend connections in the parkway to avoid tree conflicts (X-1, X-2 and X-3), and repair of two mis-marked water services (X-18 and X-20). Additional water main work was required at various locations, including significant reconfiguration of pipe connections at Turner and Forest to address possible leaks, cleanup the piping configuration and extend 6" pipe to a new hydrant on the southwest corner of the intersection (X-11 and X-16); repair a water main break and install a new valve on Turner just west of Forest (X-12); and to handle water main conflicts by lowering the water main on Turner west of Regent to permit the installation of new storm sewer (X-15) and in the horizontal alignment on Sunset at both Greenfield and Arlington (X-19 and X-21). A hydrant extension was approved at 220 Sunset due to difficult field conditions encountered by the contractor (X-9).

Storm sewer-related changes included provisions for modified catch basins (changing from 4' to 2' diameter) to avoid conflicts with other utilities (X-4) at 7 locations; installation of special parkway inlets to handle low spots or private pipe connections (X-5 and X-6); and needed field changes to connect pipes to structures at three locations in order to avoid existing utilities (X-13 and X-17). Elevation conflicts were encountered at Arlington and Sunset that required the removal of storm sewer in favor of ductile-iron storm sewer pipe to maneuver under the water main in the intersection (X-14).

A single item related to sanitary sewer was required to make three repairs to a 10" sanitary sewer on Turner and Glenwood (X-7). Miscellaneous items included modifying manhole covers to include the name of the Village as a means of discouraging would-be scavengers and a credit to the project for four instances of failure to adequately maintain protective tree fence.

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer

SUNSET / TURNER PROJECT – AREA MAP

CHANGE ORDER

Order No.: 1 (Final)

Date: May 14, 2012

Agreement Date: March 28, 2011

NAME OF PROJECT: SUNSET-TURNER IMPROVEMENTS PROJECT

OWNER: VILLAGE OF GLEN ELLYN

CONTRACTOR: R. W. DUNTEMAN COMPANY

The following changes are hereby made to the **CONTRACT DOCUMENTS:**

Attached hereto is a spreadsheet dated March 8, 2010 showing the original and revised contract quantities for 97 original contract items and 21 new items. These balancing adjustments (a net increase of $34,200.07) and new items (net increase of $85,742.37) are the result of field changes and circumstances encountered during project construction. All extra work was performed as directed by the project engineering team. The contract time was changed from September 11 to September 28, 2011 to accommodate the extra work items.

Change to **CONTRACT PRICE:**

Current **CONTRACT PRICE:** $2,239,574.86

The **CONTRACT PRICE** due to this **CHANGE ORDER** will be **INCREASED** by: **$119,942.44**

The new **CONTRACT PRICE** including this **CHANGE ORDER** will be **$2,359,517.30**

Change to **CONTRACT TIME:**

Original **CONTRACT TIME:** Project Completion: September 2, 2011

The **CONTRACT TIME** due to this **CHANGE ORDER** will be **INCREASED** by 26 **days**

The **CONTRACT TIME** including this **CHANGE ORDER** will be September 28, 2011

APPROVALS:

Approved by Village Board on: May 14, 2012

Requested by: Civiltech Engineering

Reviewed by: Village of Glen Ellyn

Recommended by: Village of Glen Ellyn

Approved by: Village of Glen Ellyn

Accepted by: R. W. Dunteman Company

Project: Sunset/Turner Improvements Project
Contractor: R. W. Dunteman Company
Design Engineer: Kudma & Associates
Construction Engineer: Civiltech Engineers

7-May-12

Original Contract Bid Price: $2,239,574.86

Village Board Authorized Amount: $2,400,000.00 Approved: March 28, 2011

Change Order No. 1 - Final $119,942.44

Revised Contract Amount: $2,359,517.30

Item	Description	Unit	Quantity	Unit Cost	Est. No. 7 Final	Total to Date	Est. No. 7 Final	Total to Date	Contract	Over or (Under) Contract
	ORIGINAL CONTRACT ITEMS									
1	PRE-CONSTRUCTION VIDEO TAPING	L.SUM	1	$5,000.00	0	1	$0.00	$5,000.00	$5,000.00	0.00
2	TREE REMOVAL	UNIT	48	$35.00	40	172	$1,400.00	$6,020.00	$1,680.00	4,340.00
3	INSTALLATION AND MAINTENANCE OF PROTECTIVE TREE FENCE	FOOT	8,370	$2.00	0	7845.0	$0.00	$15,690.00	$16,740.00	(1,050.00)
4	EARTH SAW CUT OF TREE ROOTS	FOOT	2,790	$2.00	0	2798.95	$0.00	$5,597.90	$5,580.00	17.90
5	SPECIAL EXCAVATION	CU. YD.	6,000	$20.35	-320.16	5553	-$6,515.26	$113,003.55	$122,100.00	(9,096.45)
6	SODDING, SPECIAL	SQ. YD.	12,700	$7.45	0	10566.92	$0.00	$78,723.55	$94,615.00	(15,891.45)
7	SUPPLEMENTAL WATERING	UNIT	400	$5.00	0	0	$0.00	$0.00	$2,000.00	(2,000.00)
8	DUST CONTROL SPECIAL	GALLON	2,200	$5.00	0	500	$0.00	$2,500.00	$11,000.00	(8,500.00)
9	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	1,100	$2.00	883	1040.97	$1,766.00	$2,081.94	$2,200.00	(118.06)
10	AGGREGATE PRIME COAT	TON	16	$75.00	2.19	2.19	$164.25	$164.25	$1,200.00	(1,035.75)
11	HOT MIX ASPHALT BASE COURSE 6"	SQ. YD.	10,600	$17.94	0	10570.22	$0.00	$189,629.75	$190,164.00	(534.25)
12	HOT MIX ASPHALT BINDER COURSE, IL 19.0, N50	TON	1,350	$57.62	26.28	1362.87	$1,514.25	$78,526.57	$77,787.00	741.57
13	HOT MIX ASPHALT SURFACE COURSE, MIX C, N50	TON	1,200	$62.87	-105	1117.99	-$6,601.35	$70,288.03	$75,444.00	(5,155.97)
14	SUB-BASE GRANULAR MATERIAL, TYPE B 4"	SQ. YD.	12,700	$2.63	91.9	12661	$241.70	$33,298.43	$33,401.00	(102.57)
15	PROTECTIVE COAT	SQ. YD.	6,300	$0.95	0	0	$0.00	$0.00	$5,985.00	(5,985.00)
16	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT	SQ. YD.	2,480	$31.95	0	2613.04	$0.00	$83,486.63	$79,236.00	4,250.63
17	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ. FT.	15,000	$3.20	0	15449.61	$0.00	$49,438.75	$48,000.00	1,438.75
18	DETECTABLE WARNING	SQ. FT.	224	$19.00	0	248	$0.00	$4,712.00	$4,256.00	456.00
19	HOT MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ. YD.	103	$24.50	0	31.34	$0.00	$767.83	$2,523.50	(1,755.67)
20	DRIVEWAY PAVEMENT REMOVAL	SQ. YD.	2,300	$7.74	0	2284.23	$0.00	$17,679.94	$17,802.00	(122.06)
21	SIDEWALK REMOVAL	SQ. FT.	15,000	$2.06	0	15327.3	$0.00	$31,574.24	$30,900.00	674.24
22	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	8,893	$11.75	0	9032.05	$0.00	$106,126.59	$104,492.75	1,633.84
23	TRAFFIC CONTROL AND PROTECTION	L.SUM	1	$69,153.57	0	1	$0.00	$69,153.57	$69,153.57	0.00
24	TEMPORARY AGGREGATE	TON	500	$15.77	0	814.12	$0.00	$12,838.67	$7,885.00	4,953.67
25	EXPLORATORY EXCAVATION	CU. YD.	100	$20.00	0	0	$0.00	$0.00	$2,000.00	(2,000.00)
26	POROUS GRANULAR EMBANKMENT, SUBGRADE	CU. YD.	500	$19.05	21.58	2640.6	$411.10	$50,303.43	$9,525.00	40,778.43
27	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ. YD.	12,580	$0.97	317.27	4839.26	$307.75	$4,694.08	$12,202.60	(7,508.52)
28	STREET SWEEPING	DAY	30	$500.00	0.0	11.0	$0.00	$5,500.00	$15,000.00	(9,500.00)
29	CONSTRUCTION LAYOUT	L.SUM	1	$15,000.00	0	1.0	$0.00	$15,000.00	$15,000.00	0.00
30	TREE MULCHING	EACH	186	$40.00	0	180	$0.00	$7,200.00	$7,440.00	(240.00)
31	INTERSECTION RAMP	EACH	13	$578.61	0	13	$0.00	$7,521.93	$7,521.93	0.00
32	DRIVEWAY RAMP	EACH	83	$289.31	4	82	$1,157.24	$23,723.42	$24,012.73	(289.31)
33	BRICK / STONE REMOVAL & REINSTALLATION	SQ. YD.	47	$193.24	0.00	28.43	$0.00	$5,493.81	$9,082.28	(3,588.47)
34	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU. YD.	500	$24.20	21.58	2640.6	$522.24	$63,902.52	$12,100.00	51,802.52
35	UNDERCUTTING FOR UTILITIES	CU. YD.	200	$15.00	0.00	0.00	$0.00	$0.00	$3,000.00	(3,000.00)
36	EMBANKMENT SPECIAL	CU. YD.	200	$15.51	0.00	0.00	$0.00	$0.00	$3,102.00	(3,102.00)
37	TEMPORARY SURFACE	SQ. YD.	200	$20.63	0	84.17	$0.00	$1,736.43	$4,126.00	(2,389.57)

Item	Description	Unit	Quantity	Unit Cost	Est. No. 7 Final	Total to Date	Est. No. 7 Final	Total to Date	Contract	Over or (Under) Contract
38	THERMOPLASTIC PAVEMENT MARKING LINE 6"	FOOT	184	$3.00	0	278.5	$0.00	$835.50	$552.00	283.50
39	THERMOPLASTIC PAVEMENT MARKING LINE 12"	FOOT	100	$8.00	0	271.1	$0.00	$2,168.80	$800.00	1,368.80
40	THERMOPLASTIC PAVEMENT MARKING LINE 24"	FOOT	96	$20.00	0	71.2	$0.00	$1,424.00	$1,920.00	(496.00)
41	PAVEMENT PATCHING TYPE IV	SQ. YD.	60	$50.90	0	127.29	$0.00	$6,479.06	$3,054.00	3,425.06
42	HOT-MIX ASPHALT DRIVEWAY PAVEMENT	SQ. YD.	70	$45.75	0.00	132.08	$0.00	$6,042.66	$3,202.50	2,840.16
43	PRECONSTRUCTION SEWER TELEVISING	FOOT	1,500	$3.00	0.0	986.6	$0.00	$2,959.80	$4,500.00	(1,540.20)
44	STORM SEWERS, 12" RCP, TYPE 1	FOOT	594	$52.00	0	866.75	$0.00	$45,071.00	$30,888.00	14,183.00
45	STORM SEWERS, 12" RCP, TYPE 2	FOOT	1,170	$56.00	0	1252.6	$0.00	$70,145.60	$65,520.00	4,625.60
46	STORM SEWERS, 12" RCP, TYPE 3	FOOT	20	$60.00	0.0	0.0	$0.00	$0.00	$1,200.00	(1,200.00)
47	STORM SEWERS, 15" RCP,TYPE 1	FOOT	255	$55.00	0.0	260.0	$0.00	$14,300.00	$14,025.00	275.00
48	STORM SEWERS, 15" RCP,TYPE 2	FOOT	131	$58.00	0.0	133.6	$0.00	$7,748.80	$7,598.00	150.80
49	STORM SEWERS, 18" RCP, TYPE 2	FOOT	68	$65.00	0.0	9.4	$0.00	$611.00	$4,420.00	(3,809.00)
50	STORM SEWERS, 24" RCP, TYPE 2	FOOT	90	$85.00	0.0	100.5	$0.00	$8,542.50	$7,650.00	892.50
51	STORM SEWERS, 6" PVC SDR 26	FOOT	800	$24.00	0.0	690.1	$0.00	$16,562.40	$19,200.00	(2,637.60)
52	STORM SEWER REMOVAL	FOOT	395	$5.00	0.0	139.0	$0.00	$695.00	$1,975.00	(1,280.00)
53	PIPE CULVERT REMOVAL	FOOT	100	$5.00	0.0	179.5	$0.00	$897.50	$500.00	397.50
54	INLETS, TYPE A, WITH FRAME, GRATE AND CURB BOX	EACH	1	$1,000.00	0	5	$0.00	$5,000.00	$1,000.00	4,000.00
55	CATCH BASINS, TYPE C, 4'-DIA., WITH FRAME, GRATE AND CURB BOX	EACH	40	$1,950.00	0	32	$0.00	$62,400.00	$78,000.00	(15,600.00)
56	STORM MANHOLES, TYPE A, 4'-DIAMETER, FRAME WITH CLOSED LID	EACH	9	$1,900.00	0	12	$0.00	$22,800.00	$17,100.00	5,700.00
57	STORM MANHOLES, TYPE A, 4'-DIAMETER, FRAME WITH OPEN LID	EACH	4	$1,900.00	0	1	$0.00	$1,900.00	$7,600.00	(5,700.00)
58	STORM MANHOLES, TYPE A, 5'-DIAMETER, FRAME WITH OPEN LID	EACH	2	$2,800.00	0	2	$0.00	$5,600.00	$5,600.00	0.00
59	ADJUST STORM STRUCTURE WITH NEW FRAME AND GRATE	EACH	4	$550.00	0	10	$0.00	$5,500.00	$2,200.00	3,300.00
60	ADJUST STORM STRUCTURE	EACH	6	$300.00	0	6	$0.00	$1,800.00	$1,800.00	0.00
61	STRUCTURE REMOVAL	EACH	26	$250.00	0	12	$0.00	$3,000.00	$6,500.00	(3,500.00)
62	TELEVISING STORM SEWERS	FOOT	2,328	$3.00	1928.8	2440.9	$5,786.40	$7,322.70	$6,984.00	338.70
63	INLET AND PIPE PROTECTION	EACH	40	$160.00	0	12	$0.00	$1,920.00	$6,400.00	(4,480.00)
64	STORM SEWER LATERAL CONNECTION	EACH	10	$600.00	0	5	$0.00	$3,000.00	$6,000.00	(3,000.00)
65	PIPE UNDERDRAIN 4"	FOOT	325	$15.00	0.0	739.5	$0.00	$11,092.50	$4,875.00	6,217.50
66	CONNECT TO EXISTING STRUCTURE / PIPE	EACH	9	$300.00	0	4	$0.00	$1,200.00	$2,700.00	(1,500.00)
67	SANITARY MANHOLES, TYPE A, 4'-DIAMETER, FRAME WITH CLOSED LID	EACH	14	$2,400.00	0	20	$0.00	$48,000.00	$33,600.00	14,400.00
68	SANITARY DROP MANHOLES, TYPE A, 4'-DIAMETER, FRAME WITH CLOSED LID	EACH	1	$4,500.00	0	1	$0.00	$4,500.00	$4,500.00	0.00
69	SANITARY SEWER, 8" PVC, SDR 26	FOOT	1,600	$76.00	0	1805.65	$0.00	$137,229.40	$121,600.00	15,629.40
70	SANITARY SEWER, 6" PVC, SDR 26	FOOT	1,300	$30.00	0	1900.2	$0.00	$57,006.00	$39,000.00	18,006.00
71	SANITARY SEWER SERVICE PIPE RECONNECTION (EXISTING MAIN)	EACH	47	$1,800.00	0	40	$0.00	$72,000.00	$84,600.00	(12,600.00)
72	SANITARY SEWER SERVICE PIPE RECONNECTION (PROPOSED MAIN)	EACH	39	$500.00	0	35	$0.00	$17,500.00	$19,500.00	(2,000.00)
73	ADJUST SANITARY MANHOLE WITH NEW FRAME & CLOSED LID	EACH	9	$950.00	-2	3	-$1,900.00	$2,850.00	$8,550.00	(5,700.00)
74	RECONSTRUCT SANITARY MANHOLE WITH NEW FRAME & CLOSED LID	EACH	1	$1,600.00	0	0	$0.00	$0.00	$1,600.00	(1,600.00)
75	SANITARY SERVICE EXPLORATION	EACH	15	$800.00	0	14	$0.00	$11,200.00	$12,000.00	(800.00)
76	STRUCTURE REMOVAL	EACH	5	$250.00	0	7	$0.00	$1,750.00	$1,250.00	500.00
77	TELEVISING OF SANITARY SEWERS	FOOT	1,600	$3.00	2866.5	3937.7	$8,599.50	$11,813.10	$4,800.00	7,013.10
78	LATERAL VIDEO INSPECTION (LIMITED)	EACH	26	$10.00	0	0	$0.00	$0.00	$260.00	(260.00)
79	LATERAL VIDEO INSPECTION (FULL)	EACH	25	$10.00	0	0	$0.00	$0.00	$250.00	(250.00)
80	SANITARY SEWER REMOVAL	FOOT	450	$5.00	0.0	0.0	$0.00	$0.00	$2,250.00	(2,250.00)

Item	Description	Unit	Quantity	Unit Cost	Est. No. 7 Final	Total to Date	Est. No. 7 Final	Total to Date	Contract	Over or (Under) Contract
81	SANITARY SERVICE CLEANOUT	EACH	86	$600.00	0	71	$0.00	$42,600.00	$51,600.00	(9,000.00)
82	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	5	$3,600.00	0	5	$0.00	$18,000.00	$18,000.00	0.00
83	FILL EXISTING STRUCTURE	EACH	2	$200.00	0	0	$0.00	$0.00	$400.00	(400.00)
84	WATER MAIN, 12", DUCTILE IRON PIPE, CLASS 52, & FITTINGS	FOOT	20	$90.00	0.0	10.0	$0.00	$900.00	$1,800.00	(900.00)
85	WATER MAIN, 8", DUCTILE IRON PIPE, CLASS 52, & FITTINGS	FOOT	2,298	$78.00	0.0	2188.85	$0.00	$170,730.30	$179,244.00	(8,513.70)
86	WATER MAIN, 6", DUCTILE IRON PIPE, CLASS 52, & FITTINGS	FOOT	100	$76.00	0.0	0.0	$0.00	$0.00	$7,600.00	(7,600.00)
87	WATER MAIN, 4", DUCTILE IRON PIPE, CLASS 52, & FITTINGS	FOOT	100	$75.00	0.0	25.3	$0.00	$1,897.50	$7,500.00	(5,602.50)
88	4" GATE VALVE	EACH	2	$900.00	0	0	$0.00	$0.00	$1,800.00	(1,800.00)
89	8" GATE VALVES & 5' DIA. VALVE VAULT	EACH	7	$3,250.00	0	9	$0.00	$29,250.00	$22,750.00	6,500.00
90	CUT AND PLUG EXISTING WATER MAIN	EACH	2	$500.00	0	4	$0.00	$2,000.00	$1,000.00	1,000.00
91	1-1/2" DIAMETER WATER SERVICE CONNECTIONS (SHORT SIDE)	EACH	43	$1,500.00	0	41	$0.00	$61,500.00	$64,500.00	(3,000.00)
92	1-1/2" DIAMETER WATER SERVICE CONNECTIONS (LONG SIDE)	EACH	40	$2,200.00	0	41	$0.00	$90,200.00	$88,000.00	2,200.00
93	CONNECTION TO EXISTING WATER MAIN	EACH	6	$1,500.00	0	6	$0.00	$9,000.00	$9,000.00	0.00
94	FIRE HYDRANTS TO BE REMOVED	EACH	3	$400.00	0	3	$0.00	$1,200.00	$1,200.00	0.00
95	ADJUST VALVE VAULT	EACH	3	$300.00	0	3	$0.00	$900.00	$900.00	0.00
96	ADJUST VALVE BOX	EACH	2	$150.00	0	1	$0.00	$150.00	$300.00	(150.00)
97	4" VALVE REMOVAL AND REPLACEMENT	EACH	2	$1,600.00	0	2	$0.00	$3,200.00	$3,200.00	0.00
	TOTAL (ORIGINAL PROJECT)						$6,853.82	$2,273,774.93	$2,239,574.86	34,200.07
	NEW CONTRACT ITEMS									
98	ADDITIONAL LENGTH OF 1-1/2" DIA. COPPER WATER SERVICE LINE	FOOT	-	$71.30	0.0	16.0	$0.00	$1,140.80		1,140.80
99	ADDITIONAL LENGTH OF 1" DIA. COPPER WATER SERVICE LINE	FOOT	-	$64.40	0.0	122.6	$0.00	$7,895.44		7,895.44
100	ADDITIONAL LENGTH OF 3/4" DIA. COPPER WATER SERVICE LINE	FOOT	-	$63.25	0.0	104.8	$0.00	$6,628.60		6,628.60
101	CATCH BASINS, TYPE C, WITH FRAME GRATE AND CURB BOX	EACH	-	$1,495.00	0	7	$0.00	$10,465.00		10,465.00
102	12" CATCH BASIN SPECIAL WITH R-4030 GRATE	EACH	-	$747.50	0	1	$0.00	$747.50		747.50
103	12" x 12" ADS INLET	EACH	-	$287.50	0	2	$0.00	$575.00		575.00
104	T&M STORM MH AND 20" D.I. STORM SEWER IN SUNSET/ARLINGTON INTERSECTION	L.SUM	-		0	0	$0.00	$0.00		0.00
105	SANITARY SEWER, 10" PVC, SDR 26	FOOT	-	$111.00	0.0	67.4	$0.00	$7,481.40		7,481.40
106	STORM SEWERS, 8" PVC, SDR 26	FOOT	-	$50.00	0.0	0	$0.00	$0.00		0.00
107	PROTECTIVE TREE FENCE MAINTENANCE PENALTY	EACH	-	($250.00)	(1)	4	$250.00	-$1,000.00		(1,000.00)
108	12" FIRE HYDRANT EXTENSION W/ VALVE BOX EXT.	EACH	-	$935.00	0	1	$0.00	$935.00		935.00
109	MANHOLE LID LETTERING MODIFICATION	EACH	-	$28.75	4	60	$115.00	$1,725.00		1,725.00
110	T&M WATER MAIN WORK AT FOREST & TURNER	L.SUM	-	$15,658.40	1.0	1	$15,658.40	$15,658.40		15,658.40
111	REPAIR WATER MAIN BREAK AND INSTALL NEW VALVE, WEST OF THE TURNER AND FOREST INTERSECTION	L.SUM	-	$6,305.38	1.0	1	$6,305.38	$6,305.38		6,305.38
112	MODIFY CB #111 AT SUNSET & GREENFIELD	L.SUM	-	$579.96	1.0	1	$579.96	$579.96		579.96
113	REWORK STORM SEWER AT SUNSET & ARLINGTON DUE TO CONFLICTS AND ELEVATION PROBLEMS	L.SUM	-	$11,010.07	1.0	1	$11,010.07	$11,010.07		11,010.07
114	LOWER WATER MAIN IN CONFLICT WITH PROPOSED STORM SEWER ON TURNER WEST OF REGENT	L.SUM	-	$6,156.76	1.0	1	$6,156.76	$6,156.76		6,156.76
115	SAWCUT FOREST & TURNER FOR WATER MAIN RELOCATION WORK	L.SUM	-	$580.34	1.0	1	$580.34	$580.34		580.34

Item	Description	Unit	Quantity	Unit Cost	Est. No. 7 Final	Total to Date	Est. No. 7 Final	Total to Date	Contract	Over or (Under) Contract
116	MODIFY STORM STRUCTURES # 167 & #168 ON GLENWOOD DUE TO WATER MAIN CONFLICT	L.SUM	-	$479.19	1.0	1	$479.19	$479.19		479.19
117	WATER SERVICE REPAIR AT 213 SUNSET (T&M)	L.SUM	-	$1,361.11	1.0	1	$1,361.11	$1,361.11		1,361.11
118	WATER MAIN ALIGNMENT CONFLICT AT SUNSET AND GREENFIELD (T&M)	L.SUM	-	$3,084.67	1.0	1	$3,084.67	$3,084.67		3,084.67
119	WATER SERVICE REPAIR AT 279 SUNSET (T&M)	L.SUM	-	$1,360.10	1.0	1	$1,360.10	$1,360.10		1,360.10
120	WATER MAIN ALLIGNMENT CONFLICT AT SUNSET AND ARLINGTON (T&M)	L.SUM	-	$2,572.65	1.0	1	$2,572.65	$2,572.65		2,572.65
	TOTAL (EXTRA ITEMS)						$49,513.63	$85,742.37	$0.00	85,742.37
	TOTAL PROJECT						$56,367.45	$2,359,517.30	$2,239,574.86	$119,942.44

TOTAL PROJECT		$56,367.45	$2,359,517.30
RETAINAGE (0%)		(93,624.00)	$0.00
LESS PREVIOUS PAYMENTS			$2,209,525.86
TOTAL PARTIAL PAYMENT		$149,991.45	$149,991.44

PAYOUT HISTORY	PAY ESTIMATE NO. 1	$50,375.21
	PAY ESTIMATE NO. 2	$457,274.33
	PAY ESTIMATE NO. 3	$375,084.91
	PAY ESTIMATE NO. 4	$255,231.66
	PAY ESTIMATE NO. 5	$640,889.88
	PAY ESTIMATE NO. 6	$430,669.87
	PAY ESTIMATE NO. 7 (FINAL)	$149,991.45
	TOTAL PROJECT - FINAL	**$2,359,517.31**

WATER FUND (50100-580100-00902)	Appropriation = $450,000	$37,079.41	$442,607.05
RETAINAGE (0%)		($19,657.19)	$0.00
LESS PREVIOUS PAYMENTS			$385,870.45
TOTAL PARTIAL PAYMENT		$56,736.60	$56,736.60
SANITARY SEWER FUND (50200-580100-00902)	Appropriation = $425,000	$6,814.50	$415,654.90
RETAINAGE (0%)		-$18,888.69	$0.00
LESS PREVIOUS PAYMENTS		-	$389,951.71
TOTAL PARTIAL PAYMENT		$25,703.19	$25,703.19
CAPITAL PROJ. STREET FUND (40000-580160-00902)	Appropriation = $1,525,000	$12,473.54	$1,501,255.35
RETAINAGE (0%)		($55,078.11)	$0.00
LESS PREVIOUS PAYMENTS		-	$1,433,703.70
TOTAL PARTIAL PAYMENT		$67,551.65	$67,551.66
	PAY ESTIMATE NO. 7 (FINAL) AMOUNT	$149,991.44	$149,991.45

Resolution No. _____

A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with R. W. Dunteman Company For an Increase of $119,943 Is Required for the Sunset-Turner Improvements Project For a Revised and Final Contract Cost of $2,359,518 and a Time Extension of 26 Days

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

Whereas, it has been determined that it would be beneficial to the Village to make adjustments to current contract unit quantities to match as-constructed amounts and to compensate the contractor for additional work performed on the project;

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

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

Section Two: The change order which this determination involves relates to the following contract: Sunset-Turner Improvements Project, R. W. Dunteman Company. The nature of Change Order Number One - Final and the amount of change is as follows: Adjust original contract quantities for 97 current contract items to reflect actual installed and measured amounts and to account for 21 new items, including additional lengths of water service copper pipe to extend connections in the parkway to avoid tree conflicts; repair of two mis-marked water services; reconfiguration of pipe connections at Turner and Forest to address possible leaks, cleanup the piping configuration and extend 6" pipe to a new hydrant on the southwest corner of the intersection;

repair a water main break and install a new valve on Turner just west of Forest; handle water main conflicts by lowering the water main on Turner west of Regent to permit the installation of new storm sewer and in the horizontal alignment on Sunset at both Greenfield and Arlington; provide a hydrant extension at 220 Sunset; modifying catch basin sizes to avoid conflicts with other utilities; installation of special parkway inlets to handle low spots or private pipe connections; needed field changes to connect pipes to structures at three locations in order to avoid existing utilities; removal of storm sewer in favor of ductile-iron storm sewer pipe to maneuver under the water main in the intersection of Sunset and Arlington; provide three spot repairs to a 10" sanitary sewer on Turner and Glenwood; modifying manhole covers to include the name of the Village as a means of discouraging would-be scavengers; and a credit to the project for four instances of failure to adequately maintain protective tree fence, all for a net cost increase of one hundred nineteen thousand nine hundred forty-three dollars ($119,943), for a revised contract price of two million three hundred fifty-nine thousand fife hundred eighteen dollars ($2,359,518), with a time extension of twenty-six (26) days resulting in a revised completion date of September 28, 2011.

Section Three: This written determination shall be preserved and in a permanent project file that is open to the public.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2012.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2012.

_____
Village President of the Village
of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the Village
of Glen Ellyn, Illinois

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A-11

MEMORANDUM

TO: Julius Hansen, Public Works Director

FROM: Bob Minix, Professional Engineer

DATE: May 7, 2012

SUBJECT: Crescent Boulevard Reconstruction Project
Recommendation for Approval of an Engineering Services Agreement with Burns & McDonnell for Phase I Engineering Services

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In December 2011 the Village was notified that its application for federal funding assistance for the reconstruction of Crescent Boulevard near Glenbard West High School was approved by the DuPage Mayors and Managers Conference, the governmental body designated to select and program local Surface Transportation Program (STP) projects in the DuPage County region. The proposed project limits between Park and Riford represent logical termini for the purposes of the STP application (see the attached location map), but the actual project would focus solely on the reconstruction of the roadway between Park and Lake to realize safety, structural and drainage improvements in that section. Included in the project would be upgrading various intersections of Crescent with connecting streets, including Park (potentially including traffic signals), Ellyn and Park Row / Crescent Ct / Lake. The estimated construction cost for the roadway and drainage portion of the project is $1,900,000 with federal funds of $1,329,000 (70% of eligible construction costs) now set aside for the work. Additional expenses will be incurred for any water main and sanitary sewer system improvements that might be identified, although no major water/sanitary sewer is anticipated. The work is currently programmed for bidding in late 2014 with construction anticipated in 2015.

The STP application approval was the culmination of a two-year effort on the part of Burns & McDonnell and Village staff to obtain STP funds for the reconstruction of Crescent east of Park. An earlier application made in 2010 was unsuccessful, as available funds were allocated to higher-ranking projects. The successful 2011 application was pared down from the 2010 submittal in the attempt to focus on the Crescent corridor immediately adjacent to the school properties where most of the project benefits would be realized. The August 2011 application was approved late last year for inclusion on the six year guaranteed funding list for DuPage County projects.

In February 2010, the Village retained the consulting firm of Burns and McDonnell of Downers Grove to perform preliminary engineering studies leading to a feasibility level report that formed the primary basis for the federal funding applications. The firm was selected following assessment of the qualifications of three engineers answering a selective Request for Proposal, initiated in response to a Village / School District 87 team that was seeking possible improvements on Crescent Boulevard to enhance pedestrian and traffic movements, address parking issues and promote aesthetics near Glenbard West. The fee for the feasibility study was $40,000. The engineer successfully completed the assignment within the prescribed time and prepared the first STP application for submission in

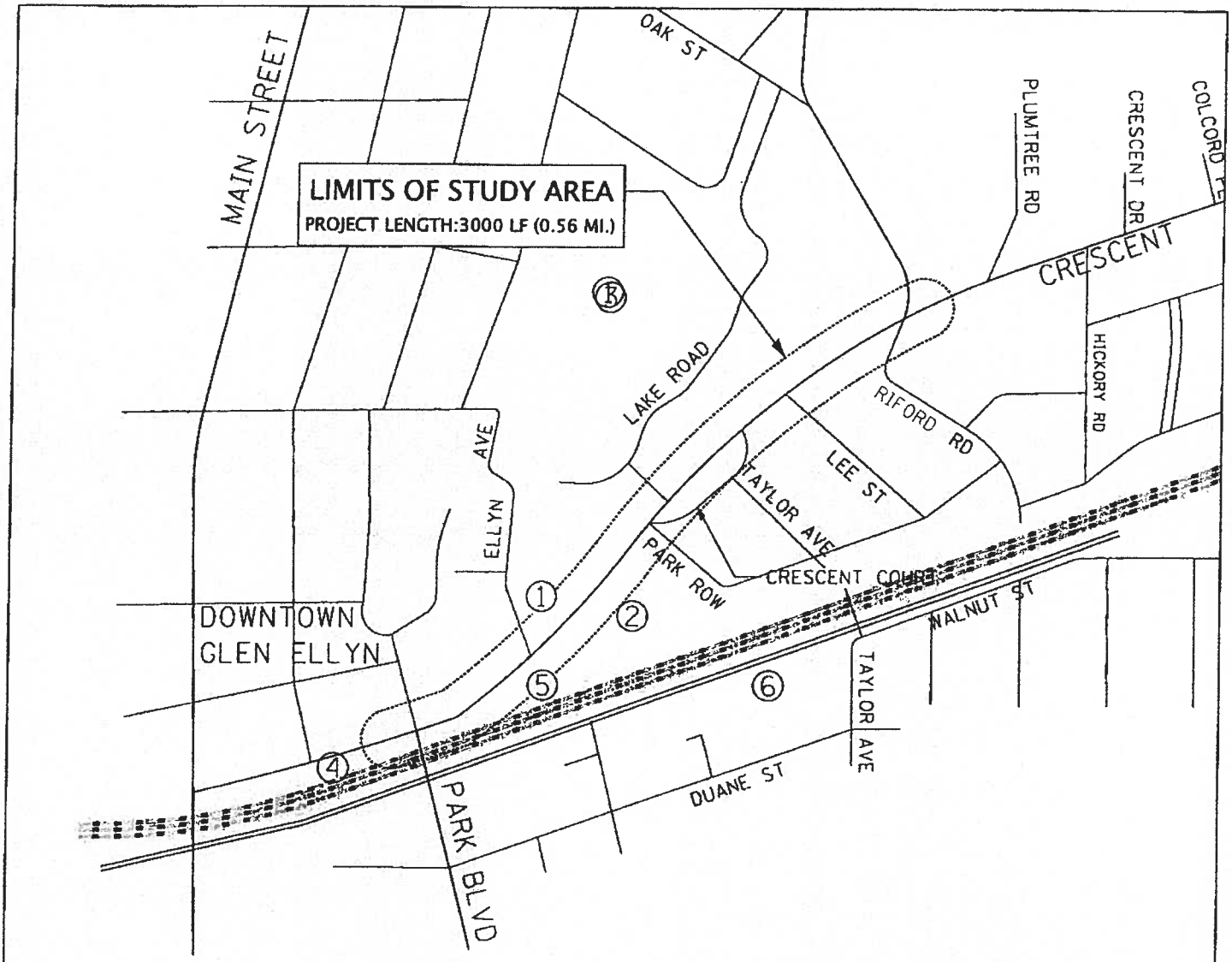
August 2010. For no additional fee, the engineer updated the application in 2011. Their effort last year included participation in a meeting with the STP task force managers to discuss ways to improve the application. In addition to the feasibility study, Burns & McDonnell also performed a stop sign warrant analysis in 2011 for the intersection of Crescent and Ellyn. The quality and timeliness of the work performed to date warrants retention of Burns and McDonnell as our engineers for the next phase of work. This is an experienced team; Burns and McDonnell was the project engineer for the reconstruction of Riford Road, a similarly funded STP project that was constructed in 2010, and key Riford Road engineers will lead the Crescent Boulevard work.

The infusion of federal monies into the project means that federal design standards must be met and that all the state agency procedures and protocols must be satisfied. This process is lengthy and requires a significant level of interaction with the Illinois Department of Transportation (IDOT). The next stage of the Crescent Boulevard Reconstruction Project is the conduct of Phase I engineering studies. The Phase I work involves the development of project data, determinations and designs leading to a preliminary engineering report that will be approved by IDOT. The Burns and McDonnell proposal includes preliminary geometric and traffic signal design, presentation and evaluation of geometric concepts, location drainage analysis, public and stakeholder coordination, and construction staging analysis.

The Burns and McDonnell proposal for the Phase I studies is enclosed herewith. The firm proposes to conduct the work needing approximately 925 personnel hours at an estimated fee of $121,640 and would take approximately one calendar year to complete.

It is recommended that Burns and McDonnell Engineering be retained to provide Phase I engineering services for the Crescent Boulevard Reconstruction Project. The proposed level of funding for the Phase I work should be **$130,000** including a 7% contingency. Funds for the engineering services should be taken from the **FY13 Budget, Account No. 400000 – 580160.**

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer



STP ROUTE DESIGNATIONS

CRESCENT BOULEVARD: FAU 1409
PARK BOULEVARD: FAU 2580
RIFORD ROAD: FAU 2995

SITE KEY

① GLENBARD WEST HIGH SCHOOL

② MEMORIAL FIELD

③ LAKE ELLYN

④ GLEN ELLYN METRA STATION

⑤ SITE OF PROPOSED METRA PARKING LOT

⑥ ILLINOIS PRAIRIE PATH

VILLAGE OF GLEN ELLYN
CRESCENT BOULEVARD IMPROVEMENT STUDY

EXHIBIT 1
PROJECT LOCATION MAP

SCALE:

DATE: JULY 2010

Burns & McDonnell
SINCE 1898

April 6, 2012

Mr. Bob Minix
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Re: Crescent Boulevard Improvement Study
Response to Request for Proposal

Dear Mr. Minix:

Thank you for the opportunity to submit this proposal to assist the Village of Glen Ellyn with the above referenced project. The Burns & McDonnell team has extensive experience with local road improvements and coordination with public agencies, including IDOT throughout the Chicago area. Burns & McDonnell is proposing a team that will provide exceptional service and benefits to the Village. We have a track record of working cooperatively and successfully with the Village of Glen Ellyn, and we look forward to doing so again.

Our project manager, Mr. Matthew Papirnik, P.E., PTOE, has direct experience in managing, designing and coordinating Village transportation projects. He has worked with the Village in the past on multiple occasions, including the reconstruction of Riford Road. Additionally, he has wide experience with a variety of transportation projects. His enthusiasm for this project and his dedication to its success will be a tremendous benefit to the Village.

Our proposal includes preliminary geometric and traffic signal design, presentation and evaluation of geometric concepts, location drainage analysis, public and stakeholder coordination, and construction staging analysis. The project features a wide variety of technical and collaborative challenges which we are eager to tackle on your behalf.

Burns & McDonnell is qualified and committed to successfully serve the Village of Glen Ellyn on this project and we look forward to getting this project underway. Please feel free to contact me at (630) 724-3823 or Mr. Papirnik if you have any questions.

Sinc ely,

Matthew A. Papirnik, P.E., PTOE
Project Manager

Michael Mack, P.E.
Director of Transportation Engineering

1431 Opus Place • Suite 400 • Downers Grove, IL 60515-1164
Tel: 630 724-3200 • Fax: 630 724-3201 • www.burnsmcd.com

Scope Outline – Phase I Tasks

Crescent Boulevard Improvement Study

PROJECT UNDERSTANDING AND SCOPE OF SERVICES

We are very pleased to have this opportunity to present this Project Understanding and Scope of Services for the Crescent Boulevard Improvement Study. It is our understanding that this project consists of the study of potential improvements to the configuration, pavement condition, operations, aesthetics and safety of Crescent Boulevard between Park Boulevard and Lake Road.

The project will require declaration of logical termini. It is expected that the project termini will be **defined as Park Boulevard on the west and Riford Road on the east.** However, previously-completed feasibility studies concluded that the segment of Crescent east of Lake Road is in very good operational and functional condition and does not require significant improvement. Funding from STP is not available for improvements to this section. Accordingly, only a limited amount of drainage and environmental analysis is expected to occur east of Lake Road.

KEY ISSUES

As the Village is aware, we have extensive knowledge of this project, having completed a Feasibility Study and a successful STP funding application in the past two years. This understanding, along with our meeting with the Village earlier this month, reveals the following issues as keys to the success of the project:

- **Village and stakeholder coordination.** A number of high-quality design alternatives are available for each section of the corridor. Most alternatives emphasize some of the above issues over others. A Purpose and Need Statement which helps to prioritize these issues is a critical goal of this project, but it won't be successful without efficient and detailed coordination between the Village, Glenbard High School District 87, other stakeholders, and the public. Our proposal provides for a detailed effort to be made in this area. We have had success in translating engineering analysis into facts and ideas which stakeholders can use to make informed decisions; we look forward to applying that knowledge to this project.
- **Quality analysis and design.** Most of the corridor is constrained by facilities or development immediately beyond the right-of-way line. It will be important to ensure that the design alternatives proposed for consideration are buildable and that their costs are accurately estimated.
- **Ellyn Avenue studies.** The Village has identified two new potential items of scope adjacent to the Crescent corridor – potential geometric improvements to Ellyn Avenue immediately north of Crescent, and possible reconfiguration of Ellyn Avenue to one-way operation during at least part of the day. We have proposed an efficient effort in our Proposal for the assessment of the opportunities and costs associated with these items of study.

Below are a few of the other issues that may need to be addressed during the Phase I effort:

- Submittal of an ITEP funding application for enhanced sidewalk scope.
- Design of surface or in-line detention, depending on the final change in impervious area.
- Union Pacific Railroad coordination, to ensure the success of a Park/Crescent traffic signal.
- The general viability, maintenance and infrastructure of median landscaping. (Detailed landscape design is a Phase II task.)
- Pavement selection. The design of the pavement section is not typically completed until Phase II; however, preferences can be discussed in the Project Development Report. Cost estimates will take these preferences into account.
- Right-of-way acquisition. Some feasibility study concepts may require acquisition of small

portions of District 87 property, for the purpose of enhancing pedestrian or vehicle safety. The merits and issues of these acquisitions will be discussed during concept selection.

Project Components

Components of this project will include:

- Project management, meetings and coordination
- Data collection (Supplemental survey, traffic counts and utility coordination)
- Environmental Survey Request Form and PESA submittals
- Updates to previously-completed crash analysis
- HCS modeling of projected traffic
- Develop project design criteria and goals
- Evaluation of existing geometrics
- Alternative development and evaluation
- Existing and proposed drainage analysis
- Intersection Design Study preparation
- Construction staging and MOT study
- Cost estimates
- Group II Categorical Exclusion Project Development Report
- Public involvement

This project does not include the following components, for the reason noted:

- Geotechnical investigation (to be performed in Phase II design)
- Plats and Legal Descriptions (Phase II)
- Traffic projection coordination (completed previously)
- Warrant analysis (completed previously)
- Hydraulic surveys/BCR or structural evaluation (not applicable)
- Retaining walls that include structural design (not anticipated)
- Detailed landscaping design (Phase II)
- DuPage County stormwater permit application (Phase II)
- Wetland delineation and mitigation (none anticipated)

These or any additional items can and should be added to this contract if they become necessary to the complete the design of the project. If and when these items become a part of this project Burns & McDonnell will provide a detailed scope and estimate to be used as a basis for negotiations with the Village.

TASK DESCRIPTIONS

BMcD proposes to perform all the required design services in accordance with the latest AASHTO design specifications, IDOT BLR Manual, and Village standards as applicable. Our plan of action and tasks are described in the following text.

I. Project Management, Meetings and Coordination

BMcD will coordinate the work, attend meetings and maintain a close relationship throughout the duration of the project schedule. The project manager will coordinate with Glen Ellyn and IDOT as required to

complete the project deliverables. Project staff, deliverables, procedures and commitments will be defined in a Project Management Plan, which we will share with the Village upon completion of the document.

Bi-weekly status reports will be prepared and submitted once the project has begun. These will include a brief summary of the items completed, previous work effort and outstanding issues. Should the project be delayed or during periods of light work efforts these reports my decrease in frequency with concurrence of the Village.

The following meetings are anticipated as part of the project:

- Progress Meetings - Three (3) meetings with the Public Works Department are anticipated.
- IDOT Coordination: We expect to attend a kickoff meeting and a coordination meeting with the Bureau of Local Roads and Streets, and to coordinate with IDOT on a regular basis in advance of the submittal of our Project Development Report.
- District 87: We anticipate three (3) meetings with Glenbard West and District 87 administration as the project progresses, along with regular coordination and project updates.
- We anticipate a total of two (2) meetings with other stakeholders to be determined. The Capital Improvements Commission and the Union Pacific Railroad / Metra are considered to be the most likely participants.
- Two presentations at the monthly IDOT/FHWA coordination meetings are anticipated, as is typically the case for all Federally-funded projects.

Meeting minutes will be prepared by Burns & McDonnell for each meeting.

Quality control and quality assurance (QC/QA) are an important part of our work. This effort will occur as part of the Project Management task. Review of project deliverables by independent members of our staff will ensure the quality of the materials presented and the conformance of those materials to our scope.

II. Data Collection

Much of the information needed to complete the Crescent Boulevard study has already been collected. We are familiar with the survey information developed by others for the Memorial Field project, and will adopt it for use in our project. Some supplemental survey tasks will be performed in this category:

- Re-establishment of project benchmarks, to ensure that supplemental survey ties to existing survey.
- Establishment of alignment ties.
- Partial survey of Crescent Boulevard between Park Boulevard and Ellyn. Only the south side curb and gutter was surveyed initially.
- Partial survey of Crescent Boulevard between Ellyn Avenue and Park Row. The southeast side parking area and the slope descending to the Memorial Park turf has been re-graded; the new limits and elevations should be established.
- Sidewalk and ROW line survey of the Crescent/Park Boulevard intersection. Only the edges of pavement are currently available.
- Full survey of Park Row and Crescent Court for a distance of 200 feet from the intersection with Crescent Boulevard.
- Shots at 50-foot spacing, 10 feet behind the timber retaining wall on the north side of Crescent southwest of Lake Road.
- Full survey of Ellyn Avenue from 100 feet north of Crescent Boulevard to immediately south of Ellyn Court, a distance of approximately 250 feet.
- Survey of the existing utility structures (including rim and invert elevations) within the project limits.

- JULIE coordination will be pursued to verify the extent of municipal and other utilities mapped in the existing survey.

Traffic counts will be performed at Hawthorne and Ellyn, and at the Glenbard West High School parking lot, during school peak periods (7:00 a.m. - 9:00 a.m. and 2:00 p.m. - 5:00 p.m.) to evaluate the issues which may arise from directional limitations on Ellyn Avenue traffic flow.

III. Traffic Analysis/Modeling and Crash Analysis

Much of the traffic analysis, traffic signal warrant and crash analysis work for Crescent Boulevard was performed previously. The Phase I effort relevant to these tasks will be simply to update the information already developed.

The Village has expressed an interest in evaluating the feasibility of configuring Ellyn Avenue for one-way operation, either permanently or during school hours. We propose to complete this evaluation using the following tasks:

- Peak period counts at two locations along Ellyn Avenue (already noted)
- A Technical Memorandum describing the alternatives, the traffic impacts to area streets and to local major intersections, a recommendation if appropriate, and a discussion of further studies if required.

IV. Evaluation of Existing Conditions

This task is centered on development of the Purpose and Need Statement for this project, and consists of three steps. First, a list of project design criteria will be developed; this helps to define the project's purpose and to identify any existing engineering issues which must be addressed. (We anticipate that a 30-mph design speed and IDOT BLRS criteria for collector streets will be used.) The second step will be identification of all of the issues, opportunities and goals which might be addressed by the improvement. These two steps will be summarized in the drafting, review and approval of the Purpose and Need Statement, which will combine the engineering and community issues into a single statement for use in guiding the subsequent design effort.

The Environmental Survey Request (ESR) required by IDOT will be undertaken during this phase as well. The ESR will direct IDOT to evaluate the corridor for a variety of environmental factors. The Crescent corridor is likely to receive clearances on all aspects of the ESR evaluation. Those clearances will be documented and updated as needed during the course of the project. Any right-of-way required for the project will be purchased from Glenbard School District 87; this will require a 4(f) process to be undertaken (though a *de minimis* finding is possible, given the minor impacts to the facility and the participation of the school as a willing participant in the property transfer).

No evaluation or design of municipal utility improvements is anticipated as part of this project.

V. Alternative Evaluation

During the 2010 feasibility study, two or three alternative concepts were developed for each of the following areas of the project:

- Crescent Boulevard/Park Boulevard intersection
- Typical section, Crescent between Park Boulevard and Ellyn Avenue
- Typical section, Crescent between Ellyn Avenue and Park Row

- Intersection of Crescent Boulevard and Park Row / Crescent Court

The Alternative Evaluation task will consist of the selection of a preferred set of geometric concepts for the entire corridor. This task will be completed using the following steps:

- Refine the feasibility study exhibits for each alternative.
- Coordinate with the Village, District 87 and other stakeholders to determine criteria for evaluation.
- Present the findings of this evaluation, along with the various alternatives, in a Technical Memorandum addressed to all stakeholders.
- Develop consensus on the preferred concepts, both individually and as part of a unified improvement.

A separate Technical Memorandum on the staged construction of the improvement will be included in this phase. An Intersection Design Study for the proposed signalization of the Crescent Boulevard/Park Boulevard intersection will be prepared for IDOT approval as well.

In addition to the Crescent Boulevard analysis, the Village has expressed an interest in the review of the existing geometry of Ellyn Avenue for potential improvements. This analysis will take the form of a Technical Memorandum summarizing the findings of the traffic study and discussing the merits of signing, geometric and structural design alternatives to the current configuration.

VI. Drainage Analysis

This project will include the development of a location drainage study that will detail the existing conditions and proposed improvements associated with the storm sewer design. The DuPage County Stormwater Ordinance will be used to develop the drainage design criteria.

A general drainage map will be prepared for the overall project site showing the major drainage boundaries and drainage features within the project area. A detailed drainage plan will be prepared showing the existing roadway drainage system. It will also depict a proposed system which identifies pipe locations, slopes and sizes, and inlet locations, and the stormwater discharge locations for the existing and proposed system. Subwatershed drainage boundaries will be shown on the map. The need for detention, if any, will be discussed with the Village. The location and capacity of any required detention will be identified in the proposed drainage plan.

Identification of appropriate stormwater Best Management Practices will also be performed as part of this scope. It is not anticipated that application for a stormwater permit from the Village of Glen Ellyn will take place as part of this scope.

The above scope is based on the following assumptions: It is understood that Crescent is not subjected to regular flooding. It is also understood that no portion of the corridor lies within a floodplain, and that Crescent Boulevard itself is served by a single outfall (into Lake Ellyn via a Lake Road main storm sewer). Storm sewer televising or video review is not included in this scope.

VII. Public Coordination

The Village has expressed an interest in providing a full public presentation of the project. We expect this effort to involve the preparation of approximately 6 large color exhibits and a Powerpoint presentation, a pre-presentation meeting with the Village, attendance by two members of Burns & McDonnell's project team, and documentation of the presentation and any comments received by attendees.

It is assumed that the Village will take the lead in public notification activities in advance of any presentation, and that the school district will assist the project team by providing facilities for the presentation.

VIII. Project Development Report

The granting of Design Approval by IDOT is necessary to complete Phase I design. Design Approval will be awarded through successful completion of a Local Roads Project Development Report. We expect that this project will be defined as a "Group 2 Categorical Exclusion", due to the anticipated acquisition of right-of-way. Accordingly, a Project Development Report will be required. The report will include all of the documentation, exhibits, and calculations needed to adequately define the project's preferred concept. Two submittals are anticipated.

Village of Glen Ellyn
Estimate of Labor Expenses
Crescent Boulevard Improvement Study

Burns & McDonnell SINCE 1906

Personnel & Hours

Classification Level	# of Each	Project Principal	Unit Manager	Project Manager	Engineer	CADD	Survey	Admin	
		15	14	13	11	9	11	8	
Rate*		$80.00	$50.00	$47.00	$35.00	$28.00	$35.00	$23.00	Hours
Scope of Services									
1 Project Initiation, Meetings, Management and Coordination: 164 Hours									
Project Management and Client Coordination			8	28				8	44
Work Plan			2	4					6
Funding and Grant Applications			2	10	4				16
Glen Ellyn PW/CIC Meetings	4			8	8				16
IDOT Coordination				12	4				16
District 87 Coordination/Meetings	3			16	6				22
Other Agency Coordination/Meetings	2			8	4				12
IDOT/FHWA Coordination Meetings	2			8					8
QA/QC Plan Implementation			16	8					24
2 Data Collection: 64 Hours									
(1) Survey: Supplemental Topography				2	4		24		30
Survey - Utility Structure Details					4		8		12
Utility Coordination				2	4				6
(1) Traffic Counts - Ellyn Avenue					4	12			16
3 Traffic and Crash Analysis: 42 Hours									
(1) Ellyn Avenue Traffic Studies			2	12	6				20
Construction Traffic Studies			2	8	6				16
Update Crash Analysis					6				6
4 Evaluation of Existing Conditions: 52 Hours									
Establish Project Design Criteria				2	4				6
Develop list of Issues, opportunities and goals				2	8				10
Develop Purpose and Need Statement				8	4				12
ESR Submittal and Coordination				4	20				24
5 Alternative Selection: 236 Hours									
(1) Ellyn Avenue alternative geometrics studies			2	8	6				16
Crescent concept evaluation exhibits				10	18	8			36
Crescent concept evaluation and selection			8	32	32	8			80
Park/ Crescent Intersection Design Study				24	56				80
Staging and MOT Tech Memo				12	12				24
6 Drainage Analysis: 120 Hours									
Evaluation of Existing Drainage System & Identify Issues				12	24				36
Establish Design Criteria				4	4				8
Design Proposed Storm Sewer System / Evaluate Detention				16	28				44
Report Preparation				12	20				32
7 Public Coordination: 192 Hours									
Exhibit Preparation and Coordination			4	24	32			8	68
Meeting Attendance and Followup				12	8			4	24
8 Project Development Report: 156 Hours									
Construction Cost Estimate				4	16				20
Draft Project Development Report				24	48				72
Report Exhibit Preparation					16	24			40
Final Project Development Report				12	12				24
Total:			48	306	428	52	32	20	926
% of Hours			5.0%	37.6%	46.2%	5.6%	3.5%	2.2%	100%

(1) Tasks or hours added as part of the Ellyn Avenue studies.

DF-824-034
REV 12/04

PAYROLL RATES

FIRM NAME Burns and McDonnell **DATE** 04/06/12
PRIME/SUPPLEMENT Prime
PTB NO.

ESCALATION FACTOR 0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
Level 6 - Assist. Admin.	$11.52	$11.52
Level 7 - Assist. Civil Tech.	$16.92	$16.92
Level 8 - Assist. Civil Eng.	$23.00	$23.00
Level 9 - Assist. Civil Eng.	$28.00	$28.00
Level 10 - Civil Eng.	$28.80	$28.80
Level 11 - Civil Eng.	$35.00	$35.00
Level 12 - Sen. Civil Eng.	$38.00	$38.00
Level 13 - Sen. Civil Eng.	$47.00	$47.00
Level 14 - Assoc. Eng.	$50.00	$50.00
Level 15 - Assoc. Eng.	$60.00	$60.00
Level 17 - Assoc. VP	$70.00	$70.00
		$0.00
		$0.00
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PREPARED BY THE AGREEMENTS UNIT Printed 4/6/2012 9:13 AM

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

DF-824-034
REV 12/04

FIRM Burns and McDonnell
PTB
PRIME/SUPPLEMENT Prime
DATE
OVERHEAD RATE 183.00%
COMPLEXITY FACTOR 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	Outside Direct Costs (F)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)
	PM, Meetings and Coord.	164	7,288.00	13,337.04	770.82	2,696.56				24,092.42
	Data Collection	64	2,204.00	4,033.32	342.40	815.48				7,395.20
	Traffic and Crash Analysis	42	1,770.00	3,239.10	150.50	654.90				5,814.50
	Evaluation of Existing Conditions	52	2,012.00	3,681.96	200.85	744.44				6,639.25
	Alternative Studies	236	9,330.00	17,073.90	982.23	3,452.10				30,838.23
	Drainage Analysis	120	4,728.00	8,652.24	465.20	1,749.36				15,594.80
	Public Coordination	92	3,568.00	6,529.44	691.70	1,320.16				12,109.30
	Project Development Report	156	5,772.00	10,562.76	685.60	2,135.64				19,156.00
	Subconsultant DL					0.00				0.00
	TOTALS	926	36,672.00	67,109.76	4,289.30	13,568.64	0.00	0.00	0.00	121,639.70

PREPARED BY THE AGREEMENTS UNIT

Printed 4/6/2012 9:12 AM

A-12

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Director of Public Works

DATE: May 8, 2012

RE: Park Boulevard Rehabilitation STP Project Recommendation for Approval of an Engineering Services Agreement with Engineering Enterprises, Inc.

Background:
This project is for the rehabilitation of Park Boulevard between Roosevelt Road and the Union Pacific Railroad Tracks. In 2010, the Village was notified that the application for federal funding assistance was approved by the DuPage Mayors and Managers Conference (DMMC).

Issues:
The estimated construction cost for the roadway and drainage portion of the project is $1,620,000. The federal funding for the project equals up to $1,135,000 with total project costs is estimated at $2,500,000. The project is currently programmed for 2015 construction. Additional information on the project and background is provided in the attached memorandum from Professional Engineer Bob Minix.

Recommendation:
Approval of an Engineering Services Agreement with Engineering Enterprises, Inc. for Phase I Engineering Services.

Action Requested:
Motion to waive competitive bidding and approve an Engineering Services Agreement with Engineering Enterprises, Inc. for Phase I Engineering Services for an amount not to exceed $142,494.00.

Attachment:
Memo from Bob Minix, Professional Engineer

MEMORANDUM

TO: Julius Hansen, Public Works Director

FROM: Bob Minix, Professional Engineer

DATE: May 7, 2012

SUBJECT: Park Boulevard Rehabilitation STP Project
Recommendation for Approval of an Engineering Services Agreement with Engineering Enterprises, Inc. for Phase I Engineering Services

In late 2010 the Village was notified that its application for federal funding assistance for the rehabilitation of Park Boulevard between Roosevelt Road and the Union Pacific RR Tracks was approved by the DuPage Mayors and Managers Conference (DMMC), the governmental body designated to select and program local Surface Transportation Program (STP) projects in the DuPage County region. The start of the project has been deferred to this fiscal year due to possible cash flow concerns in the FY12 Capital Projects Fund raised during budget development that delayed a variety of modest-level expenditures supported by that funding source. Staff recommends commencing work on the project begin as soon as possible.

With project limits between Park and Crescent representing the logical termini for the purposes of the STP application (see the attached location map), the actual project would consist of two distinct parts: between Roosevelt Road and Fairview, the roadway would be essentially reconstructed; between Fairview and the UPRR, the roadway would be resurfaced in accordance with IDOT Local Area Pavement Preservation (LAPP) guidelines. Total length of the improvement would be 6,500 ft. Federal funds would generally cover roadway and drainage work, with up to 70% of eligible construction costs covered. In addition to the local share of roadway construction work, the local agency would be responsible for all engineering expenses and sanitary sewer and water main work. Included in the reconstruction area would be comprehensive water main and sanitary sewer upgrades typically undertaken in a comprehensive infrastructure improvements project. In the LAPP area, water and sanitary sewer spot repairs would be identified and performed on an as-needed basis. The estimated construction cost for the roadway and drainage portion of the project is $1,620,000 with federal funds of up to $1,135,000 available. Total project costs, including engineering, are estimated to be about $2,500,000. The work is currently programmed to bid in late 2014 for construction in 2015.

The Park Boulevard application for federal funding originally came about as a result of a call for projects in the spring of 2010 when there was speculation that another infusion of ARRA (stimulus) money was imminent. At that time the Village submitted three LAPP projects (Park Boulevard, Main Street north of Roosevelt Road to Fairview, and Hill Avenue) for consideration to DMMC and the Park Boulevard LAPP was selected for inclusion in that assemblage of ARRA II projects. All three Village applications were actually prepared by Engineering Enterprises, Inc. (EEI) of Sugar Grove on

a no-fee basis, with staff assistance. The firm has consistently expressed interest in Village projects in the past four years, but has not yet performed a design or construction engineering assignment for us. While the overall ARRA-II initiative waned, the success of the Park Boulevard request spurred the EEI-Village team to consider submittal of an application for the regular annual STP program. In August 2010 the Park project application was repackaged in response to the STP call for projects, with the scope of the work expanded in the Roosevelt Road to Fairview section to include more substantial roadway construction. The successful 2010 STP application was again prepared by EEI. The August 2010 application was approved for inclusion on the six year federal fiscal year 2011-2016 guaranteed funding list for DuPage County projects.

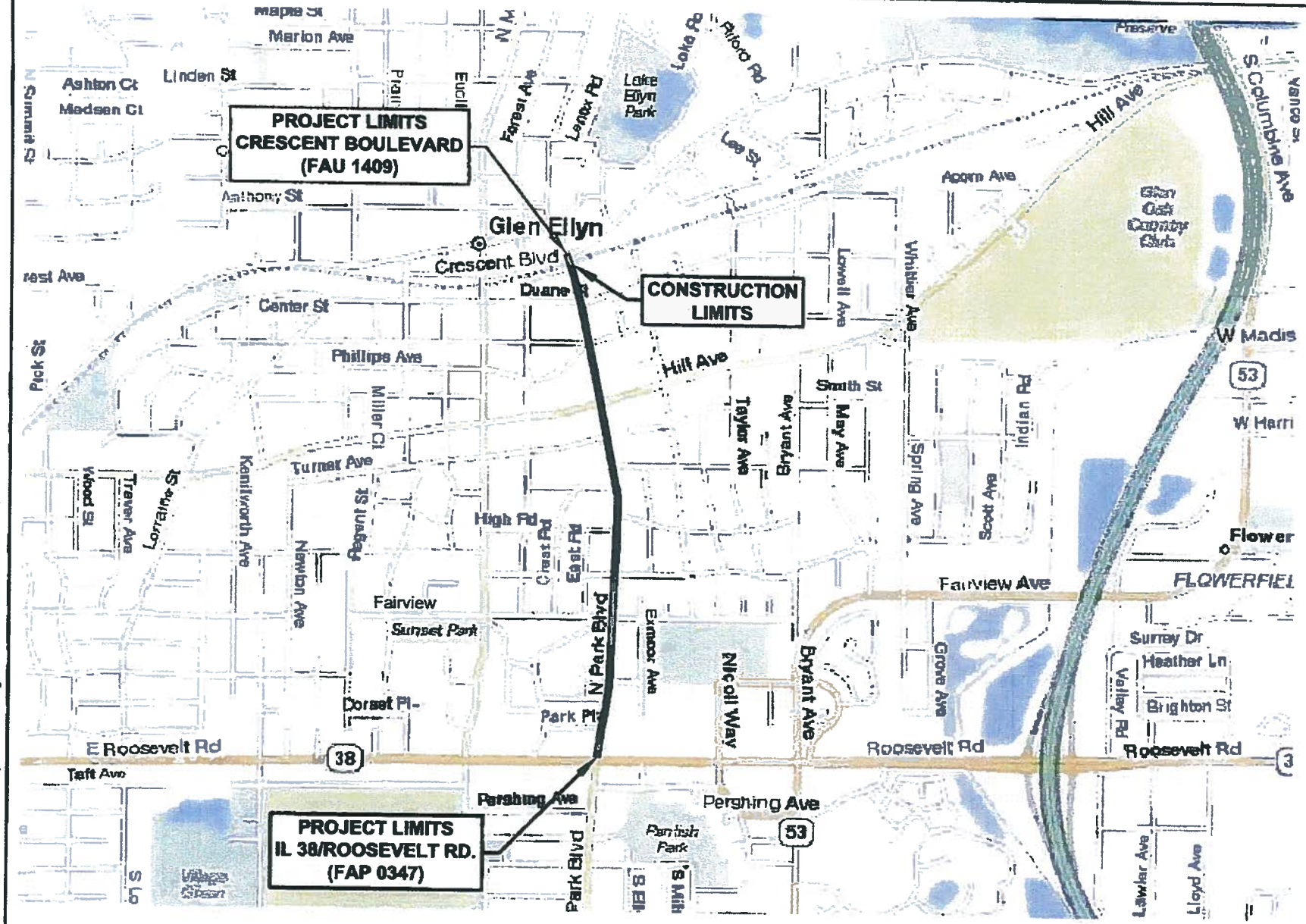
It is recommended that EEI be retained to perform the design engineering for the Park Boulevard STP project. The firm has very good credentials in the municipal engineering field with the requisite experience with federally funded project development. Project Manager Jason Bauer prepared the applications that were successful in garnering the STP dollars for the project. Staff would like to award this assignment to EEI in recognition of their consistent marketing efforts, responsiveness to previous requests for proposals and assistance with the previous applications.

The infusion of federal monies into the project means that federal design standards must be met and that all the state agency procedures and protocols must be satisfied. This process is lengthy and requires a significant level of interaction with the Illinois Department of Transportation (IDOT). The next stage of the Park Boulevard Rehabilitation STP Project is the conduct of Phase I engineering studies. The Phase I work involves the development of project data, determinations and designs leading to a Project Development Report (PDR) that will be approved by IDOT and will guide the project's detailed design (Phase II engineering). The EEI proposal outlines the proposed scope of Phase I services including various meetings, field reviews and topographic surveys, geotechnical studies, traffic and safety reviews, roadway and drainage analyses and preliminary designs, review of water and sanitary sewer system components and identification of needs, environmental site assessment, special management area reviews, agency coordination, cost estimates and PDR development. EEI will be assisted by various sub-consultants, with the input from the firm performing the environmental survey particularly important as the Roosevelt Road end of the project has known contamination sites that will complicate project approvals.

The EEI proposal for the Phase I studies is enclosed herewith. The firm proposes to conduct the work needing approximately 800 personnel hours at an estimated fee of $116,200 and would take up to 18 months to complete, including estimated IDOT review times. The proposed level of funding for the Phase I work should be **$125,000** including an 8% contingency. Funding for the engineering services should be taken from the following **FY13 Budget accounts:**

Water Fund, Account No. 50100 – 580100	**$15,000**
Sanitary Sewer Fund, Account No. 50200 – 580100	**$15,000**
Capital Projects Fund, Account No. 40000 – 580160	**$95,000**

cc: Mark Franz, Village Manager
Kristen Schrader, Assistant to the Village Manager - Administration
Jeff Perrigo, Civil Engineer



PARK BOULEVARD (FAU 2580)
ROADWAY IMPROVEMENTS
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS

LOCATION MAP

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 – www.eeiweb.com

SCALE:	DRAWN BY:
N.T.S.	KKP
DATE: 5/10/10	REVISED:

COPYRIGHT © 2010 ENGINEERING ENTERPRISES, INC.

Plotted: August 2, 2010 @ 9:26 AM By: Kris Pung – Tab: Park – 8.5x11

Path: H:\SDSKPROJ\GY1002\DWG\DWG EXHIBIT\GY1002-PARK

Engineering Enterprises, Inc.

May 7, 2012

Mr. Bob Minix
Professional Engineer
Village of Glen Ellyn Public Works Department
30 South Lambert Road
Glen Ellyn, IL 60137

Re: Professional Engineering Services Proposal
Park Boulevard (FAU 2580) Rehabilitation
IL Route 38/Roosevelt Road (FAU 0347) to Crescent Boulevard (FAU 1409)
Village of Glen Ellyn, DuPage County, IL

Dear Mr. Minix:

Thank you for the opportunity to submit this proposal for professional engineering services for the above referenced project. Our proposal presents in more detail below the following items: Project Description, Scope of Services, Fees and Conditions, Qualifications, Exclusions and Acceptance.

PROJECT DESCRIPTION

The Village of Glen Ellyn has requested a proposal to provide preliminary engineering services for the rehabilitation of Park Boulevard from Illinois Route 38 north to the Union Pacific Railroad (UP RR) crossing. The project limits for the Phase I Study will extend further north to Crescent Boulevard to obtain logical termini. The scope of the improvements is as follows:

- Reconstruction – IL Route 38 to Fairview Avenue
  - Pavement removal
  - Base repair
  - New pavement construction
  - Removal and replacement of existing curb and gutter
  - Removal and replacement of existing driveway aprons
  - Intermittent removal and replacement of sidewalk (to correct deficiencies or to meet the latest standards for ADA compliance)
  - Watermain replacement
  - Sanitary and storm sewer repair (as needed)
  - Storm sewer system addition (as needed)
  - Replacement of all frames and grates/lids
  - Structure adjustment/rehabilitation/reconstruction/replacement
  - Detector loop replacement
  - Possible addition of audible pedestrian system at existing Park Boulevard and IL Route 38 traffic signals
  - Pavement striping
  - Restoration

- Resurfacing – Fairview Avenue to the UP RR
  - Pavement Milling
  - Patching
  - Resurfacing
  - Intermittent removal and replacement of existing curb and gutter
  - Intermittent removal and replacement of sidewalk (to correct deficiencies or to meet the latest standards for ADA compliance)
  - Sanitary sewer repair (as needed)
  - Replacement of all frames and grates/lids
  - Structure adjustment/rehabilitation/reconstruction/replacement
  - Pavement Striping
  - Restoration

SCOPE OF SERVICES

Our firm proposes to furnish the personnel, materials, equipment and transportation to make the necessary investigations, measurements, computations and analysis to perform preliminary engineering in accordance with the Illinois Department of Transportation's (IDOT) requirements for federally funded projects. The final deliverable will be a Project Development Report (PDR) which will contain the results of the findings and will serve as the planning document that will guide the development of the final plans, specifications and estimates (to be designed under a separate contract after approval of the PDR). All of the work shall be in accordance with accepted civil engineering practices, Illinois Department of Transportation requirements and all Village standards. The following section describes the anticipated scope of work in greater detail.

The final deliverable for this project will consist of an approved PDR; throughout the development of the PDR, EEI will also provide the ancillary preliminary engineering tasks associated with processing this project, including the following tasks:

- Develop Project Management Plan
  - Outline tasks critical for completing project on time
  - Outline key contacts and communication plan
  - Develop internal review protocol
  - Distribution list
  - Project team roles and responsibilities

- Kick-off Meeting with Village Staff
  - Review project scope
  - Establish lines of communication
  - Review schedule and milestones
  - Acquire existing information from Village, including any recent improvement plans, known issues, utility records/atlases, etc.

- Field Review of Project Site
  - Identify any areas of concern
  - Determine limits of topographic survey

- Agency Coordination

- Prepare status reports for DuPage Mayors and Managers Conference (DMMC)
- Conduct preliminary coordination with IDOT
  - Obtain Section Number
  - Complete Project Program Information Form (PPI)
  - Schedule IDOT Kick-Off Meeting

- IDOT Kick-Off Meeting
  - Prepare discussion outline
  - Prepare preliminary exhibits
    - Location Map
    - Plan and Profile sheets
    - Typical Sections
  - Review project limits
  - Review project scope
  - Review schedule
  - Develop meeting minutes and distribute for approval

- Federal Highway Authority (FHWA) Coordination Meeting
  - Prepare discussion outline
  - Prepare preliminary exhibits
    - Location Map
    - Plan and Profile sheets
    - Typical Sections
  - Concurrence on:
    - Project scope
    - Project limits
    - Categorical exclusion
  - Develop meeting minutes and distribute for approval

- Topographic Survey
  - Conduct survey of project limits
  - IL38 to Fairview
    - R.O.W. to R.O.W. (or just outside R.O.W. as needed)
    - Obtain depth and sizes of underground utilities
  - Fairview to UP RR
    - R.O.W. to R.O.W. (or just outside R.O.W. as needed)
    - No utility information other than structure location
  - Surface data (driveways, signage, utilities, sidewalk, roadway limits, curb location, mailboxes, streetlights, other appurtenances, trees, landscaping, etc.)

- Geotechnical
  - Review existing data and field conditions to determine frequency, type and depth of subsurface exploration data needed (borings expected from IL38 to Fairview, cores expected from Fairview north to UP RR)
  - Prepare exhibits and work with subconsultant to obtain data
  - Review findings and finalize scope

- Utilities

- Review existing atlas maps, repair history and field conditions to confirm scope
- Work with subconsultant to obtain inspection videos of:
  - Sanitary sewer – IL38 north to UP RR
  - Storm sewer – IL38 to Fairview
- Review inspection videos and develop rehabilitation scope
- Prepare preliminary layout of new water main from IL38 to Fairview
- Field review of existing storm inlet spacing; determine need for additional inlets
- Inspection of utility structures to determine scope of improvements (adjustment, reconstruction, replacement)
- Obtain atlas map information from private utility companies

- Roadway
  - Review geometrics
  - Prepare pavement design (reconstruction)
  - Develop proposed typical cross sections
  - Preliminary Plan and Profile
    - Proposed Improvements
    - New water main location
    - Utility repairs
    - Curb and gutter removal and replacement
    - Sidewalk removal and replacement
    - Driveway apron removal and replacement
    - Project limits
    - Patching limits
    - Base repair
    - Striping
    - Misc. ancillary improvements

- Tree Survey - Due to the limited anticipated impact to existing trees based on the proposed scope of work, a tree survey has not been included in the scope

- Crash Analysis - Gather and review historical crash data; identify any potential corrective measures to provide safety enhancements (none anticipated); develop crash diagrams

- Drainage Technical Memorandum - preliminary investigation to identify existing drainage conditions, localized drainage issues, drainage features and outfall conditions
  - Existing drainage conditions
  - Localized drainage/flooding issues
  - Major drainage features
  - Outfall conditions
  - Other pertinent drainage information

- Traffic Staging Review
  - Identify required staging to maintain traffic during construction
  - Prepare cross sections, plan sheets and general notes for staging
  - Preliminary identification of detour route (if needed)

- Preliminary Environmental Site Assessment
  - Review/summarize area geology/hydrology

- Historical research to identify potential areas of environmental concern; review:
  - Historical use/ownership records
  - Aerial photography
  - Historical maps (such as Sanborn Fire Insurance Maps)
- Site evaluation
  - Review current environmental features and conditions (R.O.W. and adjacent)
  - Identify areas of concern
- Record review
  - State and Federal databases
  - Determine need to conduct supplementary investigations in Phase II Final Design Engineering

- Wetland Inventory/Delineation
  - Review Records and Documents
    - U.S. Geological Survey Topographic Maps
    - National Wetlands Inventory Maps
    - DuPage County Soil Survey
    - DuPage County Flood Insurance Rate Maps
    - DuPage County Wetland Maps
    - Hydric Soils of the United States
    - Aerial Photography
  - Field Inventory – Supplemental on-site activities to confirm presence of wetlands; define hydric soils, hydrophytic vegetation and evidence of hydrology to determine presence of wetlands; define type and boundary of wetlands encountered; coordinate findings with Glen Ellyn personnel (full waiver community)
  - Letter of no finding (anticipated), or provide report detailing findings – map and aerial exhibits with wetland boundaries delineated, Floristic Quality Assessment, wetland data sheets, photographs, wildlife habitat assessment, riparian assessment, initial endangered species consultation
  - WIE Wetland Impact Evaluation (WIE) Submittal (no impacts anticipated)

- Agency Coordination
  - U.S. Fish and Wildlife; utilize FWS website to determine known presence of endangered species
    - EXCLUSION – Endangered Species Surveys – based on preliminary findings, additional scope may be necessary to completed endangered species surveys; as this requirement is not anticipated, no scope has been included for detailed review based on the existing character of the project area
  - Illinois Department of Natural Resources
    - EcoCAT (Ecological Compliance Assessment Tool – IDNR)

- Estimates of Construction Cost
  - Identify non-participatory items
  - Revise PPI based on final information contained in PDR

- Final Preparation of Project Development Report

- Categorical Exclusion Group I Expected (with report)
- Summarize findings, format report consistent with IDOT procedures
- Revisions based on IDOT and Village commentary

- Preliminary R.O.W. Analysis
  - Review potential need for acquisition of R.O.W. or easements
  - No legal documents will be prepared; the identified areas shall be reviewed in depth in Phase II Final Design Engineering

- Supplemental Meeting Attendance
  - Public information meeting (if required by Village)
  - Two review meetings with Village staff
  - Prepare outlines and meeting minutes for all meetings

- Project Administration
  - Status reports to Village Staff
  - Monitor labor expenses and fees
  - Monitor schedule to ensure timely completion

FEES AND CONDITIONS

The proposed method of payment for the required professional services will be hourly not-to-exceed fees for the various classifications of employees who will perform the work as listed on the Standard Schedule of Charges dated January 1, 2011.

Attachment A of the agreement summarizes our estimated compensation for professional engineering services. The proposed Phase I Preliminary Engineering not-to-exceed fee is $142,494.00

Payment for all services will be based on invoices submitted periodically by our firm, but not more frequently than monthly as the work progresses. Invoices will be payable by the Village within 90 days of the date of the invoice. In the event that payment is not made by the Village within 90 days, interest will be charged at the rate of 1.5 percent per month on the unpaid balance.

This proposal shall be in effect for a period of sixty (60) days from the date of this proposal. If this proposal is not accepted within that period of time, our firm reserves the right to withdraw or revise this proposal.

Additional assignments not described above, including out of office meetings, will be performed at the hourly rate for the various classifications of employees who will perform the work as listed on the attached Standard Schedule of Charges dated January 1, 2011 or under a separate proposal.

SCHEDULE

Attachment B of the proposal exhibits the anticipated schedule for this project. This schedule is highly dependent upon agency review, for which an anticipated time has been estimated.

EXCLUSIONS

EXCLUSIONS

No allowance has been included in this proposal for legal surveys, tree surveys, endangered species surveys, wetland mitigation, intersection design studies, capacity analysis, or roadway lighting. If any of these items are needed a separate proposal will be presented at that time for that work.

QUALIFICATIONS

Engineering Enterprises, Inc. is actively engaged in the planning, design and construction of public transportation improvement projects requiring civil engineering and land surveying services in Northern Illinois. Our staff has the experience, enthusiasm and commitment to provide the required services in a reliable, timely and cost effective manner.

Tom Talsma, Vice President, will serve as the Principal in Charge and will provide general oversight and will ensure that all of EEI's resources are available to ensure the timely completion of the project. In addition to Tom, three key staff members will perform the majority of the services on this project. The principal contact person with our firm will be Jason M. Bauer, P.E., Project Manager. Jason has had involvement in similar roadway design projects and will have the ability to move this project forward in accordance with the schedule and the Village's expectations. In addition, James Lenzini, P.E., Design Engineer and Timothy Weidner, P.E., Design Engineer. The resumes for these three key project team members have been included with this proposal. Additionally, the services of two sub-consultants will be utilized: Huff & Huff, Inc. (environmental) and Rubino Engineering, Inc. (geotechnical).

ACCEPTANCE

If the Project Description, Scope of Services, and Fees and Conditions, as cited above are satisfactory, please indicate your acceptance by signing both of the enclosed proposals and returning one of them to us for our records.

We welcome the opportunity to submit this proposal for professional services to you for your consideration. We look forward to working with and for you on this exciting project.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.

Thomas W. Talsma
Vice President

Jason M. Bauer, P.E.
Project Manager

Enclosures

AGREEMENT

All terms and conditions to this Agreement for Professional Services

accepted this _____ day of _____, 2012.

By _____

By _____

Village of Glen Ellyn
Organization

535 Duane Street
Address

Glen Ellyn Illinois 60137
City State Zip

Accepted this _____ day of _____, 2012.

ENGINEERING ENTERPRISES, INC.
Organization

52 Wheeler Road
Address

(corporate seal)

Sugar Grove Illinois 60554
City State Zip

By Thomas W. Talsma
Vice President

By Deborah Migliorini
Executive Assistant

ENGINEERING ENTERPRISES, INC.
CONSULTING ENGINEERS

Attachment A
ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES - PHASE I ENGINEERING
Park Boulevard - Phase I
IL Route 38 to Crescent Boulevard
Village of Glen Ellyn, DuPage County, IL

DATE:	5/7/2012
ENTERED BY:	JMB

WORK ITEM NO.	WORK ITEM	ENGINEERING							DRAFTING				SURVEYING					ADMIN.	WORK ITEM HOUR SUMM.	COST PER ITEM
		E-4 SENIOR PRINCIPAL ENGINEER	E-3 PRINCIPAL ENGINEER	E-2 SENIOR PROJECT MANAGER	E-1 PROJECT MANAGER	P-6 SENIOR PROJECT ENGINEER II	P-5 SENIOR PROJECT ENGINEER I	P-4 PROJECT ENGINEER	T-6 PROJECT MANAGER	T-5 SENIOR PROJECT TECHN.	T-4 PROJECT TECHN.	T-3 PROJECT TECHN.	S-1 PROJECT MANAGER	P-5 SENIOR PROJECT SURVEYOR I	T-4 PROJECT TECHN.	T-3 SENIOR TECHN.	A-3 ADMIN. ASSIST.		
	CONSTRUCTION ENGINEERING																			
1.01	Data Collection & Utility Coordination				2	6												8	$ 1,054
1.02	Survey												5	36	36			77	$ 8,738
1.03	Topo Drafting								27	27								54	$ 7,101
1.04	Geotechnical Investigation				2	2				4								8	$ 1,028
1.05	Sewer Televising and Review				4		8											12	$ 1,536
1.06	Environmental				4	8												12	$ 1,696
1.07	Preliminary Plan & Profile, Exhibits, Pavement & Utility Design				32	80		40		80								232	$ 26,064
1.08	Field Inspections				4	16												20	$ 2,648
1.09	Crash Analyses				4	16				4								24	$ 3,132
1.10	Drainage Technical Memorandum				16	16		16		16								64	$ 8,064
1.11	Traffic Staging				4	8				8								16	$ 2,334
1.12	Preliminary Quantities and Estimate of Cost				2	8		16										26	$ 3,100
1.13	Project Development Report				32	60				40								132	$ 17,184
1.14	QC/QA				20													20	$ 2,840
1.15	Meetings and Coordination		4		32	24												64	$ 8,644
1.16	Project Administration		4		24												4	32	$ 4,388
																		0	$ -
	Design Phase Engineering Total	0	8	0	182	244	8	72	27	177	0	0	5	36	36	0	8	803	$ 102,473
	Project Total	0	8	0	182	244	8	72	27	177	0	0	5	36	36	0	8	803	$ 102,473

FEE SCHEDULE AS OF 01/01/11							
Senior Principal Engineer	E-4	0	hours	@	$171	per hour =	$0
Principal Engineer	E-3	8	hours	@	$167	per hour =	$1,336
Senior Project Manager	E-2	0	hours	@	$155	per hour =	$0
Project Manager	E-1	214	hours	@	$142	per hour =	$30,388
Senior Project Engineer/Planner/Surveyor II	P-6	244	hours	@	$130	per hour =	$31,720
Senior Project Engineer/Planner/Surveyor I	P-5	44	hours	@	$121	per hour =	$5,324
Project Engineer/Planner/Surveyor	P-4	72	hours	@	$111	per hour =	$7,992
Senior Project Technician II	T-6	177	hours	@	$121	per hour =	$21,417
Senior Project Technician I	T-5	0	hours	@	$111	per hour =	$0
Project Technician	T-4	36	hours	@	$102	per hour =	$3,672
Senior Technician	T-3	0	hours	@	$93	per hour =	$0
Administrative Assistant	A-3	8	hours	@	$78	per hour =	$624
HOURLY TOTAL=		803				TOTAL EEI LABOR =	$102,473

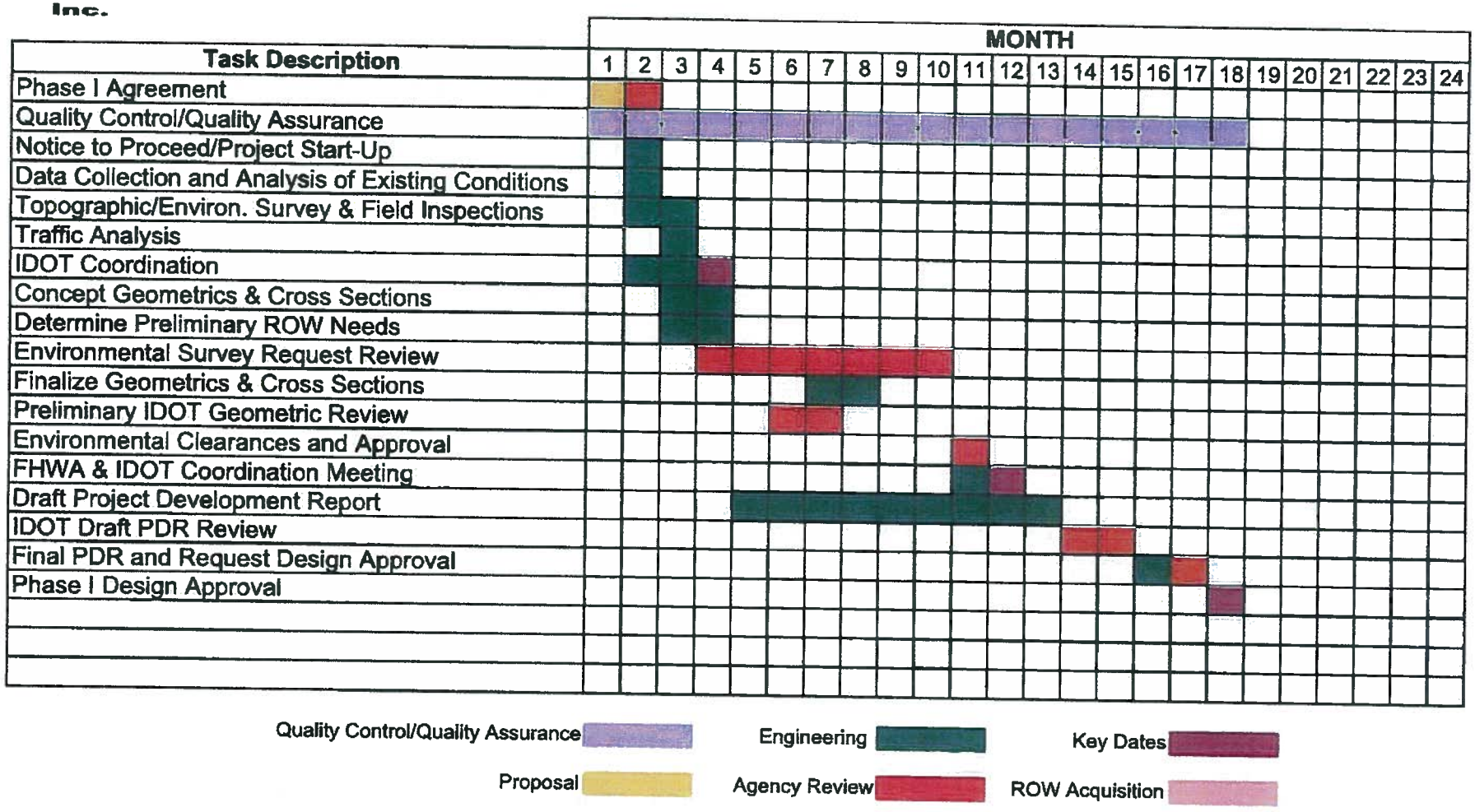
DIRECT COSTS	
Printing	$500
Geotechnical (Rubino)	$5,600
Environmental (Huff and Huff)	$7,600
	$0
Transportation	$0
DIRECT EXPENSES =	$13,700

TOTAL LABOR COSTS	
Drafting Expenses =	$25,251
Surveying Expenses =	$8,738
Engineering Expenses =	$67,860
Administrative Expenses =	$624
TOTAL LABOR EXPENSES =	$102,473

TOTAL CONTRACT COSTS =	$116,173

Engineering Enterprises, Inc.

Attachment B - Project Schedule
Park Boulevard Phase I - IL Route 38 to Crescent Boulevard
Professional Engineering Services Agreement
Village of Glen Ellyn
DuPage County, IL



Standard Schedule of Charges

January 1, 2011

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$171.00
Principal	E-3	$167.00
Senior Project Manager	E-2	$155.00
Project Manager	E-1	$142.00
Senior Project Engineer/Planner/Surveyor II	P-6	$130.00
Senior Project Engineer/Planner/Surveyor I	P-5	$121.00
Project Engineer/Planner/Surveyor	P-4	$111.00
Senior Engineer/Planner/Surveyor	P-3	$102.00
Engineer/Planner/Surveyor	P-2	$ 93.00
Associate Engineer/Planner/Surveyor	P-1	$ 83.00
Senior Project Technician II	T-6	$121.00
Senior Project Technician I	T-5	$111.00
Project Technician	T-4	$102.00
Senior Technician	T-3	$ 93.00
Technician	T-2	$ 83.00
Associate Technician	T-1	$ 74.00
Administrative Assistant	A-3	$ 78.00

CREW RATES, VEHICLES AND REPROGRAPHICS		
1 Man Field Crew with Standard Survey Equipment		$133.00
2 Man Field Crew with Standard Survey Equipment		$207.00
1 Man Field Crew with RTS or GPS *		$164.00
2 Man Field Crew with RTS or GPS *		$238.00
Vehicle for Construction Observation		$15.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)	

*RTS = Robotic Total Station / GPS = Global Positioning System

52 Wheeler Road, Sugar Grove, IL 60554 ~ (630) 466-6700 tel ~ (630) 466-6701 fax ~ www.eeiweb.com

Jason M. Bauer, P.E.

Project Manager

Experience:
EEI: 10 years
Other: 0 years

Registration:
Professional Engineer - Illinois, 2005
062-058265

Education:
M.S., 2001, Civil Engineering
University of Illinois, Champaign, IL

B.S., 2000, Civil Engineering,
University of Illinois, Champaign, IL

Professional Associations:
American Society of Civil Engineers

Professional Certifications:
Bituminous Concrete Density Tester Course
Bituminous Concrete Level II Technician
Bridge Repair Documentation
Hot Mix Asphalt Level I
Mixture Aggregate Technician
Rehabilitating Streets and Highways

Jason Bauer is a project manager with ten years of experience providing design and construction engineering for various municipal projects with a record of maintaining schedules and budgets. He has excellent communication skills and has coordinated many public relation programs for sensitive projects in his role as a liaison between the municipal and regulatory agencies.

Representative Projects:

US Route 30 Roadway Improvements and Baseline Road Realignment (HPP), Montgomery, Illinois
Served as project manager and lead design engineer in the preparation of the Phase I Project Development Report and Phase II Final Design Engineering for the widening of US Route 30 and Baseline Road realignment. The Village of Montgomery received Federal HPP Funds for the realignment of Baseline Road to correct geometric deficiencies and provide safety improvements. The project was designed in conjunction with the development of the southeast corner of the intersection of US Route 30 and Orchard Road, consisting of a Wal-Mart and various outlots. The project consisted of determining the new roadway alignment, securing the right-of-way, the partial removal of Baseline Road, the construction of new Baseline Road (1,400 linear feet), the reconstruction and extension of Horsemen Trail, installation of a new signal at the Wal-Mart entrance, signal modifications at the intersections of Orchard Road and US Route 30 and Orchard Road and Caterpillar Drive, new turn lanes on US Route 30, Orchard Road and Caterpillar Drive and the construction of new detention facilities for the roadway and all of the adjacent commercial development. Due to the time sensitivity of the overall project, the project was split into two phases to ensure critical timelines were met and that the full amount of the HPP funds was utilized.

Municipal Drive and Galena Boulevard Extensions (HPP), Sugar Grove, Illinois
Served as project manager in the preparation of plans and specifications for the extension of Municipal Drive north of US Route 30 to a new intersection with the Galena Boulevard extension west of Illinois Route 47 in the Village of Sugar Grove. As a part of the Village's comprehensive plan, this area of the Village was identified for commercial development but lacked the necessary infrastructure to facilitate development. The Village received Federal HPP Funds for the extension of the two roadways to encourage development and relieve traffic congestion on Illinois Route 47 through Sugar Grove. The project consisted of preparing a preliminary Phase I Study to finalize the roadway alignment, identify access locations, develop typical pavement sections, perform environmental investigations and provide wetland delineations and the necessary mitigation. In addition to the roadway extensions, the project also included streetlighting, stormwater detention and the extension of water and sewer service to the area. Design engineering was completed in 2008 and construction was completed in 2009.

2011 Street Rehabilitation – Raymond Street, Elgin, Illinois
Project manager for Phase II and III for the design and preparation of construction plans, specifications and estimates for the rehabilitation of over 3 miles of roadway. The scope of the work included the completed removal and replacement of the existing sidewalk, curb and gutter and driveways, pavement patching, the installation of 5,300 linear feet of new water main, sanitary sewer lining, milling and resurfacing. The project also included rerouting a 36-inch storm sewer with installation depths up to 20-feet underneath an existing roadway, permitting with the Illinois Department of Transportation (IDOT) and the IEPA.

Batavia Road Rehabilitation, City of Warrenville, Illinois
Project Manager for the Phase I and II engineering for the STP roadway improvements including removal and replacement of all curb and gutter, pavement resurfacing, storm sewer modification, sidewalk removal and replacement and new sidewalk construction at various locations throughout the project limits. The project is currently expected to be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the project will be constructed in 2013.

Continental Drive Shared-Use Path, City of Warrenville, Illinois
Project Manager for the Phase I and II engineering for the STP improvements including the construction of a new shared-use path along Continental Drive and Meadow Avenue. Additional included are the traffic signal modifications at the intersection of Continental Drive and Illinois Route 59. The project is currently expected to be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the project will be constructed in 2013.

Local Agency Pavement Preservation (LAPP) Improvements,
Various Local Agencies
Provided design engineering and/or project management services for the preparation of plans and specifications for 18 STP Local Agency Pavement Preservation (LAPP) improvement projects dating back to 2003, total nearly 18 miles. Each project consisted of field evaluations to determine the condition of the existing roadway and the proper rehabilitation method. Most projects consisted of minor drainage improvements, the replacement of deteriorated sidewalk and curb and gutter, pavement patching, milling and resurfacing and all necessary pavement markings and vegetative restoration. Also provided the necessary coordination to obtain pavement cores, topographic layout, plan and specification preparation and all required communication with the local agency and the Illinois Department of Transportation. Additionally provided phase III engineering services consisting of project management and onsite observation for all projects.

James R. Lenzini, P.E.

Lead Design Engineer

Experience:
EEI: 2 years
Other: 25 years

Registration:
Professional Engineer - Illinois, 1986
062-043174

Education:
1990, Master of Management
Northwestern University

M.S., 1982, Structural Engineering
University of Illinois

B.S., 1982, Civil Engineering,
University of Illinois

Professional Associations:
American Public Works Association

Jim Lenzini is a project manager with more than 27 years of experience in the management and design of local, state and federally funded municipal, county, and IDOT transportation projects. His extensive experience includes the development of feasibility studies and the management and design of contract plans, specifications and estimates for rural and urban streets and highways along with central business district enhancement projects.

Representative Projects:

IL Route 171 and 13th Street Intersection Improvements (On-Going), City of Lockport
Managing and coordinating Phase I and II engineering for intersection improvements including construction of turn lanes and installation of traffic signals and interconnect. The intersection is the main entrance to the Metra train station and the design requires coordination with the ICC and Illinois Central Railroad. The project was initiated to alleviate the need for police to direct traffic during peak hours. The Phase I work includes a Project Development Report and the development of a Traffic Signal Warrant and Geometric Study which includes a crash analysis, capacity analyses, turn-lane warrant analysis, an IDS, and traffic signal warrant analysis. The project may be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $1,460,000 project will be constructed in 2012.

IL Route 47 and Cross Street Intersection Improvements (On-Going), Village of Sugar Grove
Managing and coordinating Phase I and II engineering for intersection improvements including construction of right turn lanes and traffic signal and interconnect modifications. The improvements will help alleviate congestions at the intersection which is the main gateway to downtown Sugar Grove and provides access to key commercial and residential areas. The Phase I work includes a Project Development Report, Location Drainage Study, and Geometric Study which includes a crash analysis, capacity analyses, turn-lane warrant analysis, and an IDS. The project was processed as a Group I Categorical Exclusion. Phase II contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $1,500,000 project will be constructed in 2012.

Fabyan Parkway - IL Route 25 to Nagel Boulevard (On-Going),
Kane County Division of Transportation
Managing and coordinating Phase I and II engineering for roadway improvements including widening and resurfacing the four-lane arterial route for the addition of a bi-directional turn lane; replacing storm sewer and drainage structures; relocating water main; and relocating a traffic signal interconnect. The project was initiated to alleviate congestion on Fabyan Parkway and to provide safer access to adjacent residences and neighborhoods. The Phase I work includes a Project Development Report. The project was processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $1,460,000 project will be constructed in 2013.

Representative Projects: (While at another firm)

Randall Road and IL Route 64 Federal Aid Highway Improvements, Kane County Division of Transportation, City of St. Charles and Illinois Department of Transportation

Managed, designed and coordinated the development of contract plans, specifications and estimates to reconstruct 1.8 miles of urban arterial and principal arterial roadways that included three intersection improvements. Coordination was required with the three participating public entities. Highly-detailed, multi-staged traffic control/construction staging plans were developed and implemented. The improvements at the intersection consisted of P.C.C. hinge-jointed pavement and raised landscaped medians. An extensive hydrologic and hydraulic analysis was performed along with a multi-staged-release stormwater detention facility design. The City's water main facilities were upgraded. The project incorporated traffic signal improvements at three intersections with video detection; a remote-controlled intersection surveillance system and traffic signal interconnect improvements. A bicycle path/sidewalk and a poured-in-place concrete bicycle underpass were included in the design. The project included two separate lighting system designs. The project was completed in 2005 at an estimated construction cost of $15.5 million.

Annie Glidden Road Federal Aid Highway Improvements, City of DeKalb, Illinois

Managed, designed and coordinated the development of contract plans, specifications and estimates to reconstruct 1.5 miles of two-lane rural minor arterial roadway to a five-lane urban roadway with landscaped medians. The project included improvements to the Annie Glidden Road and Taylor Street intersection and multiple minor intersections. Multi-staged traffic control/construction staging plans were provided. To mitigate flooding problems, roadway profiles were raised and three (3) new 12'x5' precast box culverts were provided in conjunction with a two-stage compensatory storage floodplain mitigation basin. Traffic signal improvements were provided at the intersection of Annie Glidden Road and Taylor Street, and at two other intersections. The project included a wireless traffic signal interconnect, upgrades to the City's water main and a street lighting system. Landscaped medians and a bicycle path were included as part of the project. The $7.8 million project was completed in 2007.

Butterfield Road Improvements – Orleans Drive to US Route 45, Lake County Division of Transportation and Village of Mundelein

Managed, designed and coordinated the development of contract plans, specifications and estimates to reconstruct 0.6 miles of rural two-lane roadway to an urban five-lane roadway with enclosed drainage. Multi-staged traffic control/construction staging plans were provided to maintain two-way traffic throughout construction. Stormwater detention for the project was accommodated through multiple in-line detention storm sewer systems and restricted outlets. A 12-inch water main was installed using horizontal directional drilling techniques. Traffic signal improvements at the US Route 45 intersection, an in-roadway lighted crosswalk warning system with automatic activation bollards and coordinated LED enhanced pedestrian crossing signs were provided. The $2.2 million project was completed in 2002.

Timothy V. Weidner, P.E.

Signal Engineer

Experience:
EEI: 9 years
Other: 0 years

Registration:
Professional Engineer - Illinois, 2006
062-059549

Education:
B.S., 2002, Summa Cum Laude,
Civil Engineering,
Valparaiso University, Valparaiso, IN

Certifications:
S14 - Documentation of Contract Quantities - 11-0019
Hot Mix Asphalt Level I & Level II Technician
Hot-Mix Asphalt Density Tester Certification
Mixture Aggregate Technician
S50 - Construction Material Inspection Documentation
S16 - Erosion Control

Continuing Education:
MicroStation and GeoPak Training
WaterCAD Modeling
ICORS
IDOT/APWA Local Agency & Consultant Resident Engineer Seminar
ACEC-IL/IDOT Traffic Signal Seminar
APWA-IDOT Local Roads Programming & Agreements Seminar
Highway Capacity Manual (HCM) 2010 Workshop
Introduction to Bicycle Planning
Rehabilitating Streets and Highways
MUTCD Training
Highway Engineering Principles
Context Sensitive Solutions
Pavement Construction Inspection

Professional Associations:
Institute of Transportation Engineers (ITE)

Tim Weidner is a senior project engineer with nine years of experience involving engineering planning and design for transportation projects. His ability to perform traffic analysis, plan review, construction observation, and design calculations has assured the success of project goals.

Representative Projects:

Fabyan Parkway - IL Route 25 to Nagel Boulevard (On-Going), Kane County Division of Transportation, Illinois
Providing Phase I and II engineering for roadway improvements including widening and resurfacing the four-lane arterial route for the addition of a bi-directional turn lane; replacing storm sewer and drainage structures; relocating water main; and relocating a traffic signal interconnect. The project was initiated to alleviate congestion on Fabyan Parkway and to provide safer access to adjacent residences and neighborhoods. The Phase I work includes a Project Development Report and may be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $2,035,000 project will be constructed in 2013.

IL Route 47 and Cross Street Intersection Improvements (On-Going), Sugar Grove, Illinois
Providing Phase I and II engineering for intersection improvements including construction of right turn lanes and traffic signal and interconnect modifications. The improvements will help alleviate congestions at the intersection which is the main gateway to downtown Sugar Grove and provides access to key commercial and residential areas. The Phase I work includes a Project Development Report, Location Drainage Study, and Geometric Study which includes a crash analysis, capacity analyses, turn-lane warrant analysis, and an IDS. The project may be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $1,000,800 project will be constructed in 2012.

IL Route 171 and 13th Street Intersection Improvements (On-Going), Lockport, Illinois
Providing Phase I and II engineering for intersection improvements including construction of turn lanes and installation of traffic signals and interconnect. The intersection is the main entrance to the Metra train station and the design requires coordination with the ICC and Illinois Central Railroad. The project was initiated to alleviate the need for police to direct traffic during peak hours. The Phase I work includes a Project Development Report and the development of a Traffic Signal Warrant and Geometric Study which includes a crash analysis, capacity analyses, turn-lane warrant analysis, an IDS, and traffic signal warrant analysis. The project may be processed as a Group II Categorical Exclusion. An open house public hearing will be conducted in accordance with IDOT and FHWA policies. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the $1,125,000 project will be constructed in 2012.

Timothy V. Weidner, P.E.

Signal Engineer

Municipal Drive and Galena Boulevard Extensions (HPP), Sugar Grove, Illinois
Worked on the preliminary and Phase I engineering; served as project engineer for the design of traffic signals during Phase II Final Design. The overall project involved the extension of Municipal Drive north of US Route 30 to a new intersection with Galena Boulevard extended west of IL Route 47 in the Village of Sugar Grove.

Baseline Road Realignment and Reconstruction, Montgomery, Illinois
Worked on the preliminary planning and development of the Phase I Project Development Report; also served as lead design engineer in the preparation of the engineering plans and specifications for the realignment and reconstruction of Baseline Road. The Village of Montgomery received Federal HPP Funds for the realignment of Baseline Road which previously intersected with US Route 30 in the same location as Horsemen Trail, another roadway under Village jurisdiction. This location had previously been a high accident location due to the complicated intersection geometry. The project included the new construction of Baseline Road, the widening of Horsemen Trail, overlay of Caterpillar Drive and right turn lane addition to Orchard Road. Additionally, there were signal modifications to the existing signal at Orchard Road and Caterpillar Drive and the installation of a new Village traffic signal on Caterpillar Drive. Due to work along County roadway and usage of Federal HPP Funds, coordination was required with IDOT and the Kendall County Highway Department.

Eldamain Road Improvement, Kendall County Highway Department, Illinois
Assisted in the preparation of plans and specifications for the complete reconstruction of Eldamain Road from US Route 34 to approximately 400 feet south of Cummins Road. The project consisted of removing the existing two-lane roadway and constructing a four-lane roadway with left turn lanes and a 6-foot wide median for approximately 1,565 linear feet. The existing rural asphalt roadway was replaced with Portland Cement Concrete pavement and B-6.24 concrete curb and gutter. Additional work included the modification of the traffic signals at US Route 34 and a new storm sewer system. The project required coordination with IDOT and design in accordance with County standards.

Batavia Road Rehabilitation, City of Warrenville, Illinois
Providing Phase I and II engineering for the STP roadway improvements including removal and replacement of all curb and gutter, pavement resurfacing, storm sewer modification, sidewalk removal and replacement and new sidewalk construction at various locations throughout the project limits. The project is currently expected to be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the project will be constructed in 2013.

Continental Drive Shared-Use Path, City of Warrenville, Illinois
Providing Phase I and II engineering for the STP improvements including the construction of a new shared-use path along Continental Drive and Meadow Avenue. Additional included are the traffic signal modifications at the intersection of Continental Drive and Illinois Route 59. The project is currently expected to be processed as a Group I Categorical Exclusion. Contract plans, specifications and estimates will be developed for an IDOT letting. It is anticipated that the project will be constructed in 2013.